

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

November 29, 2017

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

Coordinator: Dorr Fox

Others Present: Julie Maycock

This meeting was called to order by Brian Stein at 7:32 am with a quorum established

**Warrant**

Tom Goodwin made motion to approve Warrant HDC-1810 in the amount of \$3,029.99 for a mortgage payment.

Bill Gisness seconded.

Vote: Unanimous in favor.

**Minutes**

Bill Gisness made motion to approve the minutes of November 8, 2017.

Anthony Nickas seconded.

Vote: Unanimous in favor.

**59/63 Willow St**

Rick Mitchell updated members of the Corporation in regard to the previous Selectmen's meeting when Longmeadow was discussed. Andrew DeFranza had been looking for positive support for Longmeadow being used as a site for affordable housing. What occurred was a long discussion regarding Longmeadow and ultimately some Selectmen would not come to a consensus as to their opinion on Longmeadow. Allison Jenkins reportedly did not think the Selectmen should opine on it. Mr. Mitchell was disappointed that the Selectmen did not take a position. Anthony Nickas asked if their support was required to which Mr. Mitchell said it was not but Andrew DeFranza was hoping to have their support.

Rick Mitchell recalled that Jack Lawrence had suggested looking at other options such as the library. Bill Shields reportedly argued that the Town should not be pursuing the front five acres at Longmeadow for 20 units of affordable housing and then if the schools refused to use the back land, it would result in over 100 units on the back parcel, which Mr. Mitchell did not believe made sense. According to Mr. Mitchell, Mr. Shields referred to a Supreme Court ruling that 40B proposals could not over-ride underlying existing zoning. Andrew DeFranza needed to make a decision and Harborlight's Board of Directors would meet to decide what direction they should take. Mr. Mitchell thought he should just submit the Project Eligibility Letter (PEL). Scott Maddern reportedly said that if Harborlight filed a PEL, they could return to the Selectmen to

obtain their support. The Selectmen did not discuss Willow St., but according to Rick Mitchell, prior conversations indicated that they wanted to see the project move forward. Rick Mitchell thought any place in town would be controversial.

Rick Mitchell said the Affordable Housing Trust voted to support the project with \$300,000 for up to 40 units that could include Longmeadow. Andrew DeFranza held site control over the back two properties and could get site control over the front parcel. Tom Goodwin said the new tax plan would put funding in question. Anthony Nickas said it was from the bond side with a 4% bond allocation, which had been proposed before. Industry professionals thought it would be resolved, according to Mr. Nickas. Mr. Nickas added that Harborlight would not submit for tax credits until the end of next year.

Julie Maycock said she had presented the abutters' letter to the Selectmen and the Corporation had a copy of it. Mr. Wilson reportedly indicated that the Selectmen were in agreement with the neighbors' position to keep the building to two stories. Ms. Maycock suggested Town Counsel read the Supreme Court Decision that might impact the Longmeadow development. Rosemary Kennedy was heard to say that she would appeal the Willow St. project even though the abutters had signed the letter of support for 20 senior units to keep the project as small as possible. Brian Stein said there could be more legal abutters as the distance was 300'. The letter was written by Andrew DeFranza and the abutters signed it. The building would remain at or under two stories. Rick Mitchell said Andrew DeFranza was willing to work with the neighbors and the Corporation. The last letter from Harborlight indicated that 20 units in a two story building including a new space for Accord Food Pantry was being proposed.

Anthony Nickas noted that the Affordable Housing Trust (AHT) had approved \$600,000 inclusive of Longmeadow and recalled that Willow St. by itself would not happen. Rick Mitchell said the AHT voted \$300,000 for Willow St. and debate ensued regarding a property to be named later, which included Longmeadow. Dorr Fox said there were two agreements. Members discussed limiting the project to 20 units as long as the development stayed within the scale that everyone wanted. Members discussed the addition of verbiage that indicated the other building on Willow St. and that it remained under the ownership of the Corporation.

Rick Mitchell said Harborlight had everything it needed at Longmeadow except for the Selectmen's support. Anthony Nickas reiterated that the Willow St. project needed to be linked to another site while Tom Goodwin noted the State did not prefer senior only projects. Bill Gisness wondered if saying it was not contingent on another property would it be acceptable. Mr. Mitchell responded that it didn't need to be said and that if Harborlight could not build on another property, they could withdraw the proposal. Mr. Nickas said it would come down to the appraisal. Bill Gisness said the general tone was that Harborlight would work with the neighbors, the Corporation, and the Town of Hamilton.

Rick Mitchell made motion by stating:

I move that Hamilton Development Corporation (HDC) accept Harborlight Community Partner's proposal for the purchase of the land at 59 Willow and construction of senior affordable housing, inclusive of the May 9, 2017 proposal; and letters of June 30, 2017, August 4, 2017 and November 8, 2017. Contingent on the following:

1. The signing of a final agreement with the Hamilton Affordable Housing Trust for approval of the proposed senior affordable housing project.
2. The project includes a preference option for Hamilton residents.
3. The Hamilton Development Corporation approves the proposed option for construction of either a mixed use project that includes a commercial component, or construction of single bedroom units with no commercial mixed uses included.
4. That Harborlight Community Partners purchases the property from the Hamilton Development Corporation for an agreed upon price no later than June 30, 2018.

Tom Goodwin seconded.

Vote: Unanimous in favor among voting members. Brian Stein recused himself due to a conflict of interest.

Bill Gisness added that Harborlight had submitted all the correct documents in the original proposal meeting the requirements of the Request for Proposal.

### **Downtown Improvements**

Brian Stein discussed the additional flower basket proposal for \$3,783 including the \$1,200 one-time costs for baskets on both sides of the light posts.

Rick Mitchell made motion to approve a proposal, dated October 11, 2017 by Nunan Florist and Greenhouse for hanging flowers and maintenance for next summer.

Seconded by Tom Goodwin.

Vote: Unanimous in favor.

The DPW would be contacted about a timeline of improvements. Rick Mitchell and Brian Stein said the DPW would be willing to put in electrical conduits to each tree while rebuilding Railroad Avenue. If the Corporation wrote the scope of work for lights, the DPW would submit the proposal. Rick Mitchell said that in July, the Committee would have \$300,000 to do something. Tom Goodwin suggested designing a septic system downtown. Mr. Mitchell said a high level scoping study indicated that it would cost \$10M to create and that the demand was not there to support the system. The Town would need to bond the improvement and then an assessment would be placed upon users. Brian Stein suggested buying the Dodge Tree parcel and the Welch and Lamson property. Bill Gisness added that the Corporation could relocate them out to the landfill and develop their property. The Affordable Housing Trust had approached Dodge Tree, who did not want to relocate to the dump. Bill Gisness said the same was true of Mr. MacRae but in the end, he came around. Originally Mr. MacRae wanted \$1M.

Even though the roadway was bad, truck traffic on Route 128 would be preferable for Dodge Tree. Brian Stein said he wanted \$900,000 for the one acre parcel. Mr. Mitchell suggested traffic mitigation, sidewalk improvements, and connections between the south and north side of town. Tim Olson had indicated that Railroad Ave would be reconstructed in 2019. Bill Gisness recalled that long term and short term tasks of things to do had been publicized and could be reviewed by the Corporation.

Rick Mitchell made motion to adjourn.

Seconded by Tom Goodwin.

Vote Unanimous to adjourn at 8:25 am.

Prepared by:

\_\_\_\_\_  
Marcie Ricker

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Attest

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Date