



2025 JUL 22 AM 9:28

Pursuant to the Open Meeting Law, MGL Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Select Board members, a meeting of the Hamilton Select Board was posted for May 13, 2025 at 6:45pm. This meeting was held via zoom only.

The Select Board functions as the Chief Executive body of the Town. Its five members are elected to three-year terms with one or two seats up for election each year. The Board acts as the chief policy making body of the Town and directly supervises the activities of the Town Manager. The Select Board typically meets the first and third Monday evening at 7:00 p.m.  
Select Board: Bill Wilson (2026); William Olson (2027); Rosemary Kennedy (2027); Ben Galuza (2028); Thomas Myers (2028);

**Call to order:** B.Wilson called the meeting to order at 6:45pm. Present: B.Wilson, Vice Chair; R.Kennedy, Clerk; W. Olson, T.Myers, B.Galuza. Also present: Joe Domelowicz, Town Manager, and others as noted.

• **Discussion of status of development agreement and possible zoning options relating to Gordon Conwell Theological Seminary with Attorney Jonathan Witten – *Votes may be taken***

Attorney Witten spoke to the Board regarding the status of the Gordon Conwell development agreement. He noted that there is not a new draft, and suggested to the Board that they wait for the overlay district to be completed by the Planning Board so that the documents could be synchronized. He explained the overlay district is a zoning district that the planning board is working on, would serve as a belt and suspender approach for the campus. The development agreement would be contractual between the seminary and the Town of Hamilton and contract would allow the Select Board to negotiate items not included in a zoning bylaw. It gives the town an opportunity to negotiate items the Planning Board, through a special permit, wouldn't be able to require and allow the town to gain public benefits the planning board would not be able to through the overlay district. It is necessary to have both the overlay district and the development agreement in place and working together.

R.Kennedy noted there is still a lot of work to do to determine what the Seminary is willing to give to the Town in return for being able to sell the apartments for a substantial amount of money. She noted that the Seminary has reneged on pilot payments in the past and it is important to make sure the agreement is airtight and benefits the Town.

J.Domelowicz explained the goal is to bring both documents to a Town Meeting where everyone can see the overlay district and how the development agreement covers the Town in addition. It has been challenging progress bringing these items to conclusion.

Meirwyn Walters, representing the Seminary, spoke regarding the timing of the overlay district, and noted it should be going back to the Planning Board for their review mid-week the following week.

Chair Olson clarified this would hopefully be ready for a fall town meeting vote.

J.Witten stated any issues regarding Dover Amendment would need to be negotiated through the development agreement and not through the overlay district.

There was brief additional discussion regarding the importance of keeping the timeline moving forward.

• **Review Draft Warrant, date, time & calendar for Special Town Meeting scheduled on June 7, 2025 at 10 a.m. – *Votes may be taken***

J.Domelowicz noted the two items on the warrant - the vote on the consolidated elementary school, and the Cutler lease agreement. Chair Olson stated the Board received an extensive amount of feedback about the difficulty of attending a Town Meeting on Saturday, June 7, as there are far too many competing events scheduled for that day. He asked the Board for their current thinking on the date of the meeting, and he recommended Monday, June 7 as the alternative.

T.Myers noted the Town Clerk looked at the demographics of who attended town meetings in the past, and there was no significant difference between weekend mornings to weekday evening meetings. His preference is for June 9 as the best compromise.

B.Galuza concurred regarding the concerns raised about the date, and questioned what the COA can do to assist those who may need it. J.Domelowicz noted the COA can assist with van rides for people who may need it.

B.Wilson said he was initially vocal about keeping the meeting on Saturday, but after reviewing the comments and the data on attendance at town meetings, he believes maximizing attendance requires moving it to a Monday, June 9 date.

R.Kennedy asked when is a vote a vote, opining that the date was already agreed to and she is unsettled about the Board changing their minds. She believes all of their efforts go towards accommodating parents, and not thinking about other demographics. She

believes that they need to think about needs for everyone, but it is clear that the Board has changed its mind, and given that, she wants the meeting to start earlier than 6:30.

Town Moderator Bill Bowler stated he has not noticed a difference in the discussions at a weekend as opposed to a weekday meeting.

R.Kennedy made a motion to start the Special Town Meeting at 6:00PM, but the motion was not seconded.

**Vote:** *The Board voted unanimously by roll call to move the date of the Special Town Meeting to June 9 at 6:30PM.*

There was brief discussion regarding the timeline up to the Special Town Meeting.

**Adjournment Vote:** *The Select Board voted unanimously by roll call to adjourn the meeting at approximately 7:30PM.*

*Meeting Packet Enclosures:*

- Draft Memorandum of Agreement between the Town of Hamilton and Gordon Conwell Theological Seminary
- Draft Brown's Hill Overlay District
- Draft Warrant for Special Town Meeting

*Respectfully submitted by D. Pierotti, Recording Secretary, 5/17/25.*

*The minutes were prepared from video.*

Respectfully submitted as approved at 6/2/25 meeting.

Rosemary Kennedy  
Rosemary Kennedy, Clerk