

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

January 3, 2018

Members Present: Bill Gisness, Tom Goodwin, Rick Mitchell, 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

Rick Mitchell made motion to approve Warrant HDC-1812 in the amount of \$3,265.43 for costs associated with a mortgage and Dorr Fox's time.

Bill Gisness seconded.

Vote: Unanimous in favor.

Minutes

Brian Stein made motion to approve the minutes of December 13, 2017 with a minor amendment.

Rick Mitchell seconded.

Vote: Unanimous in favor.

59/63 Willow St

Brian Stein said he had spoken with Andrew DeFranza at the Affordable Housing Trust (AHT) meeting. The AHT had signed the grant agreement for Willow St. but nothing involving the Longmeadow property. Mr. DeFranza had indicated to Mr. Stein that he was undecided as to what he would do and when he would do it but thought he could purchase the Willow St. property in June or July. Mr. DeFranza would give more time for a Longmeadow study report. Mr. DeFranza said he could not file for the Willow St. property until he had another property and that he had not filed a Project Eligibility Letter (PEL) to date.

The Corporation had sent Andrew DeFranza a letter outlining the timeline for acquisition. Bill Gisness noted that one of the criteria was to file a PEL by the end of the year. Dorr Fox said the AHT wanted to look into the fields next to the library as a potential site. A Step II analysis would be conducted to analyze natural resources, water resources, and traffic. A maximum of nine bedrooms could be placed on the site and the property was not owned by the Town of Hamilton, but rather the Hamilton Wenham Library, which would complicate acquisition. A deed restriction and septic system were on the site. The deed indicated that the land could only be used for a school or park. The document had been amended to allow for the current library use. The AHT thought they could go to the courts to have the deed further amended for affordable housing.

Bill Gisness said the State had a mandate for new housing. Rick Mitchell said he talked to the program manager for EOCD and found two pieces, one of which was to allow a community to have a simple majority approval and the other was a grant program that issued extra points for certain criteria, such as housing. A Town would need to demonstrate a 5% increase in its housing stock over the last ten years. Hamilton had increased by 1.9%. 60 units of affordable housing would increase the percentage further. Rick Mitchell indicated that he wanted a formal response from Andrew DeFranza regarding the letter sent by the HDC.

Downtown Improvements

Dorr Fox said he had not heard back from DOT regarding permitting or grant opportunities. A Complete Streets Program, which Tim Olson had discovered would be explored further. Mr. Fox thought the cost percentage of the program could be meaningful. Tim Olson reportedly said he wanted to repave Railroad Ave. and Willow St. this summer but would hold off until the HDC put together a plan of their priorities. NSTAR would come and talk about underground utilities at the meeting on January 31, 2018. The contact said it was expensive and complicated. Brian Stein suggested setting priorities after determining if money was available. Mr. Stein would speak with the Downtown Group to determine their priorities such as sidewalks and parking.

Dorr Fox would send Complete Street Program information to members of the Corporation, Michael Lombardo, and Tim Olson. Mr. Fox said Mr. Olson would want a list of things to be considered, such as underground utilities, crosswalks (decorative crosswalks were noted as slippery when wet), curbs, street trees, and sidewalks. It was decided to focus on Railroad Ave. and Willow St. in the beginning, expanding to other streets afterward.

Brian Stein suggested having Michael Lombardo and the Selectmen make the downtown improvement program a priority. Rick Mitchell referred to the MAPC Village Visioning Plan, which featured potential options on Railroad Ave. Mr. Mitchell volunteered to put together and distribute a priority list using the Plan.

An annual action plan of HDC goals was to be submitted.

New Business

The budget would be discussed when Anthony Nickas was present. A notice was sent to the tenants at 63 Willow St. regarding the pending sale of the property. Tenants at 59 Willow St. could continue to rent.

Brian Stein made motion to adjourn.

Seconded by Rick Mitchell.

Vote Unanimous to adjourn at 8:07 am.

Prepared by:

Marcie Ricker

Attest

Date