

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

April 26, 2017

Members Present: Bill Gisness, Tom Goodwin, Jeff Hubbard, Rick Mitchell, Anthony Nickas, and President, Brian Stein

Coordinator: Dorr Fox

This meeting was called to order by Brian Stein at 7:30 am with a quorum established.

Warrant

Warrant HDC 17-22 for \$3,022.99 included the mortgage principal and interest for Willow St. The principal alone was \$1,241.00. The payment had been budgeted into the budget. Brian Stein suggested waiting for RFP responses before speaking with the bank regarding waiving the principal portion of the payment.

Motion to approve the Warrant HDC 17-22 in the amount of \$3,022.99 made by Rick Mitchell. Anthony Nickas seconded.

Vote: Unanimous to approve.

Minutes

Brian Stein made motion to approve the April 12, 2017 minutes.

Seconded by Anthony Nickas.

Vote: Unanimous to approve.

Willow St. RFP Questions.

There were no questions received other than those from Harborlight, which were posted on the Town website. One question was the confirmation that a proposed mixed use (residential and retail) was allowed in the Business District, to which the response was yes. Another question was regarding the number of units. It appeared that the ZBA could determine density greater than 1 unit per 20,000 sf with a maximum of 30 bedrooms based on septic. The original one dwelling unit in the Business District was changed to mixed use and multi-unit under the new By-law. The Attorney General recently approved the new By-law minus one line. At the time of the RFP was issued, the original mixed use was in effect, which only allowed one unit above a commercial use, but the current By-law now allowed multi-family on the lot.

Another question focused on 15' side setbacks, which would be determined under Site Plan Review. Rick Mitchell asked if there would be a response from Harborlight, to which Brian Stein said he thought they would put a proposal in. Bill Gisness asked if it would be tied to other sites, to which Brian Stein said yes because they potentially would need another site. Under Site Plan Review, there would be less potential for appeal. Bill Gisness had contacted the private sector proponents but no response had been received. Bill Gisness and Brian Stein agreed that one private sector response might be received.

Members of the Board discussed the new bakery and the apartment above, which would rent for a potential \$2,800 per month.

Downtown Beautification

Brian Stein received clarification from the Town Manager and DPW Director regarding the hanging pots, which would hang from the poles downtown on Railroad Ave. and 1A. Both offered their approval. Regarding the need to obtain utility company approval, Brian Stein said years ago, the Town did not own the poles and asked if the Town owned them currently. Jeff Hubbard said the Town did not own the poles. Part of the proposal had included Wenham, which was no longer the case, so that portion could be discounted. The proposals included the flower baskets, installation, and watering of the six baskets on Railroad Ave. and 17 baskets on Bay Road. The baskets would be 16" round moss hanging baskets with ivy geraniums. Watering would occur every other day for a total cost of \$4,427.00.

A separate proposal to water the three flower box islands with 21 planters on Bay and Walnut Roads was considered. The garden club containers were maintained for years by volunteers, so when this came up, it was an opportunity to help the Garden Club. The cost would be \$1,665.00 for watering from June 1, to September 30, 2017. Dorr Fox asked how the bills would be received, to which Brian Stein responded that it would come out of the line item that would be going to the Town. The contract would be with the Hamilton Development Corporation. Members of the Corporation agreed that monthly payments would be the preferred way to pay the bills. Brian Stein suggested the Corporation accept the proposal and change the contract name to Hamilton Development Corporation and Rick Mitchell added to change the conditions to net 30.

Bill Gisness made motion to approve the funding of \$4,427 for the hanging flower pots.
Seconded by Tom Goodwin.
Vote: Unanimous to approve.

Bill Gisness made motion to approve the funding for watering of flower islands at 1A and Walnut St. in the amount of \$1,665.00.
Seconded by Tom Goodwin.
Vote: Unanimous to approve.

Rick Mitchell suggested having an article in the Chronicle noting the improvement. Mr. Mitchell reported that he had asked the owner of the Downtown Crossing Shopping Center to add a pocket park by removing a few parking spots. The owner and manager were curious about the possibility and a study would need to be done to determine if removing parking spaces would comply with zoning. Mr. Stein said realistically, they have more parking than they might need.

The budget was discussed and a draft would be sent around to the members. The rents collected were the same as the previous year. Rent checks had been received but utility bills had ceased as the tenant was paying for them. Sidewalks and electricity access were discussed.

New/Old Business

Motion to adjourn made by Rick Mitchell.

Seconded by Tom Goodwin.

Vote Unanimous to adjourn at 7:58 am.

Prepared by:

Marcie Ricker

Attest

Date