HAMILTON BOARD OF SELECTMEN

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HAMILTON FINANCE AND ADVISORY COMMITTEE

MINUTES OF JOINT MEETING

Teleconference

May 18, 2020

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| Selectmen Present: | Chair Jeffrey Hubbard, Shawn Farrell, William Olson, Darcy Dale, and Rosemary Kennedy |
| Finance and Advisory Committee Members Present: | Chair David Wanger, John Pruellage, Valerie McCormack, Christina Schenk Hargrove, and Nicholas Tensen |
| Town Manager: | Joe Domelowicz |
| Other Town Staff Present: | Finance Director Marisa Batista, Director of Planning & Inspections Patrick Reffett |

** All of the above participated remotely. This meeting was conducted via Zoom teleconference with all board members remaining at home.*

## Call to Order/ Pledge of Allegiance

At 6:03 p.m., Board of Selectmen (BOS) Chair Jeff Hubbard took a roll with all BOS members present. Finance and Advisory Committee (FinCom) Chair David Wanger took a roll call with four of five members present. John Pruellage had not yet arrived. The Pledge of Allegiance was recited.

## Public Comment

None.

## Consent Agenda

- Approve Minutes of Joint Emergency Meeting on April 6, 2020—BOS, Board of Health (BOH), and FinCom.

**BOS Decision:**
Ms. Dale made a motion to approve the Consent Agenda. Ms. Kennedy seconded. A roll call vote was taken with "ayes" from Ms. Dale, Mr. Olson, Mr. Farrell, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

The FinCom discussed and agreed they were prepared to vote on the joint minutes.

**FinCom Decision:**
Ms. Schenk Hargrove made a motion that the FinCom adopt the April 6, 2020 joint minutes. Mr. Tensen seconded. A roll call vote was taken with "ayes" from Ms. McCormack, Ms. Schenk Hargrove, Mr. Tensen, and Mr. Wanger, (4-0) unanimous among those present.

**AGENDA**

**Update from BOH Chair David Smith**
BOH Chair David Smith gave an update on COVID-19 numbers. He said they had succeeded in flattening the curve. On all counts, the trend is down. Recently residents have complained of violations, such as gathering of groups larger than 10 and failure to wear masks. Mr. Smith said the media had done a poor job communicating the Governor's order, which is that you are not required to wear a face mask unless you can't maintain a six-foot distance from others. Last week, the Hamilton BOS and Wenham BOS met to discuss reopening recreational facilities and the library. They had a one-hour conference call this morning with the State regarding guidance on enforcing new COVID-19 orders, some issued today and some to be issued in a week. "Stay safer at home" continues to be the theme. There's no change in guidance on face masks. Hamilton's local order is to wear masks when you walk into a businesses. Mr. Smith discussed what is considered unconfined outdoor space. A person's backyard and a parking lot aren't considered unconfined. He also talked about fines. For a first violation, there's a verbal consultation.

Shawn Farrell asked if the BOH would be helping the businesses understand the guidelines. Mr. Smith said the Department of Public Health has guidance documents on its website for various types of businesses, such as churches and hair salons. William Olson said the State had done a thorough job with its instructions and they (the BOH/Town/BOS) would just needed to provide those links and encourage residents to reach out to the BOH if they have questions. Rosemary Kennedy said she was confident Hamilton residents are cautious and will reach if needed. Mr. Farrell asked that consumers remain patient and kind. Mr. Olson pointed out there are separate guidelines for high-risk populations.

**Letter of Support for Traggorth Companies' Willow Street Project**
Town Manager Joe Domelowicz shared the letter onscreen. Mr. Olson said he had done some research and thought Traggorth Companies did nice work.

Ms. Kennedy said she supported the proposed letter, but was uncomfortable with some of the superlatives since the BOS doesn't have firsthand knowledge of the track record of this

company. She suggested four edits: 1) "support" rather than "strong support"; 2) "lot" not "underutilized lot"; 3) "part" rather than "vital part"; and "proposed high quality" rather than "high quality." Mr. Farrell countered he did want to say "vital" and was fine with "strong support." Mr. Olson said the developer was seeking funding and this was the right direction for the Town.

Hamilton Development Corporation (HDC) President Rick Mitchell agreed with Ms. Kennedy that it was a political document, but he said the wording was intentional, although he didn't think minor word changes would undermine the letter. Ms. Dale agreed with Ms. Kennedy on using neutral language as they don't have a basis for more subjective language.

Hamilton Affordable Housing Trust (HAHT) Chair Russ Tanzer suggested saying "full support." He noted the project is fully permitted and the developer was going to build what was permitted. However, Ms. Kennedy said they can't vouch for the quality of the materials.

Ms. Dale asked if the developer had been working with the neighbors. Mr. Mitchell said yes and cited examples. Direct abutter Anthony Passaretti is an Associate Member of the HDC. He said he had also turned over more than 300 abutter names to the developer. The closing is expected by the end of Dec. with groundbreaking in spring 2021 and completion in fall 2022.

Mr. Mitchell suggested "proposed quality" rather than "high quality" and changing "vital" to "important." The BOS were supportive of those changes.

**Decision:**
Mr. Farrell made a motion to approve the letter of support to Traggorth Companies with the edits as discussed and agreed upon. Ms. Dale seconded the motion. A roll call vote was taken with "ayes" from Mr. Farrell, Ms. Dale, Mr. Olson, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Letter of Support for the HWRSD [Hamilton Wenham Regional School District] 1/12 Budget Request.**
Mr. Domelowicz shared the document and explained it will only happen if Town Meeting doesn't occur by July 1. There was a discussion on the meaning of the 1/12 budget. Mr. Domelowicz explained it is 1/12 of the previous year's adopted budget. The total difference between the 1/12 budget and the budget being proposed is about $62K. Mr. Hubbard confirmed the letter was a backup plan in the event Wenham doesn't pass its budget or hold its Town Meeting. Mr. Farrell said he heard Wenham was considering not holding its Town Meeting and looking to a fall Town Meeting. Mr. Domelowicz said the Wenham BOS was still determining that.

Nick Tensen said the Schools had proposed a drop in budget of $1.3M. Mr. Domelowicz said they hadn't voted yet to make those reductions. They are making proposals to make reductions to match revenue loss. Mr. Tensen asked if they do make those changes, would

the Schools' spend for FY'21 be the same as FY'20 or less? Mr. Domelowicz said it still represents an increase over FY'20, but not as much as was previously proposed.

Mr. Wanger said Finance Director Marisa Batista had distributed a worksheet for the FY'21 estimated tax rate that showed for the Schools' expenses, the exact same assessments they were previously proposing. The towns are going down in their budgets while the Schools are going up by 8.25%. Ms. Kennedy said she had a hard time with that.

Mr. Farrell said he was in support of providing the opportunity to work with a 1/12 budget. Mr. Olson and Ms. Kennedy concurred. Mr. Wanger said FinCom hadn't been given any prior notice of it and could have debated it if so. Mr. Domelowicz apologized for that. Ms. Dale asked if there were a deadline for the letter. Ms. Batista said she didn't know a deadline, but should be send ASAP. Ms. Dale suggested they stick to the regular order of business and that FinCom meet on it so they can discuss it next Monday. Mr. Farrell wanted to discuss it now. Mr. Wanger said they could do that if the other members of FinCom agreed. Mr. Pruellage, who was now online, said yes. Mr. Wanger said he thought the concept seemed appropriate. Mr. Tensen, Mr. Pruellage, Ms. Schenk Hargrove, and Ms. McCormack all agreed and thought the BOS should sign it.

**Decision:**
Ms. Dale made a motion that the BOS accept and sign the letter [pertaining to the 1/12 budget]. Ms. Kennedy seconded the motion. A roll call vote was taken with "ayes" from Ms. Dale, Mr. Olson, Mr. Farrell, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Update from THBC [Town Hall Building Committee]**
Town Hall Building Committee Chair Mike Twomey said the THBC was continuing to work on the project, which came in below budget by $438K. Now they need a green light from the BOS to provide a contract and release the funds ($412,767) to the architect. They are on schedule to have documents and bids back by Oct. 1. Mr. Farrell said he wanted to give them the green light and keep the momentum. Mr. Olson noted this will get them to October, but asked what would be the ask after that. Mr, Twomey said at Town Meeting in the fall, they would have everything needed pertaining to the construction costs.

Mr. Domelowicz said this was just continuing Town Meeting's will as it had approved the spend for getting to bid documents. Mr. Wanger said FinCom was fully supportive. Ms. Dale, Mr. Olson, and Ms. Kennedy expressed support. Mr. Farrell asked Community Preservation Committee (CPC) Chair Jay Butler if the CPC-allocated funds had sunsets. He replied no.

Ms. Batista said if they were referring to the last Town Meeting vote on $467K, those funds aren't available yet because the Town hadn't borrowed them. They had been waiting on a timeline of when the funds would be needed. Mr. Farrell asked about the bonding schedule. She said she will check with the bond lawyer. She said interest rates are low and suggested short-term borrowing followed by long-term. There was a discussion about special procedures pertaining to construction due to COVID-19, but Mr. Twomey thought it

manageable. No vote was taken, but Mr. Twomey said he had the direction he needed. He will forward a rendering of the Town Hall addition to the BOS soon via the Dropbox.

**Finalize FY'21 Budget Proposal**

Mr. Domelowicz shared the two-page budget summary completed by Ms. Batista today. He referred to the end of the second page, highlighting that for FY'20 there was $13, 860,858 in the budget. For FY'21, he said they were originally proposing 14,090,249, but had brought that down to $13,444,319. However, he said that was not without pain Most of the decrease is in capital, not personnel, although they are doing some staff reorganization and seasonal DPW workers won't be hired. Cuts across the budget are being made and it will have an impact on people. He added that the School Committee will be considering budget reductions on Wed. night, due to a decrease in aid, but are not making revisions to their expenses. Ms. Batista noted there are no capital expenses in the FY'21 budget.

Mr. Hubbard suggested a public service announcement to let the public know the seasonal services won't be getting done, and, for example, to remind people to carry trash in and out of the park. Mr. Farrell said volunteers may come forward to do weeding and other things.

Mr. Wanger said pertaining to the discussion of whether the Schools' budget articles should be split into two articles, he can share a summary of what the FinCom had recommended regarding the structure. The FinCom vote was (4-1) with himself as the dissenter. The four other members thought the loss of State aid was enough of an intrusion and they should not exacerbate it; also it would be confusing to Town Meeting members and could engender debate rather than streamline the process. Also there could be a motion to consolidate it on the floor. Ms. Schenk Hargrove said the public could check out the minutes of the FinCom meeting to learn more information.

Mr. Wanger said his reason for recommending the split was that the FinCom and BOS had been in step to get the School Committee to be responsive to restraint year to year and there was a reach-out to them for collaboration. But that definition of collaboration means they will be reducing their budget by $1.3M (due to reduction in State aid), but they were maintaining their full budget requests and not reducing their assessments to the Town, which he said was a posture without consideration of the burden on the taxpayers who are perhaps not in the best of financial positions given the current situation [pandemic, unemployment, etc.].

Mr. Olson reminded everyone a new Superintendent was just hired. He said a huge amount of the Schools' spending is on out-of-district expenses. If they lower the budget, they are hurting the students, he said. There was a long discussion on whether to split the two budget articles split. Mr. Farrell was leaning toward the split. Ms. Dale said she favored the split, knowing there might be opportunities for money to come from State and Fed down the line. She said they don't know what school will even look like and want to eliminate a possibility of a failed budget. Mr. Hubbard asked what the tax difference would be with an increase of 8%. Mr. Wanger replied about 40 cents on the tax rate. Mr. Domelowicz said they were projecting keeping property valuations as they are.

Mr. Mitchell said that he thinks splitting the articles is a wonderful education moment even if the voters override it. It is an unsustainable budget, and they will be back next year and the following. Mr. Farrell agreed. He noted Hamilton schools are ranked 30th in the State but the monies are unsustainable. The older demographics of the town can't sustain the increase in the tax rate. He thinks it's time to educate the public.

Mr. Tensen said one objective of combining the articles was to have some simplicity in the Town Meeting so as not to keep people at the meeting too long. Mr. Wanger noted the Schools were seeking an 8.25% increase while the Town was seeking less. There was a lot more discussion following this. Mr. Wanger clarified whether a yes vote this evening meant they were giving the article a favorable recommendation. Mr. Domelowicz said no, it just meant they were recommending how much money would be on the articles and if they would be split. Ms. Kennedy questioned why they were debating it now when the Schools were holding their meeting this coming Wednesday and their budget isn't finalized. Mr. Domelowicz said the assessment to the Town was still being represented the same way.

Anna Siedzik, 227 Highland St., she thought there was a conflation of issues, but for purposes of the moment, encouraged cooperation and then to look later at how the boards were working together as a community. Ms. Dale said while there was tension in the process, the boards do manage to work together, respect, and like each other. Mr. Olson said moving forward they do need better dialogue to build on what they're doing.

**Decision #1:**
Mr. Farrell made a motion to approve the proposed budget put forth by Mr. Domelowicz and Ms. Batista today. He said while the BOS had reservations about the number for the Schools, they approved the proposed budget amount. Mr. Olson seconded the motion.

**Further Discussion:**
Mr. Wanger asked if FinCom wanted to vote on the issue also so it can be presented to the voters.

**Decision #2:**
Mr. Tensen made a motion that for the purposes of Town Meeting, FinCom vote to adopt a budget, but he qualified that it does not constitute a determination to recommend the budget. Ms. McCormack seconded the motion. A roll call vote was taken with "ayes" from Ms. McCormack, Ms. Schenk Hargrove, John Pruellage, Mr. Tensen, and Mr. Wanger, (5-0) unanimous.

Ms. Dale has a relative in the Fire Department and said she would need to recuse herself from the vote due to perceived conflict of interest. She will bring paperwork to the Town Clerk and receive clarification, but for now, would abstain from voting.

**Decision #1 (Continued):**
A roll call vote to accept the proposed budget proposal was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Kennedy, and Mr. Hubbard, (4-0-1) with Ms. Dale abstaining.

**Finalize ATM [Annual Town Meeting] Warrant with Recommendations**
In response to a question from Mr. Farrell, Mr. Domelowicz said he planned to print out all the appendices and send them out with the warrant prior to Town Meeting rather than hand them out at the event.

Mr. Domelowicz and the BOS went through the warrant articles and took votes.

**Article 1-1 Decision:** A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 1-2 Decision:** A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 1-3 (Consent Motion) Decision:** A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 2-1 Discussion:** The final classification/compensation table isn't ready for this evening. There are still line items to be included based on union contracts that support the budget document. It will be ready next week. It was discussed if the BOS should wait to approve it later, but Mr. Domelowicz said this article just informs how that calculation was made. **Decision:** A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 2-2 Decision:** Mr. Olson made a motion to combine Articles 2-2 and 2-3. Mr. Farrell seconded the motion.

**Further Discussion:**
Ms. Batista said that the budget would be expected to change due to a change concerning Essex Aggie. Mr. Farrell said he was swayed to go with one budget article because of the current climate and the harsh realities the School Superintendent has to deal with.

**Decision (Continued):**
A roll call vote was taken with "ayes" from Mr. Olson and Mr. Farrell and "nays" from Ms. Kennedy and Mr. Hubbard. Ms. Dale abstained for reasons cited previously. The motion did not pass.

**Decision #2:**
Ms. Kennedy made a motion that the BOS vote favorably on Article 2-2. Mr. Farrell seconded the motion.

**Further Discussion:**
The BOS deliberated whether they wanted to keep the article budget amount at a 5% increase over last year. Mr. Olson noted the amount the Schools were asking for was the same as it had been; the request hadn't changed. Mr. Domelowicz noted they were only

voting on the bottom line budget for the Schools and not on cuts. Ms. Batista said if the other article (Article 2-3) didn't pass, the Schools would be asked to reduce the budget by $1.8M ($1.3M plus $600K for the second article).

**Decision #2 (Continued):**
Ms. Kennedy made a motion that the BOS recommend favorable action on Article 2-2. Mr. Farrell seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Kennedy, and Mr. Hubbard, (4-0-1). Ms. Dale abstained.

**Article 2-3 Decision:** Mr. Olson made a motion that the BOS recommend favorable action. Mr. Farrell seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 2-4 Decision:** Mr. Farrell made a motion that the BOS recommend favorable action. Ms. Dale seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 2-5 Decision:** Mr. Olson made a motion that the BOS recommend favorable action. Ms. Dale seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 2-6 Decision:** Mr. Farrell made a motion that the BOS recommend favorable action. Mr. Olson seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 2-7 Decision:** Ms. Dale made a motion that the BOS recommend favorable action. Mr. Farrell seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 2-8 Decision:** Ms. Kennedy made a motion that the BOS recommend favorable action. Mr. Olson seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0).

**Article 2-9 Decision:** Ms. Dale made a motion that the BOS recommend favorable action. Mr. Farrell seconded it. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0).

**Article 2-10 Decision:** Mr. Olson made a motion that the BOS recommend favorable action. Ms. Dale seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0).

**Article 2-11 Discussion:** Ms. Batista read the new request and said Patton Homestead Director had reduced her hours, from 37.5 to 25 and some of that will come back to the General Fund. Ms. Kennedy made a comment she believes strongly the money should be allocated not as an operating expense but as a "winding down" expense. **Decision**: Ms. Dale made a motion that the BOS recommend favorable action. Mr. Farrell seconded the motion.

A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, and Ms. Dale and "nays" from Ms. Kennedy and Mr. Hubbard, (3-2).

**Article 2-12 Decision:** Mr. Farrell made a motion that the BOS recommend favorable action. Ms. Kennedy seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0).

**Article 2-13 Decision:** Mr. Farrell made a motion that the BOS recommend favorable action. Ms. Kennedy seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0).

**Article 2-14 Discussion:** Mr. Domelowicz had the suggestion to call it the Union Education Incentive to more clearly identify what it is. It is a recurring article. Ms. Batista commented that another item included is that the Town Manager has the authority to hire up to a Step 3. **Decision:** Ms. Kennedy made a motion that the BOS recommend favorable action using Mr. Domelowicz's language of "Education Incentives and Personnel Expenses." Mr. Farrell seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0).

**Article 3-1 Decision:** Mr. Farrell made a motion that the BOS recommend favorable action. Ms. Kennedy seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 3-2 Decision:** Mr. Farrell made a motion that the BOS recommend favorable action. Ms. Dale seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous. It was recommended to put this on the Consent Agenda.

**Article 3-3 Decision:** Mr. Farrell made a motion that the BOS recommend favorable action. Ms. Dsale seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 3-4 Decision:** Ms. Dale made a motion to recommend favorable action. Ms. Kennedy seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

**Article 3-5 (Citizen's Petition) Discussion:** The BOS had agreed to maintain the every-week solid waste pickup until the date of Special Town Meeting in the fall. In return, the proponent would have the option to ask the BOS to do a BOS-sponsored warrant article, so the proponent wouldn't have to go out and collect signatures again. At that time, Mr. Domelowicz noted, the BOS could put on the warrant article and recommend unfavorable action on it. Ms. Kennedy noted it was an advisory petition, not a binding petition. She asked why they would agree to do something that 4 out of the 5 of them weren't in favor of. Mr. Olson said that they were making a compromise or otherwise, the Article needed to go on the warrant. Ms Kennedy didn't like doing it. Ms. Dale asked what the extra costs of the trash pickup had been. Mr. Domelowicz said in January and February, the Town had seen a

reduction in tonnage levels of solid waste, but in April saw a large increase. However, the Town is contesting it. It was noted that FinCom had recommended unfavorable action on the article. Mr. Farrell asked if they should table the action until they hear back from the petitioner. Mr. Olson noted it could withdraw it on the floor. **Decision:** Mr. Olson made a motion that if Article 3-5 remains on the warrant, that the BOS recommend unfavorable action. Mr. Farrell seconded the motion. A roll call vote was taken with "ayes" form Mr. Olson, Mr. Farrell, Ms. Dale, and Ms. Kennedy and "nay" from Mr. Hubbard, (4-1). Mr. Farrell asked Mr. Wanger to carry the message back to the petitioner. He said he felt somewhat awkward about it, but agreed to do it.

**Update from Steering Committee**

Not discussed due to the late time (the meeting had been going on for four hours) and wanting to take the next agenda item.

**Vote on Housing Production Plan**

Director of Planning & Inspections Patrick Reffett outlined some of what was in the Housing Production Plan (HPP), describing the state of housing and housing options in Hamilton. The HPP helps the Town push for local preference when it comes to affordable housing, he said, and helps the State understand there is a large population of seniors in Hamilton needing housing. The HPP had been presented publicly in October.

Ms. Dale asked if the FinCom had a chance to look at the document. Mr. Wanger said they had not. Ms. Dale recommended that the FinCom do an analysis. She said she felt the whole environment they were in was new and they are going to have to rethink some of their models; she thinks high-density housing may no longer be in demand and there could be changes to square-foot minimums. Also, she's aware there may be commercial properties in Town needing to be repurposed and thinks they should look at new ways of thinking before signing.

Mr. Olson asked what Mr. Reffett was needing from the BOS. Mr. Reffett said he was looking for the BOS to take a vote, which he would then send to the Department of Housing and Community Development (DHCD). Mr. Olson wasn't sure about having FinCom look at the document because he felt enough time had already been spent on looking at the plan. He said they would be voting on the process that had already been done, the many meetings, drafts, etc. Mr. Farrell said the document had been out in finished form for six months or more and said it was in poor form to stall. Mr. Farrell said in today's climate, they need affordable housing more than ever.

Ms. Kennedy said the Town currently doesn't have a HPP, but that hasn't stopped the Town from planning to build 18 plus units (at Mac's Shoe/Willow Street) plus other units. She said she isn't sure the HPP would give the Town what it needs, which is senior housing. She said the HPP was not mandatory, and that the DHCD stressed family housing units rather than senior units. Mr. Olson disagreed with Ms. Kennedy in the sense that he thought having a Plan was mandatory for gaining certain considerations from the State.

**Decision:**
Mr. Olson made a motion to vote favorably for the Housing Production Plan. Mr. Farrell seconded the motion.

Ms. Dale made an amendment to the motion that the BOS vote after the FinCom had a chance to review the document. Ms. Kennedy seconded Ms. Dale's amended motion.

**Further Discussion:**
Mr. Farrell said he thought the DCHD would not listen to the Town in its effort to have senior housing if it didn't show good faith on working for affordable family housing. Ms. Kennedy disagreed, saying they could accomplish their goal of providing senior housing without having the HPP. Mr. Olson said the HPP was just a "book of possibilities." Mr. Farrell said pertaining a previous plan (calling for 14 affordable housing units to be built per year), the Town hasn't been able to meet it.

Mr. Wanger asked if the HPP could be approved this evening and then amended later on after the FinCom had reviewed it. Mr. Reffett said yes.

Anna Siedzik, 227 Highland St., spoke about the Plan as factual and said it represented citizens' viewpoints. She said whether they liked 40B or not, it was required. There was disagreement with Ms. Kennedy who said the HPP and 40B weren't binding. Ms. Siedzik said they'd had the HPP in hand since last fall and if the BOS had respect for the Planning Board and professionals, they needed to take the vote. Ms. Dale said she didn't see a need for prioritizing this kind of development in Hamilton. Ms. Siedzik said the HPP established useful benchmarks and took issue with the statement that there wasn't a need for density housing.

Mr. Farrell clarified with Mr. Reffett that the Town could revise the HPP later as it went along, knowing there would be things in the Plan that the Town would be unable to meet. Mr. Reffett said yes, absolutely. Mr. Farrell said the Town was on the right track with the types of projects it was doing lately. He said his fear is that if they don't have the HPP, they might be in danger of large unfriendly 40B projects.

**Decision (Continued):**
Ms. Dale withdrew her previous amended motion.

Mr. Olson made the motion that the BOS vote favorably for the Housing Production Plan as presented by Mr. Reffett with the understanding that the FinCom will review the Plan over the next weeks, make a recommendation, and report back to the BOS that it would later then vote on. Mr. Farrell seconded the motion.

**Discussion:**
Ms. Kennedy brought up other related matters needing consideration, such as the Town's water supply. Mr. Olson said she could made redlines to the Plan if she wanted to. Ms. Dale said she was struggling with the issue. She brought up the previous Longmeadow situation

and how some citizens had even left town over it. She said looking to the future, there were many uncertainties pertaining to housing and she did not think the HPP was right for the Town.

**Decision (Continued):**
A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, and Mr. Hubbard and "nays" from Ms. Kennedy and Ms. Dale, (3-2).

**Consideration of Topics for Discussion at Future BOS Meetings**
None discussed.

**Adjournment**
Ms. Dale made a motion to adjourn for the BOS at approximately 10:20 p.m. Ms. Kennedy seconded the motion. A roll call vote was taken with "ayes" from Mr. Olson, Mr. Farrell, Ms. Dale, Ms. Kennedy, and Mr. Hubbard, (5-0) unanimous.

Mr. Tensen made a motion to adjourn for the FinCom. Ms. Schenk Hargrove seconded the motion. A roll call vote was taken with "ayes" from Ms. McCormack, Ms. Schenk Hargrove, Mr. Pruellage, Mr. Tensen, and Mr. Wanger, (5-0) unanimous.