

HAMILTON COMMUNITY PRESERVATION COMMITTEE

MINUTES OF MEETING

Teleconference

November 12, 2020

Members Present: Chair Jay Butler, Robert Preston, Shawn Farrell, Kim Dietel, Sherry Leonard, and Katherine Mittelbusher

Members Absent: Chris Currier and Richard Boroff

CPC Coordinator: Pat Shannon

Call to Order

Chair Jay Butler opened the Community Preservation Committee (CPC) meeting at 7:02 p.m. A roll call vote was taken with the following six members present: Mr. Butler, Robert Preston, Shawn Farrell, Kim Dietel, Sherry Leonard, and Katherine Mittelbusher.

Approve Minutes of the Oct. 8, 2020 Meeting

Ms. Mittelbusher wanted to clarify her report in the minutes regarding the ramp at Town Hall. She said the ramp may loop around to the back of the existing building. (The minutes just read that the ramp would be located in the back of the building.) Minutes Secretary Mary Alice Cookson said she will make the edit.

Decision:

Mr. Farrell made a motion to approve the Oct. 8, 2020 meeting minutes as amended by Ms. Cookson. Mr. Preston seconded the motion. A roll call vote was taken with “ayes” from Mr. Preston Ms. Dietel, Mr. Farrell, Ms. Mittelbusher, Ms. Leonard, and Mr. Butler, (6-0) unanimous among those present.

Committee Reports

Mr. Farrell reported that at its last meeting, the Board of Selectmen (BOS) held a liquor license public hearing and also a joint meeting with the Wenham BOS regarding regional agreements, such as the library, schools, and inspectional services. There was also a discussion by the two boards on budgets and capital planning. Other meeting topics were the Master Plan, reorganization of the Health Department, and the script for Town Meeting. Hamilton’s BOS voted to make composting mandatory in Hamilton and discussed the roll-out of that; had a final reading on the Street Acceptance Policy; and had a third reading on the establishment of a Human Rights Commission.

Ms. Dietel said things were quiet with the Zoning Board of Appeals (ZBA). There are just a few small cases coming up.

Ms. Leonard said the Housing Authority was moving along with refilling some vacancies. The State has been recognizing that its universal application isn't perhaps the best model and has been making some changes. Everything looks good as far as the physical plant. It was noted that Ms. Leonard is also Chair of the Council on Aging (COA).

Ms. Mittelbusher said the Hamilton Historic District Commission (HHDC) was working on nitty gritty pertaining to the lighting for the Town Hall project, what is going on behind the building (such as the cell tower), final options for the ramp, and the Memorial Room. Also at the meeting was a review of the historic preservation restriction for the First Congregational Church's bell tower project.

Review of the CPC Warrant Articles for 11/14/20 STM (Special Town Meeting)

All CPC members thought the CPC-related warrant articles looked good. Mr. Butler asked Coordinator Pat Shannon if Marnie Crouch would be voicing support for the Affordable Housing Trust grant. Mr. Shannon said he would give her a call tomorrow to find out. Jay Kester was expected to attend Town Meeting in support of the First Congregational Church article. It was noted that both the BOS and the Finance and Advisory Committee (FinCom) had recommended not voting in favor of the grant for the Church.

Mr. Butler said the Town Meeting script had been sent around and he wasn't sure who was making the motion for the three CPC grants. Mr. Farrell said he had put his name on them as a placeholder, but welcomed Mr. Butler to do it. Mr. Butler said he would make the motion for all three.

Ms. Dietel said the Town Moderator aims to be move everything along quickly because of cool weather projected. Mr. Butler said Town Hall Building Committee (THBC) Chair Mike Twomey will speak on the project for about two minutes, the architect will speak for five, and FinCom's Nick Tensen will be presenting some of the financial implications. It was also expected that Rosemary Kennedy would speak on the article. Mr. Preston apologized for not being able to attend due to work obligations.

Bond for Town Hall Renovation, Addition, and Preservation Project

Mr. Butler said the CPC has been assuming a 5% bond for the \$3M project, but Finance Director Marisa Batista found a bond for a little over 3%. The first-year premium will be \$169K, which is well within the CPC's ability to pay. Typically the CPC receives about \$454K from the 2% surcharge. The only bond the CPC has that is now outstanding is for Sagamore Hill, and last year's payment for that was \$110K. Therefore, after adding the \$169K and \$110K together, there is still money left from the 2% surcharge.

Mr. Preston said he saw in the news that the CPC would be getting a 28% match from the State, which is a big jump from what it had been getting, which was 17%-19%.

Review of Timeline for Spring 2021 Grant Requests

- **Eligibility Applications—1/7/20**
- **Eligibility Vote—1/14/20**
- **Funding Applications—2/4/20**
- **Funding Vote—2/11/20**
- **Annual Town Meeting—5/1/20**

Mr. Butler said that because this year the Annual Town Meeting will not be held until May, he is suggesting that all of the dates for the grant process calendar be moved out in time by about a month. He would also like to have the calendar posted somewhere for people to see it. Mr. Shannon said he would take care of it.

Committee Member Vacancy

Mr. Butler noted there is still a CPC vacancy for an at-large position and the Town website doesn't reflect that. Ms. Dietel said the ZBA is also seeking an alternate.

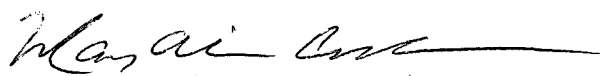
Other Business

- Mr. Butler said he hopes to have some updated financials for the CPC's next meeting on Dec. 10.
- The Special Election to vote on the funding for the Town Hall project is scheduled for Dec. 3.

Adjourn:

Mr. Preston made a motion to adjourn the meeting at 7:23 p.m. Mr. Farrell seconded the motion. A roll call vote was taken with "ayes" from Mr. Butler, Mr. Preston, Mr. Farrell, Ms. Mittelbusher, Ms. Dietel, and Ms. Leonard, (6-0) unanimous among those present.

Prepared By:

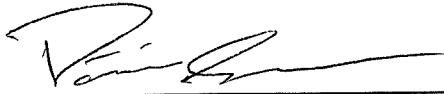


Mary Alice Cookson
Minutes Secretary

12/11/2020

Date

Attest:



Pat Shannon
CPC Coordinator

~~12/11/2020~~

Date