

**Town of Hamilton
Community Preservation Committee
December 13, 2012 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Tom Catalano, Ed Howard, Ray Whipple, Robert Preston, and Nepo Trepanier. Christine Berry as CPC Coordinator was also present. With a quorum of CPC members present the meeting was called to order at 7:30pm

FY14 CPA Application Eligibility Review

Liberty Road Marker Repair at Patton Park – John Tomasz, Hamilton DPW Director was present to discuss this proposal. John said the foundation of the Marker needs to be repaired. One was repaired last year, and now the second is in need of repair. The Liberty Road Markers were previously designated by the Historic District Commission as significant to the history of Hamilton per CPA guidelines. The CPC voted to move forward to recommend \$2,000.00 for this project.

Town Hall Back Step Replacement and Side ADA Ramp Replacement – John Tomasz was also present to discuss this proposal which requests \$3,000 to replace the back steps at Town Hall and \$13,000 to replace the side ADA ramp at Town Hall. John noted that both the ramp and steps are in need of replacement. He said the ramp is starting to fall apart. He said he wished to incorporate nicer railings, but was planning to have a concrete foundation. Tom Catalano noted the ramp was approved by the Historic District Commission (HDC) many years ago, but that it was approved with the condition that it was to be temporary. He added that the HDC may insist that something more appropriate be installed. Robert added that the ramp may not be needed if a restoration to Town Hall includes an elevator.

The CPC recommended the request for \$3,000 for the back steps and decided to postpone any action on the ADA ramp until additional assessments are made for Town Hall.

Community House of Hamilton and Wenham Cupola Repair - Melissa Elmer, Executive Director of the Community House of Hamilton Wenham was present to discuss her request for \$52,000 in CPA funds for the repair of the cupola. Melissa reported that as of 2011 the building has been listed on the National Register of Historic Places. She noted that the cupola is in very bad need of repair. She said there has been significant water damage. They have secured one bid so far and are hiring a professional project manager to oversee the work. They are hoping that parts of the current structure can be salvaged. Robert said that he is on the Board of the Community House and may need to recuse himself from voting for on this proposal.

Tom noted that the Community House is one of the few truly historic buildings in Hamilton; that it's a gem in our Town center. The building meets all of the CPA criteria. Melissa noted

that she expects to have more accurate figures and details in January and will present those to the CPC at their next meeting.

The CPC decided to take no action and will hear from Melissa again in January.

Hamilton Senior Center Kitchen – Mary Beth Lawton, Director of the Hamilton Council on Aging was present to discuss her proposal which requests \$47,866 in CPA funds for a renovation of the kitchen at the Council on Aging, formerly known as the old Library. Based on advice from the Community Preservation Coalition, Tom reported that there are eligibility issues with some of the items included in the renovation request. Of the renovations requests, the dishwasher, warming oven, refrigerator/freezer, stove, rolling rack storage unit and prep table are not considered capital improvements and are not eligible for CPA funds. However, the sinks, subpanel and plumbing all qualify for CPA funds.

The CPC discussed the issue that there may be underutilized kitchens available within Hamilton, such as the American Legion and the Community House. Mary Beth noted that a kitchen at a Senior Center is an important anchor to its success, and that they currently cannot offer a nutritional program.

The CPC asked that Mary Beth come back to them with an application that includes only those items that are eligible for CPA funding and to be sure the Board of Selectmen supports the proposal. Ray Whipple asked that we be sure there are no duplication of efforts/kitchens.

Invasive Species Control on Public Land – Jim Hankin, Coordinator for the Hamilton Conservation Commission, was present to discuss this proposal which requests \$6,000 in CPA funds to remove invasive Japanese Knotweed from three Town-owned locations within Hamilton; the Patton Estate, the landfill, and property near the Moulton Street bridge. The \$6000 will cover the cost of the crew, permitting, and transport of the pulled knotweed. Mike DeRosa, a wetlands consultant, will oversee the project. He has had success with this method in the past. The Knotweed will be brought to a local zoo and fed to giraffes. Cutting the knotweed back multiple times will kill the plant.

The CPC voted to approve this request for CPA funding.

Acceptance of Gift Agreement for the Donovan Acquisition - The Gift Agreement and donation of \$4,060 from the Hamilton – Wenham Little League was accepted by the CPC. The agreement was signed by the Chairman.

Meeting Adjournment

The meeting was adjourned at approximately 9:15pm.