

MINUTES
Hamilton Affordable Housing Trust
April 3, 2017 - 6:00 p.m.
Hamilton Town Hall

Members present: Peter Britton, Russ Tanzer, Mark Johnson and Michael Lombardo.

Town staff present: Patrick Reffett, Director of Planning and Inspections, Dorr Fox, Hamilton Community Projects Coordinator.

Peter Britton opened the meeting at 6:03 p.m. Michael Lombardo made a motion to approve the minutes of the March 16, 2017 meeting. Marc Johnson seconded the motion and it was unanimously approved.

ELECTION OF CHAIRMAN

Peter Britton nominated Russ Tanzer as Chair of the Affordable Housing Trust. There was a discussion regarding whether it was appropriate to wait until Bill Wilson and all of the ongoing members were in attendance before a decision was made. Mr. Lombardo made a motion to select Mr. Tanzer as the interim chair until all of the members are in attendance. Mr. Britton seconded the motion and it was unanimously approved.

LANDFILL SITE: CHEBACCO ROAD

Mr. Tanzer introduced the review of the site noting that there were uplands and the Trust needed to figure out whether this land could be developed. Mr. Johnson had prepared a Step 2 Analysis for the landfill site. He reviewed this analysis. He noted that there would be a minor visual impact from a development on the site. Mr. Lombardo noted that there is a portion of the site that may have more visibility. However, due to a lack of neighbors, Mr. Johnson noted that this impact would be predominantly to people driving by the site.

There was a brief discussion regarding the site's proximity to the gun club. It was also mentioned that the Marsh Rats, another club, may be returning to the vicinity.

It was noted that while there would be uplands on the site for a project, there would need to be a wetlands crossing to reach this land. A portion of the site may be under the jurisdiction of Natural Heritage, due to salamander habitat. There should be enough land to perc for a wastewater system.

Regarding zoning, Mr. Johnson noted that there is a commercial overlay district that covers the site. If residences can be considered a commercial use, affordable housing could be permitted. Otherwise, a comprehensive permit under Chapter 40B would be required.

Mr. Johnson noted that there could be a safety risk for people who would live there. Mr. Britton inquired whether the site produced a low level of gas. Mr. Johnson noted

that it was cleaner than many other landfills, however, there were still issues. Mr. Lombardo stated that while the amount of gas was minimal, DEP may have jurisdiction over the site. Mr. Lombardo suggested that if they were serious about the site, there should be an engineering study completed for it, due to the number of issues.

Mr. Britton stated that they should determine what incentives would draw people to the site, such as proximity to Route 128. Mr. Lombardo stated that even though he believes that there are several issues with the site, he is willing to keep an open mind about developing it. He noted that the Town is waiting for DEP approval to complete the closure process, which should be within the next year.

Mr. Johnson questioned whether a project on this site could receive financing. He also questioned whether there is a market for people who wish to live at the site. Mr. Britton stated that the proximity of Route 128 may be an enticement for workforce housing. Mr. Johnson and Mr. Tanzer stated that they would not want to put effort into studying the site if it could not be financed or there was no market for the units. Mr. Tanzer noted that there has been development of brownfields sites. Mr. Lombardo noted that development of this site is different from developing a brownfields site due to the issue of penetrating the cap. The other members noted that penetrating the cap could not happen.

Mr. Lombardo questioned whether there are restrictions regarding the development of the site, such as subdivision restrictions. He did not know if there were restrictions that relate to the Town's initial ownership of the land.

Mr. Britton inquired about the status of paving Chebacco Road. Mr. Lombardo stated that the residents of the area would like to have the road paved. It would cost at least \$1,500,000. There are also issues to this pavement project, including that the road was created in the wrong place and is partially on private land.

There was further discussion regarding the design of a project on the site. Mr. Britton inquired whether they should pursue a concept for the development of the site. Mr. Lombardo stated that he could put together a scope for the study and they would need to obtain three bids. Issues would include whether the land could be subdivided, the acreage of the upland and DEP permitting requirements. Mr. Lombardo stated that he would work with Patrick Reffett and Dorr Fox on the scope. He thought they may be able to get a couple of estimates prior to the next meeting.

There were questions about height limits. There was a discussion regarding whether the project could consist of mid-rise buildings. Mr. Reffett stated that he would research this issue.

Mr. Britton noted that he had contacted Dodge Tree regarding whether they were interested in selling their site to move to the landfill site. He stated that he would let the Town know if he was interested in selling his land. Therefore, a letter was not sent out.

NEW BUSINESS

It was determined that the next meeting would take place at 6:00 p.m. in the Memorial Room in Town Hall. It was determined that the 650 Asbury Street site and an update on the 59/63 Willow Street site would be on the agenda.

Mr. Tanzer thanked Mr. Britton for his work as the chair of the Affordable Housing Trust. Mr. Johnson concurred with his comments.

Mr. Lombardo moved to adjourn the meeting at 6:45 p.m. Mr. Britton seconded the motion and it was unanimously approved.