

HAMILTON COMMUNITY PRESERVATION COMMITTEE

PRELIMINARY PROJECT PROPOSAL FORM

Submitter: PHILIP STEVENS Submission Date: 12-6-05

Group or Committee Affiliation (if any): HAMILTON FIRE DEPT

Submitter's address and phone number: Purpose (please select all that apply):

HAMILTON FIRE DEPT.  
265 BAY ROAD  
HAMILTON, MA 01982  
(978) 468-5560

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: Chief@hamiltonPd.com

Project Name: MODEL T BUILDING

Project Description: (continue on separate page if needed)

THE PROJECT IS TO REPLACE THE BUILDING THAT CURRENTLY HOUSES "CHEMICAL 1", A 1916 MODEL T/AMERICAN LAFRANCE CHEMICAL TRUCK. THIS WAS THE FIRST PIECE OF APPARATUS PURCHASED FOR THE FIRE DEPARTMENT. WHEN THE NEW PUBLIC SAFETY BUILDING IS BUILT, THE CURRENT BUILDING WILL BE DESTROYED. ORIGINALLY REPLACEMENT WOULD HAVE BEEN PART OF THE PROJECT. DUE TO SOARING BUILDING COSTS SINCE MAY, IT IS NOT. "CHEMICAL 1" IS PART OF HAMILTON'S HIST

Preliminary Estimate of Project Costs and Outline Schedule: ("SEE ATTACHED")

WE DO NOT HAVE THE ESTIMATES FROM THE ARCHITECT AS OF YET.  
\$35,000.00

How does this project meet the General Criteria for CPC projects (see attached)?

THIS PROJECT MEETS THE CRITERIA UNDER HISTORICAL PRESERVATION. IT WOULD HOUSE A PART OF HAMILTON'S HISTORY, IT WOULD PROVIDE PROTECTION FOR THIS VEHICLE AND WOULD BE ABLE TO BE SEEN BY THE PUBLIC.

(Specific Criteria should be reviewed for inclusion with final application)

Signature: [Signature]

Date: \_\_\_\_\_

For Community Preservation Committee Use:

Project Presented to CPC on: \_\_\_\_\_

Form Received on: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Determination: \_\_\_\_\_





APPENDIX F

COMMUNITY PRESERVATION COMMITTEE BUDGET FY2008

SOURCE	PURPOSE
ANNUAL REVENUES	To appropriate \$1,200 from FY 2008 Community Preservation Fund Revenues to fund the purchase of a laptop computer needed to carryout the Mass. Conservation Mapping Assistance Partnership Program.
ANNUAL REVENUES	To appropriate \$8,200 from FY 2008 Community Preservation Fund Revenues to fund the architectural and design work necessary for the repair of the HW Community House portico and underlying structural system.
ANNUAL REVENUES	To appropriate \$16,346 from FY 2008 Community Preservation Fund Revenues to fund the preservation and scanning of a variety of the Town's historical assets which are in need of conservation.
ANNUAL REVENUES	To appropriate \$25,000 from FY 2008 Community Preservation Fund Revenues to fund trail improvements on portions of the White Dot Trail at Chebacco Woods.
ANNUAL REVENUES	To appropriate \$23,300 from FY 2008 Community Preservation Fund Revenues to fund a portion of the Pleasant Pond Landscape Improvement Plan, specifically, parking lot improvements and sub-grade preparation.
ANNUAL REVENUES	To appropriate \$4,200 from FY 2008 Community Preservation Fund Revenues to fund the purchase of raw materials to construct a dozen picnic tables, bike racks, and trash receptacles to be placed in parks and various other public areas of town.
ANNUAL REVENUES	To appropriate \$9,900 from FY 2008 Community Preservation Fund Revenues to fund an energy audit of Town Hall.
ANNUAL REVENUES	To appropriate \$25,000 from FY 2008 Community Preservation Fund Revenues to fund an additional light and the replacement of the underground wiring at Patton Park which feeds various lights and poles at the Park.
ANNUAL REVENUES	To appropriate \$30,000 from FY 2008 Community Preservation Fund Revenues to fund the repair of the 1898 existing plaster ceiling of the 2nd floor of Town Hall.
ANNUAL REVENUES	To appropriate \$32,000 from FY 2008 Community Preservation Fund Revenues to fund the construction of a stream crossing needed to complete the pedestrian/bicycle pathway along Woodbury Street.
ANNUAL REVENUES	To appropriate \$113,000 from FY 2008 Community Preservation Fund Revenues to fund a study of the existing environmental condition of the landfill area and review the potential for its reuse.
ANNUAL REVENUES	To appropriate \$35,000 from FY 2008 Community Preservation Fund Revenues to re-construct the building that currently houses the Chemical I, a 1916 Model T/ American LaFrance Chemical Truck, the first piece of apparatus purchased by the Hamilton Fire Dept.
ANNUAL REVENUES	To appropriate \$60,000 from FY 2008 Community Preservation Fund Revenues for the required 10% set aside for future Community Housing projects.
ANNUAL REVENUES	To appropriate \$30,000 from FY 2008 Community Preservation Fund Revenues for administration costs including, but not limited to, \$1,500

	for the annual Community Preservation Coalition Membership Fees and salary for the part-time Community Preservation Committee Coordinator position.
--	---

**Anticipated CPA Revenues of \$ 600,000 (including estimated state match of \$300,000)**

Summary of recommendations by Category		%
Community Housing	\$ 60,000	10.00 %
Open Space	\$ 114,200	19.03 %
Historic Preservation	\$ 99,446	16.58 %
Recreation	\$ 109,500	18.25 %
Administration	\$ 30,000	5.00 %
Undedicated Reserve	\$ 186,854	31.14 %
<b>Total</b>	<b>\$ 600,000</b>	<b>100.00 %</b>



Town of Hamilton  
Town Hall  
Hamilton, Massachusetts 01936

**ZONING BOARD OF APPEALS**

Notice of Decision  
No. 9 of 2008

**Petitioner:** Town of Hamilton  
**Property Address:** 265 Bay Road (Public Safety Building)  
**Relief Sought:** Abbreviated Site Plan Review  
**Pursuant to:** Hamilton ZBL Section VI.H, IX.D  
**Petition Filed:** August 15, 2008  
**Public Hearing Held:** September 3, 2008; continued to October 1, 2008  
**Decision Rendered:** Abbreviated Site Plan Review Approved with Conditions

RECEIVED  
TOWN CLERK'S OFFICE  
HAMILTON, MA  
2008 DEC -4 A 8:21

**Findings of Fact:** 1. Petitioner previously sought Site Plan Review and a Signage Variance for a new Public Safety Building located at 265 Bay Road. By Notice of Decision No. 10 of 2005, the Zoning Board granted both Site Plan Review and the Signage Variance with Conditions.

2. Petitioner previously sought a new Site Plan Review to construct a modified version of the previously approved new Public Safety Building. By Notice of Decision No. 4 of 2006, the Zoning Board granted the Site Plan Review with Conditions.

3. Petitioner previously sought a new Site Plan Review to modify hours of operation of construction previously approved for the new Public Safety Building. By Notice of Decision No. 17 of 2006, the Zoning Board granted the Site Plan Review with Conditions.

4. In Notice of Decision No. 10 of 2005, Finding of Fact Number 17 noted the submitted plans included a possible location for a future display building for the town's antique fire equipment but the application did not include review of any future building for this use. If such a building were to be proposed, a new Site Plan Review would be required.

5. Petitioner has submitted an application to construct a new 12 foot x 16 foot structure to house the Fire Department's antique fire engine.

6. Petitioner submitted an undated plan and elevations of the proposed structure; a photo of the antique fire engine; and partial site plan showing the proposed

building location relative to the public safety building, the old library, and Bay Road. Copies of these documents are in the file. These are the documents on which this decision is based.

7. Petitioner have further revised the plan submitted to change the size of the structure from 12'x16' to 14'x22' in order to provide space to walk around and maintain the fire engine.

8. Petitioner represents that the proposed structure will have electricity but no heating or plumbing.

9. Petitioner represents that the proposed structure will have three exterior carriage lights set to a timer that will be extinguished by 10:00 pm each night.

10. Petitioner represents that the interior lighting will consist of downward facing lighting concealed in the rafters so that the lights are not visible from the street. Such lighting will be on a timer and will be extinguished by 10:00 pm each evening.

11. Petitioner represents that the exterior siding and trim of the building will be matched to the Public Safety Building in terms of materials and coloring.

12. The Zoning Board has conducted its hearings and issues this decision pursuant to its authority under Site Plan Review to reasonably regulate the site use and to impose reasonable conditions to protect the neighborhood character and appearance, traffic, circulation, and public safety.

**Conditions:**

1. The structure shall not exceed a size of 14'X22'
2. The Structure shall not exceed 14' in maximum height.
3. The Structure shall not have plumbing or heating .
4. The exterior lighting of the structure will consist of Carriage Lights as shown on the Plan.
5. The interior lighting shall consist of downward facing lighting concealed in the rafters so that the lights are not visible from the street.
6. All exterior and interior lighting shall be on timers and shall be off no later than 10:00 pm each evening, except that, in the case of emergencies interior lighting may be operated by switch.

**Vote of Board:**

Winifred Whitman	In Favor
David Sullivan	In Favor
Jane Lyman, Alternate	In Favor

**Appeals:** Appeals, if any, shall be made pursuant to Massachusetts General Laws, Chapter

40A, Section 17, and shall be filed within twenty (20) days after the filing of this Notice of Decision in the office of the Town Clerk of the Town of Hamilton.

THE ACTION OF THE ZONING BOARD OF APPEALS DOES NOT WAIVE OR ALTER ANY OTHER PERMIT OR APPROVAL REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO THOSE OF THE BOARD OF HEALTH, THE BUILDING INSPECTOR AND THE CONSERVATION COMMISSION.



David Sullivan

October 15, 2008

Date: \_\_\_\_\_



Looking for the Canadian site? Click here!

Enter your search here...



# DESIGNERS

OF FINE OUTDOOR STRUCTURES

Products Plans Design Center Our Favorites 3D Tours Information Bargains Priority

Order online or by phone 1 866 519-4634

Home > Shopping Cart

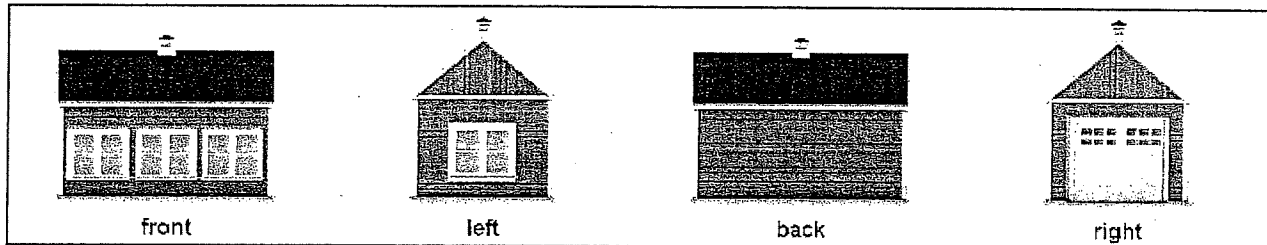
**Need Help?**

e-mail us  
click 2 talk please call me!  
1-866-519-4634

We're delighted that you have chosen to purchase one of our unique products. Our online ordering is quite easy, however if you would prefer to place your order by phone, we'd be pleased to help you.

Please review the information below for accuracy.

**i. Option placement (elevation #62053)**



Please note that the preview is shown without a floor, regardless of if you have omitted a floor or not.

**ii. Basic Order Specifications**

**Size:** 12' x 20' | **Style:** Montcrest | **Format:** Pre Assembled | **Floor:** yes  
**Siding:** Canoxel Granite (horizontal) | **Dormer:** no | **Wall Height:** Standard Height  
**Overhang:** no | **Trim color:** Painted Cedar

**Customer Notes:**

Add any additional information that you like.

Due to numerous style and color choices, as well as shipping considerations, shingles are not included in the base price.

**iii. Quote Summary**

12' x 20' Montcrest - Pre Assembled \$12,895.00

**As Featured:**  
Canoxel Granite (horizontal) Incl.

**Doors & Windows: Glass Type**  
Mahogany Solid Panel 200 Garage Door \$975.00  
Trad. Extra Large (4) \$2,860.00

**Other Options:**  
Sonoma Cupola \$325.00  
Maintenance Free Trim (white) \$1,229.38

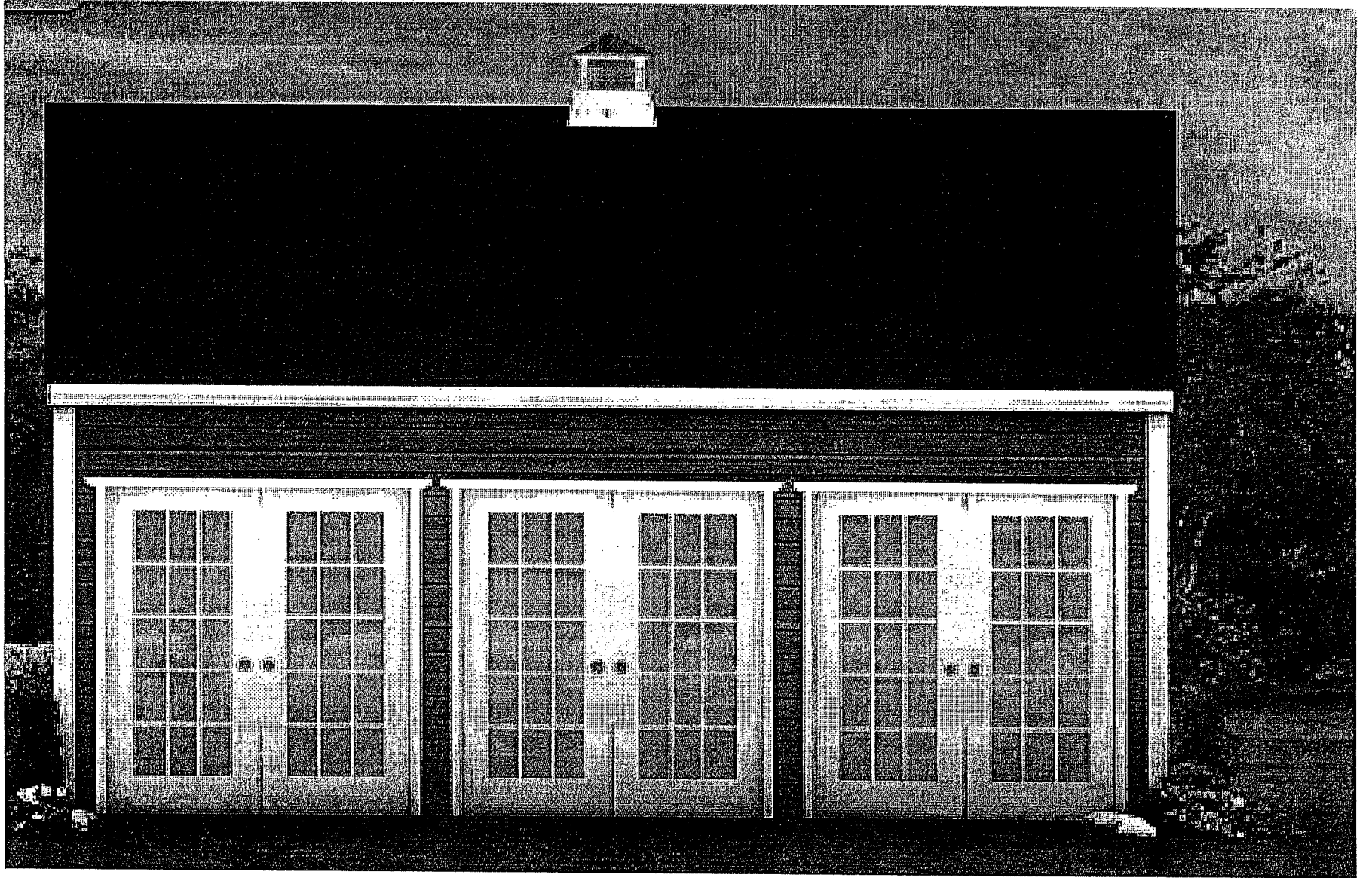
**Sub total:** \$18,284.38  
**Freight:** Incl.

**Gross Total (USD):** \$18,284.38

Call me please

Sheds | Pool Cabanas | Cabins | Workshops | Gazebos | Garages | Home Studios | Spa Enclosures | Sitemap | Plans | Accessories

Storage sheds, gazebos, garden sheds, cabins & bunkies, home studios and other prefabricated kits.



← 22' →

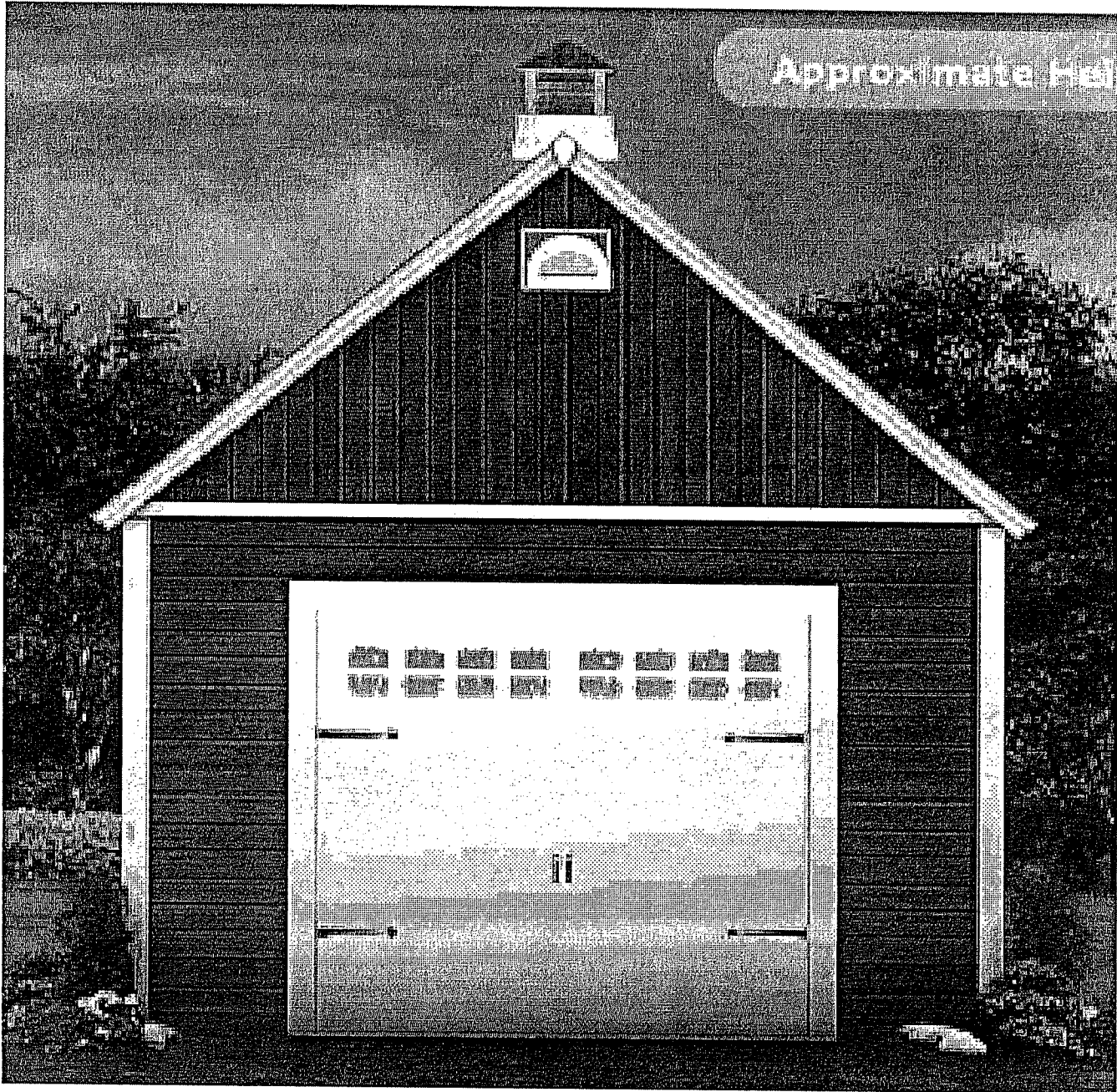


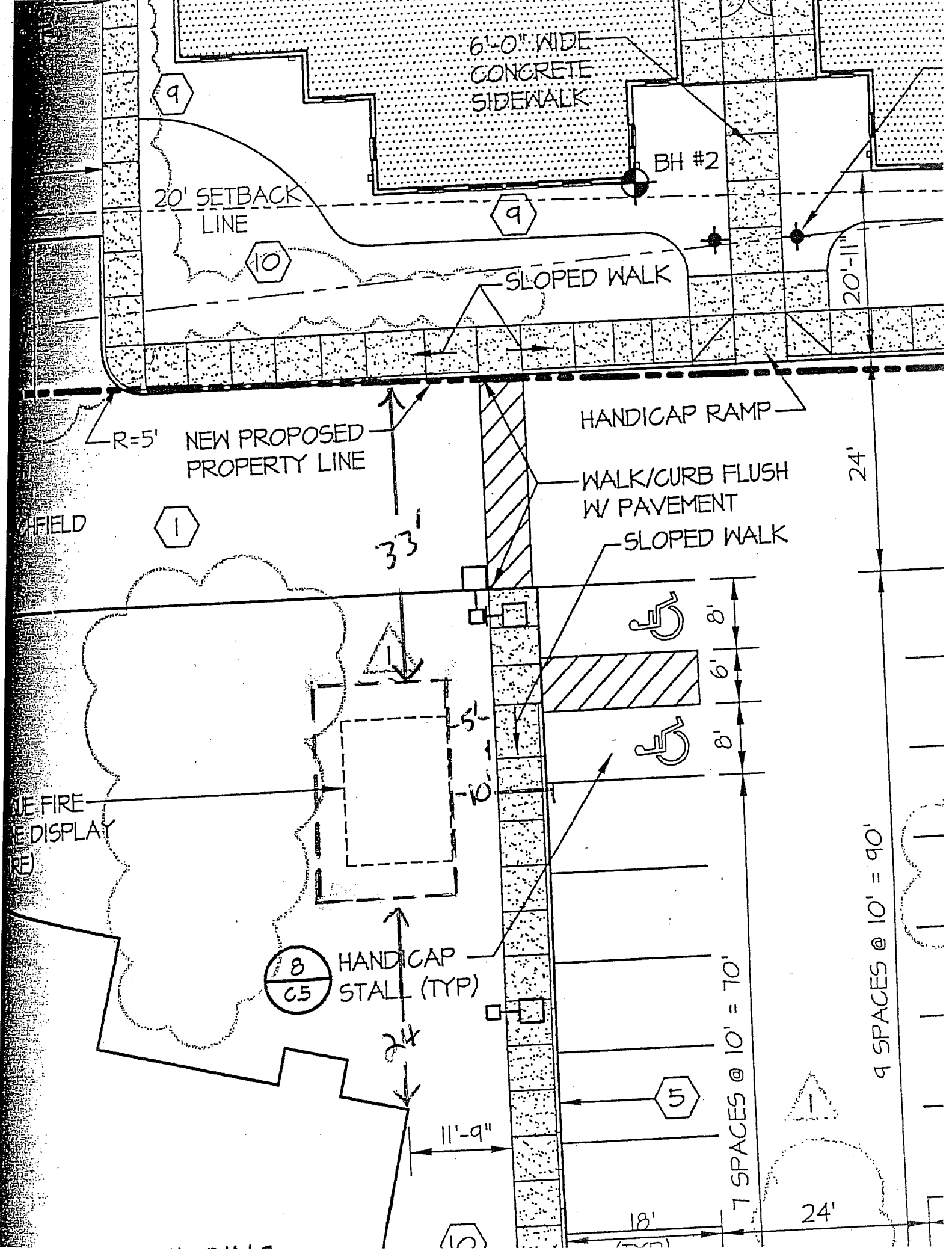
Approximate H

14'

14'

Approximate Height







Town of Hamilton  
Community Preservation Committee  
PO Box 429, 577 Bay Road  
Hamilton, MA 01936

**MEMORANDUM**

TO: Michael Lombardo, Town Manager  
FROM: Christine Berry, CPC Coordinator  
CC: Phil Stevens, Fire Chief  
DATE: June 24, 2011  
RE: Model T Building Project Summary

I am writing to provide a brief project summary and update for the Model T Building project. The vehicle is a Chemical I, a 1916 Model T/American LaFrance Chemical Truck. It was the first piece of equipment purchased by the Town of Hamilton Fire Department, and is currently located in the Hamilton Public Safety Building.

At the May 7, 2007 Annual Town Meeting, \$35,000 in historic preservation CPA funds was approved to construct a small, stand-alone building to house the Model T outside of the Public Safety Building. Draft plans for the building have been created. The building is designed with numerous windows so as to increase the public visibility of, and access to, the Model T.

To date, the project has been delayed primarily due to the uncertain future of the old Library and use of the grounds directly abutting the old Library. However, there may be potential to relocate the building to other sites (e.g. grass area at the southern boundary of the property).

In October 2008, the Site Plan Review was approved by the ZBA. Please see attached for a copy of the decision.

I look forward to working with you and Chief Stevens to explore opportunities to move this project forward.

Thank you.

From: "Michael Lombardo" <mlombardo@hamiltonma.gov>  
Subject: RE: Model T Building?  
Date: Wed, July 31, 2013 3:33 pm  
To: cberry@hamiltonma.gov,"Jennifer Scuteri" <jenscuteri@gsd-law.com>,"Phil Stevens"  
<pstevens@hamiltonma.gov>

---

Dave Hanlon and I met at the public safety building earlier this week to discuss the project and get things moving forward. I expect Dave to be on the ZBA agenda in the next month or so to discuss moving the structure; for a host of reasons, the site selected is not a viable location, and we have identified two potential alternates that he will put before the ZBA for consideration. Until we get ZBA approval of the new location, I do not have additional details to answer Jay's questions.

--Michael

Michael Lombardo  
Hamilton Town Manager

-----Original Message-----

From: [cberry@hamiltonma.gov](mailto:cberry@hamiltonma.gov) [<mailto:cberry@hamiltonma.gov>]  
Sent: Monday, July 29, 2013 5:40 PM  
To: Jennifer Scuteri; Michael Lombardo; Phil Stevens  
Subject: Model T Building?

Hi Michael, Phil and Jen.

Jay Butler, one of our CPA members, raised several questions about the Model T building project. Please see below.

Is there any update on this project that I can provide him?

Thanks so much,  
Christine

Fire Truck Building Grant (\$35K)

- . How much has been spent or committed to date?
- . Has the design been finalized?
- . Has the location been finalized?
- . Are there any required permits left to be secured?
- . Who will build the structure?
- . Will the effort require competitive bidding?
- . Will all of the grant funds be required for completion?
- . What is the schedule for completion of this effort?
- . Will there be a completion ceremony?

# Model T Building Project

---

- 1916 Model T/American LaFrance Chemical Truck
- First piece of equipment purchased by Hamilton FD
- \$35,000 in FY08 CPA funds to construct a building





# Model T - Former Building

---

- Taken down during construction of new Public Safety Building (PSB)
- Construction of a new Model T building was eliminated due to budget cuts



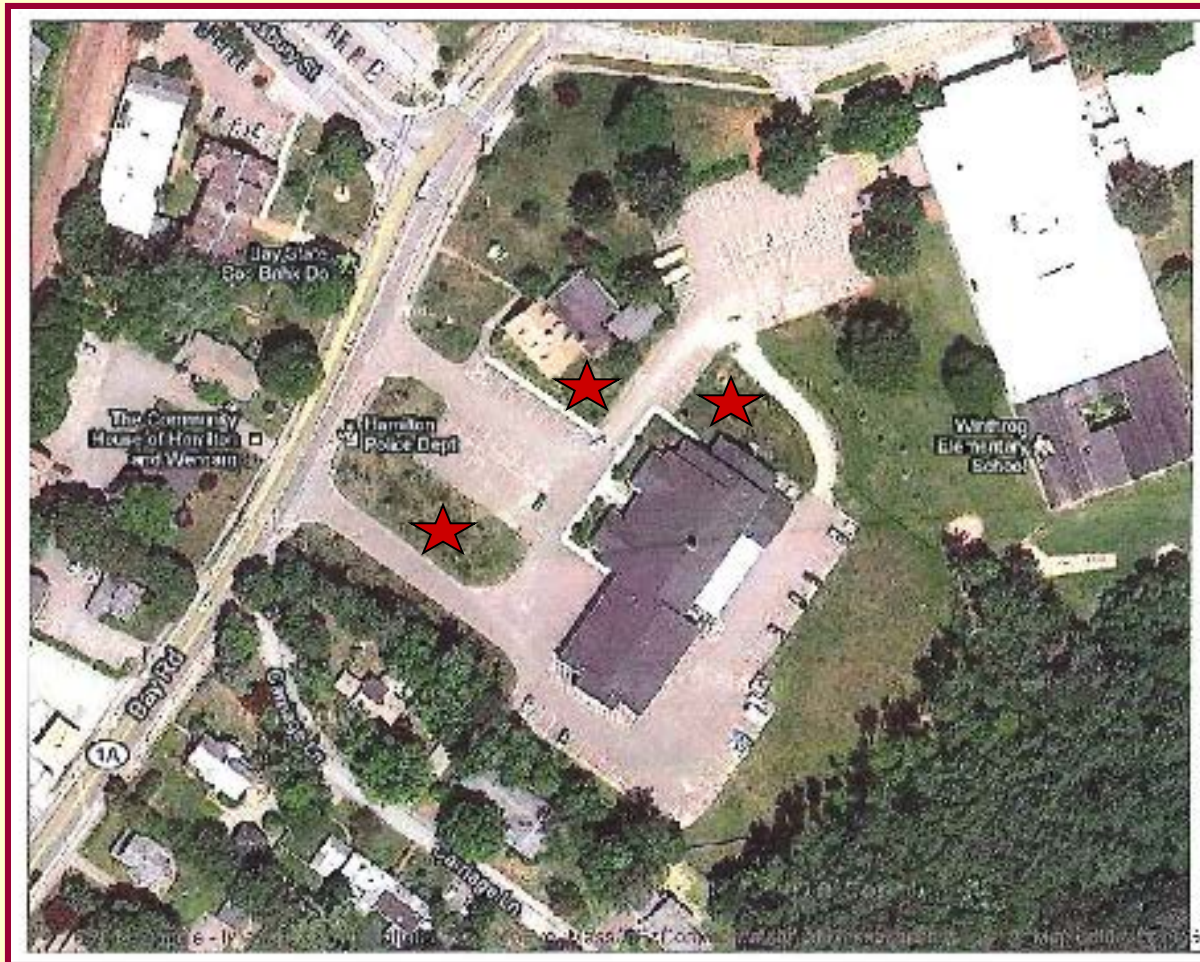
# Model T – New Building

---

- Funded with \$35,000 in previously approved CPA funds
- Design with numerous windows and site to allow for maximum visual access for the public.
- Possible locations:
  - Behind the Old Library (previously approved by the ZBA)
  - Next to the north side of the PSB
  - In the grass median in the PSB parking lot

# Model T - Possible Sites Discussed To Date

---



October 29, 2013

Mr. David Hanlon, Director  
Town of Hamilton Department of Public Works  
577 Bay Road  
Hamilton, MA 01982

**Re: Fire Department's Antique Fire Engine Display Building – Revised Location**  
**Subject: Design Services**

Dear Mr. Hanlon:

Weston & Sampson is pleased to submit this letter proposal to complete preliminary and final design documents for the revised location of an antique fire engine display building at the Town of Hamilton's Public Safety Building, 265 Bay Road. All work would be performed under the terms and conditions attached herein.

Below, we have included the 2007 Site Layout Plan for the New Public Safety Complex that you furnished to us, to delineate the basic project limits in dark red. The former project limits are outlined in light red.

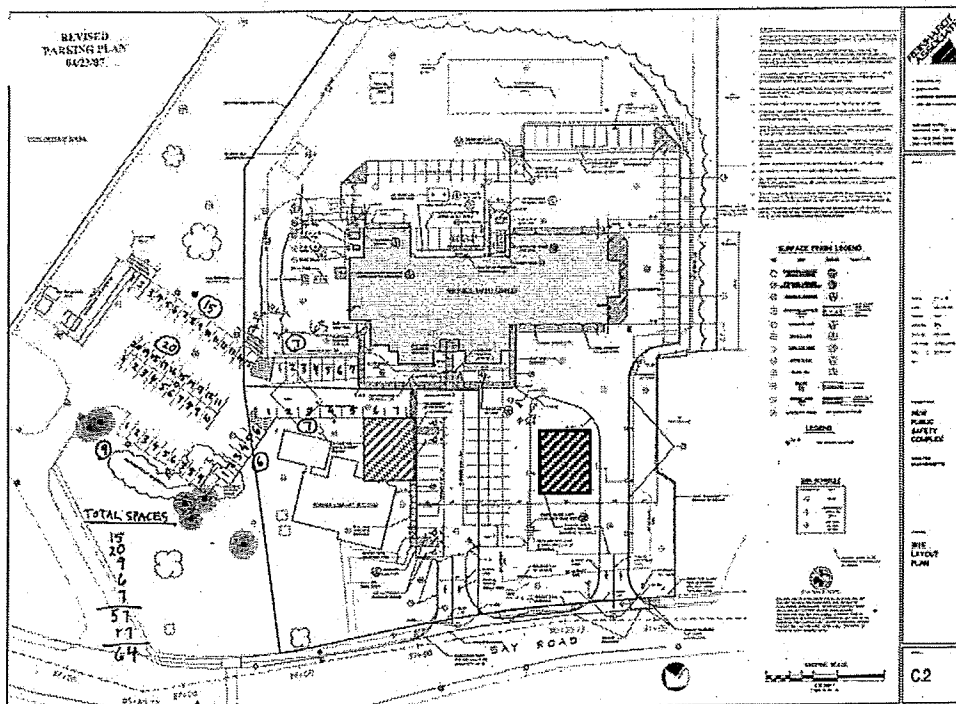
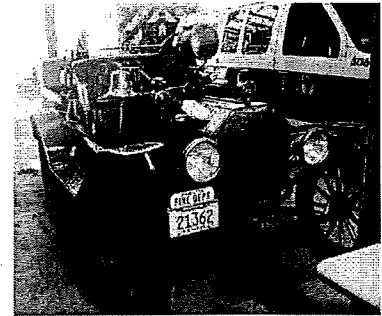


Image of the area where the antique fire engine is to be housed at Hamilton's Public Safety Building.

The scope of this proposal shall generally include:

- Confirmation of footprint and architectural design of a display building. In 2008, the Zoning Board of Appeals held an Abbreviated Site Plan Review, which was approved with conditions:
  - The structure shall not exceed a size of 14' x 22'
  - The structure shall not exceed 14' in maximum height.
  - The structure shall not have plumbing or heating.
  - The exterior lighting of the structure will consist of Carriage Lights, as shown on the Plan.
  - The interior lighting shall consist of downward facing lighting concealed in the rafters so that the lights are not visible from the street.
  - All exterior and interior lighting shall be on timers and shall be off no later than 10:00 pm each evening, except that, in the case of emergencies interior lighting may be operated by switch.
- Design of ADA/MAAB compliant pedestrian circulation around the display building. Presently the desired location is adjacent to the parking area, which is flush with the lawn.
- Design of necessary interior and exterior lighting associated with the building and pedestrian circulation that surrounds.
- Tree protection within limit of work.
- Other site improvements that might be integral to the work described above or as otherwise deemed appropriate by Town representatives.



The 1916 Ford Model T Fire Engine, currently housed in the Town's Public Safety Building

As noted in our meeting on October 21, 2013, the total project cost was originally estimated at \$35,000.

All work will be performed by our team of architects, engineers and landscape architects. This team has been responsible for the refurbishment of dozens of municipal park facilities and we possess specific experience in designing small structures such that they are in keeping with local architectural character.

An outline of the actual scope of services, corresponding fees and project timeline are included below for review and consideration.



The antique fire engine display building will be sited within the area directly in front of the Public Safety Building along Bay Road. Parking forms its western side and an entry drive forms its eastern side.

## **Scope of Services**

On October 21, 2013, Weston & Sampson attended a kick-off meeting with you, Fire Chief Philip Stevens Jr., Zoning Board of Appeals Administrative Assistant Deb Paskowski, and Planning Board Coordinator Kristine Cheetham in order to review key issues, design options, timelines and scheduling/coordination requirements.

### **1. Conceptual Design and Associated Cost Estimate**

Making use of information obtained during the kick-off meeting, we will develop three options for the display building construction and calculate a cost estimate for each to be considered by the Town. This exercise will facilitate an open conversation about the building's structural considerations before embarking on detailed design phases. Based on the findings from this work, design and construction costs will be reevaluated.

### **2. Preliminary Design**

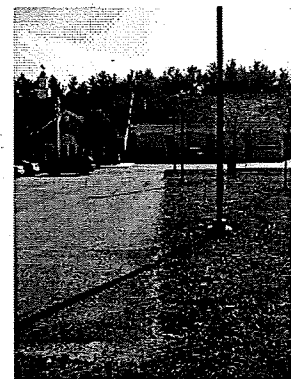
Following this conversation, Weston & Sampson will quickly prepare preliminary design drawings for ADA/MAAB compliant pedestrian circulation around a small structure that will house the Fire Department's antique fire engine. This work will include a rendering to depict how the new structure will reflect the architectural character of the Public Safety Complex and visually appeal to the Town's existing architectural style. A formal preliminary design package (plans, details and estimates) will be submitted to Town staff members for review and comment. We will then meet with Town staff in order to confirm the direction of final design documents.

### **3. Final Design**

Upon the receipt of preliminary design approvals, final design drawings and technical specifications will be prepared. When finished, the documents will be submitted for review by Town staff. We anticipate that final design documents will represent a 95% complete level. After the receipt of comments from the Zoning Board, Planning Board and others, we will prepare 100% final design specifications and drawings, suitable for bidding.

Final design documents will include:

- Technical Specifications
- Existing Conditions Plan and Site Preparations Plan
- Layout and Materials Plan
- Grading and Utilities Plan
- Architectural Plans, Details and Elevations
- Site Detail Sheets



View of the flush parking lot adjacent to the proposed site

**Meetings**

Our staff will be available to meet with Town of Hamilton staff to review the preliminary and final design submittals and we will also be available to attend the meetings discussed during our October 21, 2013 meeting, as described below. Additionally, we are available to meet at other key junctures if so desired.

Meeting Type	Date	Time
Meeting with Town staff	11/5/13	1:00 pm
Meeting with Town staff	11/12/13	4:00 pm
Presentation to Fire Department staff	11/12/13	6:30 pm
Planning Board	11/19/13	7:00 pm
Zoning Board of Appeals, Site Plan Review	12/4/13	7:00 pm

**Fee Schedule**

We have identified the following fee schedule for the work described herein:

Design Task or Phase	Fee	
Concept Design and Associated Cost Estimate	\$2,500	
Preliminary Designs	Landscape Arch	\$3,000
	Architecture	\$2,500
	Structural Eng.	\$3,000
	Electrical Eng.	\$3,720
Final Designs	Landscape Arch	\$2,000
	Architecture	\$2,500
	Structural Eng.	\$2,000
	Electrical Eng.	\$1,600
Presentations and Meeting Attendance	\$6,500	
Total Design and Presentation Services Fee	\$ 29,320(*)	

(\*) All fees are to be considered not-to-exceed without prior approval by the Town.

**Project Schedule**

We understand that the Town would like to expedite the construction and completion of this project. To this end, we are prepared to complete construction ready documents in an expeditious manner, with a delivery date to be confirmed with you and your staff.

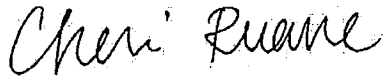
Please contact our office with any questions pertaining to this letter proposal. We are available to

October 29, 2013

Page 5

commence work immediately upon your direction. Thank you for the opportunity to be of service to the Town of Hamilton on this important project.

Yours very truly,  
WESTON & SAMPSON



Cheri Ruane, RLA  
Practice Leader

Z:\MA-Boston-Projects\Hamilton MA\Public Safety Bldg Fire Engine Display\Contract\October 23, 2013 Letter Proposal.docx



# TOWN OF HAMILTON

---

## COMMUNITY PRESERVATION COMMITTEE

June 29, 2015

Dear Chief Stevens and the Hamilton Fire Department,

The members of the Community Preservation Committee appreciate the service of the Fire Department and its volunteer firefighters over the years. The Department plays an important role in the safety and wellbeing of the residents of our town.

In 2007, the CPC and Town Meeting voted to appropriate \$35,000 to construct a building for the Department's 1916 Model T Chemical Truck. Now in 2015 the CPC is reviewing our open project accounts and closing those that have not been utilized for two or more years. Because the funds in the Model T account have not been used, the CPC decided to close it at our June 11<sup>th</sup> meeting. However, we strongly encourage the Fire Department to reapply for CPA funds whenever plans are renewed to complete the project. The CPC would be very interested to consider a project that both preserves an important artifact and honors the Fire Department's legacy of service to the town.

Sincerely yours,

The Community Preservation Committee



P.O. Box 429  
577 Bay Road  
Hamilton, MA 01936

Phone (978) 468-5516  
Fax (978) 468-2682  
Website [www.hamiltonma.gov](http://www.hamiltonma.gov)

---



Town of Hamilton  
Community Preservation Committee  
PO Box 429, 577 Bay Road  
Hamilton, MA 01936

**MEMORANDUM**

TO: Brian Connolly, Finance Director  
FROM: Rachel Meketon, Community Projects Coordinator  
CC: Dyan Katz, Asst. Town Accountant  
DATE: June 29, 2015  
RE: Close Project Accounts

At the June 11, 2015 meeting of the Community Preservation Committee, the members voted to close four project accounts either because the projects had been completed or because they had not begun and several years had passed since the original appropriation. The projects are listed below. Please close the project accounts and move the funds into reserves for the appropriate project categories. These happen to all be "historic preservation".

<b>Account</b>	<b>Project</b>	<b>Amount</b>
25600 520024 12115	Historical Society Pictorial Collection	\$193.49
25600 520024 12208	Model T Building	\$35,000.00
25600 520024 12314	Patton Park Liberty Road Markers	\$925.00
25600 520024 12214	Senior Center Kitchen	\$3,145.35