

**Town of Hamilton
Community Preservation Committee
October 23, 2008 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Ray Whipple, Peter Clark, Leigh Keyser, Dave Carey, Peter Britton, Lindle Willnow, and Chris Davis. A quorum was present. Christine Berry as CPC Coordinator was also present.

Acceptance of Meeting Minutes

The minutes from the September 11th and October 9th meetings were accepted.

Affordable Elder Supportive Housing Concept - Discussion

Dave Carey gave a brief overview of an affordable housing opportunity that will be presented by Andrew DiFranza to the CPC at an upcoming meeting. Andrew works with the Beverly First Baptist Church to advance affordable housing by buying property and converting them to affordable housing units. Current zoning would allow up to four unrelated individuals to live together. However, under 40B, that number could be increased. If CPA funding were to be secured, the property would be permanently deed restricted for affordable housing.

If the CPC has any thoughts on this idea, they should let Dave know. Christine will coordinate with Andrew to schedule him to attend an upcoming CPC meeting.

Eligibility for FY 2010 for CPA Funding

Chebacco Road Path – Betsy Spang, a resident of Chebacco Road was present to discuss this proposal. This application requests CPA funds for the construction of sidewalks or paths on Chebacco Road to protect students and other users from vehicular traffic. Chebacco Road is approximately two miles long. Betsy stated that as a motorist it is difficult to maneuver in the narrow stretches of the road, particularly when other users are present. In addition, the road may start to see more traffic as Manchester will be paving their portion of the road. Betsy stated that the path would be beneficial to many types of users – joggers, walkers, bikers, etc. She said the path would provide additional linkages to Chebacco Woods and help tie the neighborhood together as does the Woodbury Street Path. Betsy said that she has sent letters to all Chebacco Street residents to gauge their support for the project.

The CPC estimated that it may cost up to \$250,000 to complete this type of project. Betsy said that the portion from Route 22 to Villa Road would be the highest priority. This stretch may cost \$85,000. The CPC also wondered whether there was enough room within the existing ROW to create the path. There are wetland issues and slope issues as well.

The CPC said that this project would be eligible under Recreation as it would be “creating” a recreational resource. The CPC asked that Betsy contact all the landowners in the priority section of Chebacco Road to gauge their support for a path along their road frontage and to work with John Tomasz to come up with a cost estimate and recommendation for material.

Asbury Grove Tabernacle – Brad Tilley was present to discuss this proposal with the CPC. The project failed at the 2008 Town Meeting by only 17 votes. They should have made

clearer during the presentation that Asbury Grove residents are taxpayers. The Grove contributed about \$138,000 to the Town in taxes last year. If the CPC decides to bring this back to Town Meeting again in May they will have to show what is new and improved and different from last year. Asbury Grove is realizing that they have to do more for the Town. The Grove has recently offered the Accord Food Pantry the use of their barn. More events open to the public need to happen at the tabernacle such as yard sales, concerts, etc. The Grove needs to do more outreach and schedule an open house before Town Meeting. Asbury Grove will be celebrating their 150 year anniversary next year.

The renovation of the tabernacle includes the reconstruction of the 28 piers, the outside façade, and roof. Volunteers are contributing significant time to the project. This leverage is something that should be highlighted at Town Meeting. Essex National Heritage Commission has already provided Asbury Grove with a grant to be used towards the tabernacle.

The CPC agreed that this building is eligible for CPA funds under historic preservation. Christine will work with Brad to develop a one-page summary that describes the benefits associated with this project.

Cutler Pond Conservation Park – Jackie Hodge was present to discuss this proposal. The Open Space Committee is requesting \$55,000 to construct a dock on Cutler Pond to create improved public access and educational opportunities. Cutler Park itself is small in size, only about one acre and very narrow. The frontage near the pond is very overgrown. The DPW maintains the park. If recommended for funding, this project should be an adjunct to the existing nature programs at the schools. The CPC inquired whether park was underutilized because it is neglected or because there are other more desirable places to be.

Funding under recreation cannot be used to rehabilitate or restore an existing recreational facility. The CPC asked that Christine find other examples of similar CPA projects.

Landscape Restoration of Hamilton Cemetery – Dave Carey presented this proposal which requests \$10,000 to restore the landscaping and create an improved entrance to Hamilton's Cemetery on Bay Road. Photos of the existing entrance were circulated at the meeting. This cemetery is located within the town's Historic District and includes graves dating back to the Revolutionary War. Marcie Rocker has offered to do the design and could do so in a historically appropriate way.

HHA Kitchenette Renovation Project – The current status and problems surrounding the kitchenette project and the contracts is still unclear. Dave Carey will contact Julie to determine what happened and be clear on next steps. The Committee agreed that this project was eligible for CPA funds.

Other

Dave Carey reported that the flooring in the old Library has been completed. The Council on Aging has been asked what types of projects they would like to run and when. There are other users who have also inquired about their interest in using the building such as Senior Care. Peter Clark reminded the CPC that he had drafted a memo some time ago describing several possible uses of the building based on known needs of the Town such as a place for

document storage and meeting space. He suggested that a Committee be pulled together to drive the coordination of that building.

The CPC inquired as to status of the Weaver Pond project and whether the CPA funding was still necessary. Christine will check in with Jim Hankin and find out the status.

Lindle Willnow reported that the piping at the pool may need replacement and wondered whether CPA funds could be used. He will inquire with the Recreation Department.

Meeting Adjournment

The meeting was adjourned at approximately 9:20pm.

NOTE: In light of the recent SJC court ruling announced after the meeting, the Chebacco Road trail and the Cutler Park projects may not be eligible as recreation projects. This would probably also be true for work at the pool.