

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

Memorial Room, Hamilton Town Hall, 577 Bay Road

October 2, 2019

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

Associate Members Present: Angela Arvanites; Chad Smith

Rick Mitchell opened the Hamilton Development Corporation (HDC) meeting at 7:32 a.m. and presented the agenda.

Warrants for Bills

Mr. Mitchell presented Warrant HDC-2007, Batch 5271 in the amount of \$8,249.83 for the real estate tax, mortgage payment, Harborlight Community Partners' maintenance fee, and insurance for the downtown holiday event (by Shop Local HW), which is scheduled for the Saturday after Thanksgiving.

Brian Stein made a motion to approve Warrant HDC-2007 Batch 5271. Tom Goodwin seconded the motion The HDC voted unanimously (5-0) to approve the warrant.

Mr. Mitchell presented a second warrant: Warrant HDC-2007, Batch 5246 in the amount of \$20,467.87 for the consulting firm (Meridian), Harborlight, Dorr Fox and Mary Alice Cookson's staff time, National Grid, and Nunan Florist.

Tom Goodwin made a motion to approve Warrant HDC-2007, Batch 5426. Anthony Nickas seconded the motion. The HDC voted unanimously (5-0) to approve the warrant.

Approve Minutes—Sept. 4, 2019

Bill Gisness made a motion to approve the Sept. 4 minutes. Mr. Goodwin seconded the motion. The HDC voted (5-0) to approve the minutes.

59/63 Willow Street

Attorney Jill Mann updated the HDC on the presentation to the abutters held last night to gauge initial reactions. She also drove by Julia Maycock's home (62 Willow St.), as a concern was raised regarding the driveway for the project being directly opposite her driveway. (Ms. Maycock was in attendance this morning.) Other topics that came up were screening and sound. A six-foot fence is planned, but it can be eight-foot if preferred. They can add evergreens as additional screening. They can use a man-made material on the fence instead of wood (to muffle sound) if desired. To keep light from shining into neighbors' homes they can use parking lot lighting and keep lighting low on the Linden Street side. She said some abutters asked why they needed to have commercial on the first floor. That is what the bylaw requires. She said they hadn't made the commercial space very large, just sufficient for an office. She said that they are developing a rendering for the Planning Board to show what the building will look like and the elevations. It a three-story structure, but it is set back and there are structures in front. They will provide views to show what it will look like from the various areas surrounding it.

Charlie Wear of Meridian said there was a question about storm water. They will provide to the Planning Board a more detailed explanation of how they are handling it all on the property. Mr. Stein noted people will want to know that the water won't affect other buildings. Mr. Wear said they will explain the soil tests that had been done. He said they probably would increase the height of the fence and would need a building permit for that.

Mr. Mitchell brought up the topic of the pedestrian bridge that had been proposed. Salem Five didn't want it going to their property and asked not to connect up. The option is to move it to the far left where there is a space between Timeless Interiors and the Barbershop. They'd need to talk with the Timeless Interiors building owner David Cutter to see about using that as an egress point. Ms. Mann noted if there's no payment toward it, there's no liability on the part of the owner of the property for the use of the easement. Mr. Stein said he would rather see it connect to the parking lot behind the Black Cow. He will reach out to Mr. Cutter to set up a conversation between him and Ms. Mann. Mr. Gisness asked if that meant getting rid of the pedestrian bridge. Mr. Stein said no, but the path would just all be on the same level. Mr. Mitchell said it would require some filling, changing it from what it is now.

Thad Siemasko of SV Design said they are using the flat roof for machinery to keep noise away from the abutters. They have tweaked the plans somewhat. Ms. Mann said they will be filing a revision plan. One change involves having some juliet balconies rather than walk-out balconies. Mr. Nickas asked that whatever changes are made go in front of the abutters so there is no difference between the plans and what actually happens. Mr. Stein discussed the Planning Board procedures that are in place to ensure that doesn't happen.

Ms. Maycock asked the consultants if they were leaving the big deciduous trees behind the Mac's building. They responded yes and showed that the tree is addressed on the plans. Ms. Mann said she can email Ms. Maycock a visual. They can landscape the side of Mac's also.

Anthony Passaretti, 85 Linden St., asked if the project were for rentals or purchased units. Mr. Mitchell said that question is being left up to the developer. The HDC's preference is that it be rentals because there is a need for that, but a bidder could say it is better for condos. There will be numerous meetings on it, probably at least three more public meetings. Ms. Mann noted that it is a site plan approval so the Planning Board has to approve it but can condition it and make sure any mitigation measures desired are included in the final plan. It is expected that there would be a decision by the end of November or mid-December. Then they would put out a bid to an entity to buy the site along with the preapproved plan they would have to comply with.

Mr. Stein commented about how the project had evolved when the senior affordable housing plan fell through due to the sister plan for Longmeadow Way falling through. He said that according to the HDC, this was the next best use of the property. Mr. Mitchell said the Town needs smaller rentals or saleable units and that Russ Tanzer of the Hamilton Affordable Housing Trust had expressed an interest in coming to talk with them about affordable units being included. Mr. Stein said that if the units are condos, that would be required.

Ms. Maycock asked about the timeline for breaking ground Mr. Stein thought late next year at the earliest.

Elaine S., 81 Linden St., asked what the tax advantage to the Town was in developing the one acre of property. Ms. Mann responded it is about \$80K a year in tax revenue (triple the tax they are getting now) plus building permit fees and \$35K plus in excise tax fees. It will bring more people downtown. She said there may be one or two kids in the building but the one-bedroom units will most likely go to young couples or empty nesters who are downsizing. Most people with kids tend to want to have a yard.

When asked if the discussion of the project will likely be broken down into components, Ms. Mann said she thought no. It is way too small a project. They will give an overall presentation and then focus on more specific concerns at the next meeting. Mr. Mitchell said he thought the drainage discussion would need to be more robust. Aside from the recent testing, he thought they might want to discuss the testing done there two years prior.

A question was raised about a bylaw change downtown. Ms. Mann didn't understand the question. Ms. Maycock said there had been talk of changing the bylaw from 2016. Mr. Stein

explained there was just a modification of language to it that was made in 2017 concerning accessory apartments being allowed, but it was just a change in the wording not of the law.

Ms. Mann said before they can get an occupancy permit, the whole building will be done so it will go up at once. Mr. Mitchell said they need to make it clear that there is no problem with the zoning bylaw, which was passed by Town Meeting and reviewed by the Attorney General.

Ms. Mann said that the opening of the Public Meeting and presentation to the Planning Board would happen Oct. 15. The consultants would give a summary and broad-based perspective of the development and then continue to next meeting to react to the comments given. Ms. Maycock asked if that was a Planning Board meeting or public hearing. Ms. Mann said it was a full public hearing.

Mr. Guisness asked if the Fire and Police departments had been consulted. Ms. Mann said she would reach out. Director of Planning & Inspections Patrick Reffett is out on medical leave. She said they will need to confirm that the Fire Department is comfortable with the turn-around. Also they need to satisfy the DPW and water commission.

The consultants (Ms. Mann, Mr. Siemasko, Mr. Wear, and April Ferraro) left the meeting.

Downtown Improvements

Ms. Cookson was asked to check with Mr. Fox (who has retired) about whether the wreaths have been arranged with Nunan Florist and to find out when they would be going up.

Angela Arvenites had a request on behalf of Shop Local HW to see if the HDC would support the cost of sound associated with the tree lighting ceremony and carolers. She expected it to be about \$200. She was asked to get a written quote and send it to Mr. Mitchell. They may also need some lighting. They did get the insurance in place. They will work with the Police Department regarding road closure. Another question was brought up regarding risers for the performers that Mr. Fox had been working on.

Regarding the rent collection and utility bill—Mr. Mitchell sent a letter to the tenants by registered mail. The lease was terminated and they have vacated the building. The HDC has a For-Rent sign out now. They will be more diligent about screening tenants. Ms. Arvenites asked if she could see the space because she has heard some people may be interested in it.

The HDC explained the layout. The unit can't be for anyone with a high water use. It could be suitable for an artist's studio or lawyer's office.

Chad Smith asked if it could be for retail. They said yes, if someone wanted to put some money into it. The bathroom needs improvement. The building has good "bones" and a good location.

Mr. Mitchell noted they will need to decide if they want to keep #63 as a separate property or sell it with the development. They are going to tie the Mac's property into the new septic. Mr. Stein said they need to protect it so someone can't come in and tear that building down. Mr. Mitchell said he will need to change the locks on the building again.

Ms. Arvenites said a pet supply store is going in where the auto parts store had been.

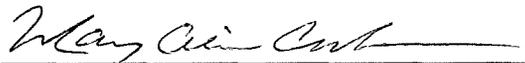
Mr. Smith was asked to opine on the market regarding rental vs. condo. He said there's need for both.

Mr Passaretti asked if the commercial piece had to be on a separate level from the residential space. They said yes, by law it says commercial on the first floor and residential above. Residential can't be on the first floor.

Adjournment

Mr. Goodwin made a motion to adjourn the meeting at 8:22 a.m. Mr. Stein seconded the motion. The HDC voted unanimously (5-0) to adjourn.

Prepared by:



Mary Alice Cookson

~~Attest~~

10-30-19

Date

