

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

MEMORIAL ROOM, HAMILTON TOWN HALL

November 28, 2018

Members Present: Rick Mitchell, Tom Goodwin, and Anthony Nickas

Members Absent: Brian Stein (president) and Bill Gisness

Coordinator: Dorr Fox

Rick Mitchell called the Hamilton Development Corporation (HDC) meeting to order at 7:32 a.m. with a quorum present.

**Warrant for Bills**

Mr. Mitchell presented Warrant HDC-1912 for \$3,093.97, which includes the mortgage and Minutes Secretary's time.

Mr. Mitchell made a motion to approve payment of Warrant HDC-1912. Tom Goodwin seconded the motion. The HDC voted unanimously among those present (3-0) to approve the motion.

**Approve Minutes for Nov. 14, 2018**

Mr. Goodwin made a motion to approve the Nov. 14 meeting minutes. Anthony Nickas seconded the motion. The HDC voted unanimously among those present (3-0) to approve the minutes.

**59/63 Willow Street**

Mr. Goodwin said he received a quote of \$30K for a market feasibility study of the property. The quote doesn't include site plan. HDC members thought this was too expensive. Mr. Goodwin had contacted other firms too and all were in the \$30K-\$50K range. Mr. Nickas commented he thought they were doing a market study vs. a feasibility study. Mr. Goodwin said he wanted the study to be more open-ended, as in to say "what should go there." His opinion was that mixed-use, with a commercial and residential component, was best. The cap the HDC had previously discussed for the study was \$10K. Mr. Mitchell said what he remembers discussing is rental property; however, Mr. Goodwin thought a lease scenario wasn't as strong on the economics as ownership. There aren't other condos downtown and

he thought there might be a demand for them (someone wanting to have a business downstairs with a condo above). Mr. Nickas said he generally deals with affordable rather than market rate housing. Mr. Nickas and Mr. Goodwin discussed firms they had each contacted. Some were too busy for the job and some found it too small to take on.

Dorr Fox noted the Hamilton Affordable Housing Trust (HAHT) has a meeting scheduled for Dec. 10 and will discuss Harborlight Community Partners' concept of 7-9 affordable family units at Willow Street. That would involve another \$200K above what's already been allocated to Harborlight, but there is a promise to get that from Canter Brook (as their payment in lieu of building units). Mr. Goodwin asked if that would be subject to any other votes or approvals. Mr. Fox said no, Town Legal Counsel Donna Brewer has said the HAHT can amend its existing grant agreement from 20 senior units to 7-9 family units. This doesn't commit the HDC to selling the property to Harborlight, though. Mr. Mitchell said it would make better sense to view it as an option. Mr. Fox said he would not discuss it with Andrew DeFranza as if the HDC had agreed to it, but were weighing the decision and would still need to take a vote. When asked the time frame, Mr. Fox said Harborlight would want to know by January to start working on the funding. Unless the HAHT commits the money to Harborlight and gives the go-ahead on the project, the money goes back to the Community Preservation Committee (CPC). When the HAHT meets Dec. 10, it will discuss where they go from here (following the Longmeadow project defeat) and basically start over again.

Mr. Fox noted Habitat for Humanity has said it has another project to discuss. Also, he said the Housing Authority had expressed interest in buying a couple of units for affordable housing. Mr. Mitchell said various people in various iterations have worked for the last three years trying to find sites that would be acceptable. Mr. Goodwin said he thought the Willow Street neighbors would be happier with the 7-9 units as opposed to 20; but Mr. Fox said not necessarily. He said the CPC had thought the Town preferred senior units to family units. Income stipulations are another factor for discussion. Not much has been done to meet the Town's 40B goal.

The HDC decided a couple of HDC members (not a quorum) should attend the HAHT meeting on Dec. 10 (6 p.m. in the Memorial Room). Membership of the HAHT has changed in that there's a new Town Manager, Joe Domelowicz. Interim Town Manager Robin Crosbie had been a driving force in favor of doing the smaller (7-9 unit) project at Willow Street. Meanwhile, Mr. Mitchell and Mr. Goodwin said they will continue to try and find someone to do the feasibility/market study for the right price.

### **Downtown Improvements**

Mr. Fox discussed that the public meeting is set for Wednesday, Dec. 12, at the Hamilton-Wenham Library from 6-8 p.m. Carl Frushour of Carol Johnson Associates [landscape architects] has said he will be there to make the presentation. Mr. Fox redesigned the flyer/mailer based on Bill Gisness' and Brian Stein's suggestions. The HDC discussed mailing it to those on the mailing list as well as an email blast to those who attended the last meeting. Mr. Fox will talk with Department of Public Works (DPW) Director Tim Olson

about getting an announcement of the public meeting put on the LED sign in front of the Council On Aging building. Mr. Fox will also make sure it is posted on the Town website and will ask Bobby Gates to put it on Facebook. Mr. Mitchell inquired if there were an agenda for the public meeting. They discussed that the agenda items will include the presentation by the [Carol Johnson] consultant about the cost estimations and potential funding sources.

Mr. Goodwin noted they had previously discussed having State Representative Brad Hill meet with the HDC. Mr. Fox said he is scheduled to attend the morning meeting of Dec. 12. Mr. Goodwin asked if it might be too much to ask Rep. Hill to attend the 6 p.m. public meeting as well as the morning meeting. They weren't sure on this. Mr. Fox said he would ask the question. Mr. Goodwin suggested facilitating a phone call between Rep. Hill and Mr. Frushour at Carol Johnson so as to get Rep. Hill up to speed on the proposed project and the two could compare notes on potential funding sources. Mr. Goodwin said he would set up the conference call sometime well before the meeting of Dec. 10.

**New/Old Business**

The HDC discussed that the wreaths are up. Mr. Fox said they are parallel with the street rather than perpendicular, which makes them not as visible as the flower baskets had been. He asked the HDC members to take a look and give him their opinions.

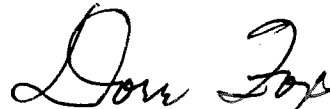
**Adjournment**

Mr. Goodwin made a motion to adjourn the meeting at 8:10 a.m. Mr. Mitchell seconded the motion. The HDC voted unanimously among those present (3-0) to adjourn the meeting.

Prepared by:



Mary Alice Cookson



Attest

12-12-18

Date