

HAMILTON COMMUNITY PRESERVATION COMMITTEE

MINUTES OF MEETING

TOWN HALL—MEMORIAL ROOM

November 8, 2018

Members Present: Chair Jay Butler, Ed Howard, Katherine Mittelbusher, Robert Preston, Neil Duggan, Mimi Fanning, and Janel Curry

Members Absent: Allison Jenkins, Chris Carrier

Coordinator: Dorr Fox

Chair Jay Butler called the Community Preservation Committee (CPC) meeting to order at 7:05 p.m. with a quorum present.

Minutes

Robert Preston made a motion to approve the Oct. 11 meeting minutes as presented. Ed Howard seconded the motion. The CPC voted unanimously among those present (7-0) to approve the minutes.

Committee Member Reports

Janel Curry said the Planning Board is working with a consultant on the update of the housing portion of the Master Plan. Many public meetings will be coming up and she encouraged everyone to give their input.

Ed Howard said the Historic District Commission/Historical Commission is exploring the idea of a kiosk for the Town. He showed a photo of the kiosk Essex has. He said the Commission unanimously decided a house reviewed under the Demolition Delay bylaw didn't qualify as it wasn't demolishing more than 50% of the original house. This was a first test of the process for the new bylaw, he said, and it went smoothly.

Robert Preston asked who controls the Town's LED sign, which is in front of the Council on Aging (COA) building. The response was Department of Public Works (DPW) Director Tim Olson. Mimi Fanning said she didn't think the sign was very attractive. Mr. Howard said that one looks like it's from the Police Department and the Town could use another one for communicating back and forth with the public.

Discussion on Rescinding the Grant for the Senior Center Balustrade

Mr. Butler said he and Coordinator Dorr Fox talked with the Finance Department about rescinding the grant. Both Mr. Olson and Council on Aging (COA) Director Mary Beth Lawton agreed with the idea of rescinding it. CPC members weren't sure the exact amount of the grant.

Decision:

Mr. Preston made a motion that the amount of money originally appropriated for the Senior Center balustrade be rescinded and go back into the fund it came from. Ms. Curry seconded the motion. The CPC voted unanimously among those present (7-0) to approve the motion.

Mr. Butler said the grant was awarded originally in 2014. Since then the Town has gone through a number of DPW directors and work on the balustrade was always at the bottom of the list of priorities.

Review of Open Grants

- **Senior Center Balustrade:** Already discussed.
- **Patton Park Cannons:** The cannons were removed from the park. Restoration should be done right before or right after Christmas. Mr. Fox said he put a sign up in the park so people wouldn't think the cannons were stolen. Hugh Gist, the Eagle Scout who was going to be making a donation for the cannons' restoration, is now going to donate the money left over from the tank restoration to the Wounded Warrior project instead. Mr. Gist will be speaking at the rededication ceremony of the tank this week.
- **Historical Society Pictorial Collection:** The Society inquired about how much money they have left, which is a few thousand. They said they were going to spend it very soon. They have more archiving to do.
- **Patton Estate Roof Replacement and Exterior Restoration:** The work has started. Mr. Fox had presented a bill for Mr. Butler to sign. The CPC discussed what had previously happened concerning the Patton Homestead roof. A grant for repairing it was awarded about three years ago, but it hadn't been started due to other priorities. Recently, the roofing contractor had neglected to use a tarp on the roof and it had rained.
- **Brooks House Renovations:** Ms. Fanning said the Housing Authority was working on the Brooks House and had found serious structural damage they need to figure out how to take care of. They've worked on the roof, but haven't addressed the bell tower yet.
- **Habitat for Humanity Houses:** CPC members received an email inviting them to an Open House next Wednesday from 5-7 p.m. There is currently a lawn sign at the houses advertising the CPC's contribution.
- **Town Hall OPM:** Mr. Butler, also a member of the Town Hall Building Committee, said nine firms submitted proposals and the Town picked three to give a one-hour presentation. The Committee chose Lerner Ladds Bartels (LLB) from Pawtucket, R.I. Mr. Butler said the personalities of the people involved is probably what wooed the Committee. The Town's OPM has worked with them before. LLB answered all questions asked of them and prepared the answers in a booklet. They are a small company.

Recommendations about them and the quality of their work were glowing. They will bill hourly. The contract can be written from now until Town Meeting in April, then the Town would need to vote to appropriate more money. Presentations to the public as well as to boards and committees will be forthcoming. Mr. Preston asked if LLB had its own structural engineers. Mr. Butler said they use consultants. LLB will meet with and gather input from those who work in the building. The employees will need to be housed elsewhere during renovation.

- **Knotweed Removal Program:** Ongoing. Mr. Butler signed a bill last week.
- **Affordable Housing:** Mr. Fox discussed the status of the grants to the Hamilton Affordable Housing Trust (HAHT) for 59 Willow Street and the question of whether the grants should be rescinded. The project is now in limbo due to the defeat of the Longmeadow Way project at Town Meeting. The HAHT has not met since Town Meeting. Its next meeting is Dec. 10. The Hamilton Development Commission (HDC), owner of 59 Willow St., was going to sell the property to Harborlight Community Partners, but now isn't sure. When they agreed to do it, the plan was for 20 units of senior housing. If there's no sister project at Longmeadow, Harborlight has said it can only do 7-9 units at Willow Street and that would involve more money than was previously asked for due to funding mechanisms that would need to be used. The Extension Agreement runs until mid-January. The HAHT needs to have a discussion to see if they'd support the 7-9 units. The check was issued, but is in the safe and hasn't been picked up. It has an expiration date of June 30, 2019.

Further Discussion:

Mr. Butler said his thought is that the money was set aside was for senior housing. The residents supported senior housing not family housing, and this could put the Town in another litigious situation. He would feel better if they could get a directive response from Town Counsel. Mr. Fox said Donna Brewer has said that if the project changed to a family housing project, it still meets the requirements of the RFP. The check was based on a proposal for the 20 units but if it changes into a 7-9 project, it hasn't violated anything.

Mr. Preston asked the question if the CPC can rescind the grant and then when there is something ready to vote on, they can reissue it. Mr. Fox said he would ask Ms. Brewer that question.

Ms. Curry noted when the money was granted, it did not state specifically that it was for senior housing. Mr. Preston said he has no objection to the HAHT coming to the CPC again instead of having the money sitting there.

Katherine Mittelbusher said moving forward, the CPC should be more careful about approving things without having more specifics. Mr. Butler said the HAHT had said they wanted to have money on hand for projects and they had granted that. He said this was an unusual situation in that a third party (Harborlight) was involved. Ms. Mittelbusher said when/if a third party is involved the CPC will need look more carefully at how it writes the grant.

Mr. Howard said the original presentation was that the HAHT had to use the money by the end of the fiscal year or return it. He doesn't see how HAHT is avoiding that. Mr. Butler said Ms. Brewer is their attorney and the HAHT has followed her advice. Mr. Fox noted the HDC's attorney had said the grant should only be extended for a 30-day period, but the HDC did not heed that advice and extended it until January. The HDC will need to make a decision soon [about whether to sell the property to Harborlight].

Ms. Fanning said her concern was the neighbors were for senior housing, but not for anything there and will fight it.

- **Master Plan Housing Element:** Ms. Curry mentioned this previously. It is moving forward.
- **Weaver Pond restoration:** Won't happen until spring.
- **The Patton Park Basketball Courts:** Won't happen until spring. There is still the matter of the donation that is also being made for this from the Youth Basketball league.

Other Business as Necessary

Mr. Butler noted the CPC has six plaques made. Three are bronze and three are stainless steel. Mr. Fox brought in samples to show them.

Mr. Butler took a list of all the grants the CPC has awarded and tabulated the six that had the highest dollar value to use in deciding which projects should have signs. The CPC will have to wait until the end of the fiscal year before they can appropriate more money to signs.

Projects that the CPC members decided should receive stainless Steel signs are as follows:

Sagamore Hill
Donovan Field
Town Pool

Projects that should receive bronze signs are:

American Legion
Lamson Hall
The Firehouse

Mr. Butler said he thought the next round of signs should go to:

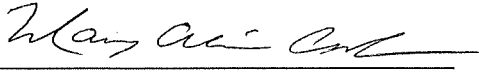
Patton Homestead
Community House
Council on Aging.

Mr. Preston said he would talk with the Community House and see if they might get a sign and put it up for them.

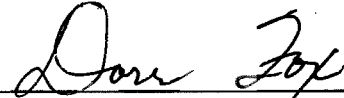
The CPC discussed specific placement for each sign, whether it should be attached to the outside of the building or some other structure on the site. CPC members also discussed their thoughts on the Patton Homestead's chances for viability as a self-sustaining entity. Most were skeptical.

Adjournment

Mr. Howard made a motion to adjourn the meeting at 8:07 p.m. Mr. Preston seconded the motion. The CPC voted unanimously among those present (7-0) to adjourn the meeting.



Mary Alice Cookson
Minutes Secretary

 1/10/19

Attest Date