



**Town of Hamilton Planning Board
PO Box 429, 577 Bay Road
Hamilton, MA 01936
978-468-5584**

Draft Minutes

January 15, 2013

Welcome – Chairman P. Clark opened the meeting at 7:30 PM. Planning Board members Brian Stein and Rick Mitchell were present. Chairman Clark noted that there was not a quorum for the evening. Kristine Cheetham, Planning Coordinator, was present.

Preliminary Form A – 641 Bay Road: Aquilla Farm Subdivision

Attorney Jim Kroesser presented a preliminary plan to further subdivide the property at 641 Bay Road. In 1997 the Planning Board approved a three lot subdivision for the property with a condition that it could be further subdivided into no more than six lots. The new proposal will be for six lots. The applicant stated that this plan reflects the original vision of the owner. The applicant noted that the new lots are consistent with other developments in the neighborhood. The zoning for the property is R-1A. Each lot well exceeds the requirements for acreage. Only one lot, lot 5, needed to confirm that it met the 125' frontage requirement.

The members of the Board asked about the status of trails and easements on the property. The applicant confirmed that there would be access along the roadway and then directly towards the Miles River at the rear of the property for horse paths/trails. The access and roadway would be maintained by a homeowners association.

The Board also asked about the status of the land that was registered as chapter land for agricultural reasons. The applicant noted that roughly 2/3 of the land is listed under either Chapter 61 or 61A. This matter will be resolved with the Board of Assessors.

The Board thanked the applicant for the opportunity to review the preliminary plans.

Senior Housing Bylaw Discussion

K. Cheetham asked the Board if they wished to sponsor an article to either delete the “sunset clause” in its entirety or to add another time limit for the senior housing bylaw. After a brief discussion about the history of the sunset clause, the Board agreed that they would sponsor an article that would delete the sunset clause in its entirety.

Jim Farnam, a resident, asked the Planning Board if any projects were built since the bylaw was passed. The Board explained that there was one project that did not come to fruition for a variety of reasons. Mr. Farnam expressed his interest in seeing a senior housing development in the community but felt that the bylaws were not written to encourage development.

Issues to review for the **Senior Housing Bylaw**

1. Density

- Do the current density incentives and bonuses work?
- Is the overall density for town (total of 100 units) needed?
- Is the process of reading the matrix confusing for developers / Board?

2. Open Space Requirements

- The open space requirements are very restrictive. (What is the purpose for having public/non-profit ownership requirement for open space?)
- Does the bylaw require another permit process? (The bylaw is confusing regarding compliance with OSFPD)

3. Overlap with Bylaw

Revisit sections such as parking, signs, lighting, dimensional requirements, etc. that mirror the rest of the bylaw. All aspects of the bylaw apply – without restating it.

4. Planning Board Rules and Regulations

Planning Board Rules and Regulations for Special Permit administration should not be listed in the bylaw. If a change is needed for these (site specific issues), it requires town meeting approval. All committees are to establish operating rules and regulations for permit procedures that are not a part of the zoning bylaw.

5. Location Restriction

Is the restriction for a minimum distance between projects needed? How does this impact one or two smaller projects in the downtown area?

6. Annual Reporting

What is the intent of having annual reporting? Does the Board anticipate that the Building Inspector would issue some sort of fee if the report is not submitted, or if there are younger persons living in the development? What capacity does the town expect for administration and enforcement?

In sum, the Board members agreed to each review a section of the Senior Housing Bylaw and submit recommendations to the Board for the next meeting.

Adjourn

P. Clark adjourned the meeting at 9 PM.