

**Town of Hamilton
Community Preservation Committee
November 29, 2007**

Attendees

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

Memo to Bill Bowler regarding Willcox Property

At the CPC's request, Christine drafted a memo to Bill Bowler which outlined concerns and questions regarding the proposed acquisition of the Willcox property. The memo addressed such issues as ownership, costs, use and reuse, local support and access. The memo was circulated among Tom, Peter Clark, and Dave for review and editing. The Committee reviewed the final draft at tonight's meeting and authorized Christine to send the memo to the Selectmen.

FY09 CPA Application Review

Tonight's meeting was a continuation of preliminary applications review to determine eligibility under CPA requirements prior to public hearings.

Asbury Grove Tabernacle Restoration Project

Brad Tilley, Sue Tilley and Bill Meyer were present from Asbury Grove to discuss this proposal. Constructed in 1896, the tabernacle at Asbury Grove is one of the country's oldest, and the only wooden tabernacle left in existence. Asbury Grove is seeking \$35,000 in CPA funds to restore the tabernacle. The total estimated cost of the restoration project is \$150,000. MA Historical Commission has determined that the tabernacle is eligible for listing in the National Historic Register. The Asbury Grove community has already raised \$25,000 through grants and fundraising to support the tabernacle's restoration. They have already completed restoration of 8 of the 27 posts supporting the structure. The roof is also in dire need to repair.

There are 150 units in Asbury Grove, 62 of which are year-round. Asbury Grove is a large taxpayer to Hamilton, and contributes to the CPA surcharge. They plow their own roads, but trash is handled by the Town. They have made their facilities, including the recreation fields and pool, available to the Town. They are interested in doing more collaboration with the Town.

The Committee voted that the project is eligible under the Historic Preservation CPA criteria and asked that the applicant come back with a more specific description of the restoration project, including an itemized budget detailing what costs would be covered by CPA funds.

HW Community House Portico Project

Ted Batchelder from the HW Community House was present to discuss this proposal. This second phase of work includes the preliminary plan design which includes new concrete

masonry wall, and repair and waterproofing of the existing brick patio. The brick and bluestone cannot be salvaged and must be replaced. The columns, however, can be reused.

The cost estimate for this work is \$117,472, but the Community House feels this estimate may be low. They will also be submitting a request for Wenham CPA funds as well. They expect to have a firmer estimate in January. This project would be bid out to secure 3 or 4 estimates.

The Committee voted that the project is eligible under the Historic Preservation CPA criteria and asked that the applicant come back with an itemized budget detailed what costs would be covered by CPA funds.

Hamilton Horseshoe Courts

Bob Black and Eldon Goodhue were present to discuss this application. The proposal requests \$25,000 in funding for the repair of the Horseshoe Courts at Patton Park. The horseshoe courts are maintained by the Hamilton Horseshoe Club which consists of about 35 members. Having never been updated, they are in need of new asphalt walkways and concrete pitching platforms.

These courts are open to any Town resident. Either the Town or Recreation Board covered the original capital expense to construct the courts. The Recreation Board may be able to make a contribution to the current project.

This project may fall under “maintenance” of a recreation resource which is not a permitted use of CPA funds. Christine will ask Donna McKenna to opine on the eligibility of this proposal.

Administration Fund Requests

The Housing Partnership Trust is requesting between \$550 and \$2,000 in CPA administration funds to cover the costs to do a perc test on a town-owned parcel on Hatfield Road. The actual expense will probably be closer to the \$550, but the maximum amount needed would be \$2,000. Should the perc test be successful, the property could be used to site an affordable housing unit. A town-backhoe would be used. The only cost would be for the engineer. The CPC approved this administration fund request.

Christine is requesting \$25.00 in administration funds to attend the CPA MHP CPA/Housing Workshop Registration Fee being held in Westford on December 13th. Christine will provide an update of the workshop at the next CPC meeting. The CPC approved this administration fund request.

Next Meeting

The next meeting is scheduled for Thursday, December 20th at 7:30pm in the Memorial Room at Town Hall.

Meeting Adjournment

The meeting was adjourned at approximately 9:30pm.