



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

MINUTES

SEPTEMBER 3, 2013

Welcome – At 7:35 PM Chairman Ed Howard opened the Planning Board meeting. Members Peter Clark, Rob McKean, Claudia Woods, Brian Stein and Jeffrey Melick were in attendance. Rick Mitchell was absent. Planning Coordinator, Kristine Cheetham was also present.

Approval Not Required Plans

1. 28 & 48 Meyer Road and 203 Cutler – Applicant proposes to subdivide the existing three lots into five lots. (Assessors Map 30, Lots 9, 10, and 11).

Bob Griffin, Griffin Engineering, presented the plans for an ANR at 28, 38 Meyer Road and 203 Cutler Road. He explained that the applicant intended to subdivide his land from three parcels to five buildable lots. He also noted that each of the new lots has the correct acreage for the zoning district of RA and a buildable circle to meet zoning standards. One parcel on the plan will remain unbuildable due to lack of frontage, access, and the presence of wetlands.

C. Woods asked about the need for a set back from the MBTA. Mr. Griffin explained that the land or buffer for the MBTA has been established.

R. McKean asked about the status of the wetlands on the plan. Mr. Griffin explained that the wetlands markers on the plan were completed by his engineering firm this year.

A few members of the Board discussed the status of Cutler Road. They noted that it is listed as scenic and has stone walls on the plans. C. Woods also asked if it were possible to eliminate the curb cut on Cutler Road and instead have a driveway connecting the two

lots back onto Meyer Road. B. Stein noted that the stone wall had several breaks in it already that could be used as access points for the new lot.

ACTION: E. Howard recused himself from the vote. B. Stein made a motion to approve the ANR. J. Melick seconded the vote. All voted in favor. C. Woods abstained from the vote.

2. 315 Sagamore Street – Applicant proposes to create two equal parcels of land, 2,465 Sq. Ft., and to swap the ownership of the parcels between Lots 1B and 3B. (Assessors Map 34, Lots 5 & 8).

Dan Bowen, owner and engineer, presented the ANR for 315 Sagamore Street. He explained his request to swap two equal parcels of land between Lots 1 Band 3B at 315 Sagamore Street. He stated that the intent of the swap was to allow solar exposure on one lot for the construction of a net zero home. The current location of a band of trees is prohibiting the placement of solar panels.

A few members of the Board questioned the existence of the fire access lane on the larger parcel and the location of the dedicated trail system.

The applicant noted that this was a simple land swap for an ANR approval.

Planning Coordinator informed the Board that all previous decisions, such as those associated with a Common Shared Driveway Permit, remain in effect.

Planning Coordinator also recommended that the Board waive the ANR fee of \$250 as no new lots were being created. She recommended that the applicant submit a \$25 administrative fee with the application.

ACTION: B. Stein recused himself from the vote. C. Woods made a motion to accept the ANR and the administrative fee. P. Clark seconded. All voted in favor.

Public Hearing

227 Willow Street Overlay District Special Permit – Chairman E. Howard read the Public Hearing notice to open the presentation of the application for a Special Permit at 227 Willow Street under the Willow Street Overlay District bylaw.

Owner, Mike Pallazola, architect Ray Guertin, and engineer Larry Graham made the presentation for the project.

Larry Graham began the presentation with the engineering information on the site plans. He reviewed the existing conditions of the whole site, including the recently renovated commercial

building, the current drainage, the existing house and parking lot plan. He then provided information on the new site plan.

The new building has a footprint of 5,500 sq. ft. with a garage level, two stories for commercial development and one story for a residence on the top floor. He explained that the new building would have a septic system installed in the Northwest corner of the property and demonstrated the leaching field plans on the Septic Plan. Mr. Graham also discussed the drainage for surface water for the site. There will be three catch basins located on the site each designed to capture surface water and infiltrate the water underground. The infiltration areas are noted on the site plan. A drainage calculation report was submitted to the Board at the meeting.

The parking lot for the whole site is proposing a total of 47 spaces, 5 of which are located in the garage. The circulation for the site will be two way. The applicant presented a second curb cut near the entrance of the new building that is shown as a one-way out on the plan.

The Chair entertained questions from the Board and the audience relative to the engineering report.

The Board questioned the total parking calculation, the circulation and the need for the second curb cut into the property. The applicant noted that the 47 spaces do not fully meet the bylaw requirement of 1 space per 300 Sq. Ft. of commercial space, which would be 65 spaces at this site. P. Clark requested additional information relative to the potential for a waiver from the parking requirement. Paul Rellard and Roy Wallan, neighbors in the area, made comments about the streetscape, landscaping, and a request to close the extra curbcut on the property. They noted that the front of the property is currently landscaped as is the abutting commercial property at 203-205 Willow.

The Board had questions about the infiltration system adjacent to the MBTA. The engineer explained that the system is designed to capture the water and for it to be disbursed underground so that it would not have any impact or flow off site; such as towards the MBTA or the abutting business.

The abutter, Mr. Gourdeau, requested a copy of the drainage report and asked how the Planning Board intended to review or certify the report. The Board members noted that they have hired the project's engineer, Larry Graham, in the past as a peer reviewer. The report will be reviewed in town by the DPW Director.

Ray Guertin, the architect, then reviewed his plans for the building design and floor layouts. He noted that the building would be fully handicap accessible with an elevator. There are two fire access points. He explained the exterior architectural features that were added to reduce the impact of the large building. Some of the features such as the columns are intended to blend with the other commercial building on the site. The landscape plan includes street trees and foundation plantings.

The plans for lighting on the building were discussed. The Board asked for cut sheets of the lights to be used. The community was concerned that the building would be lit up at night. The owner, who also owns lighting company, stated that the lights would be dark sky compliant and tasteful. He intends to install street lamps along the parking lot.

The Board discussed the height of the building. The current bylaws allow for 35' in height. This building is proposing a total height of 45'. The adjacent commercial building at 203-205 Willow Street does not exceed the height requirement in the bylaw. The Board noted that they do have the authority to waive this requirement and it was specifically noted in the special permit by-law. However, many on the Board and from the community felt that the scale of the building was too dramatic from the viewpoint of the adjacent Hansbury site. The vertical elements on the building, intended to soften the mass of the building, had a reverse impact and made it seem too tall. Several members did not feel that the architectural features blended enough with the neighborhood. The Board asked if the garage was needed or if it could be "sunk" into the ground to reduce the overall height of building. The applicant responded that the garage was intended to provide storage for the residential unit and was needed. He also stated that the soil capacity was not sufficient for a sub-level garage.

The Board asked about what types of businesses might be located in the building. The owner stated that he did not envision retail type businesses in the front building.

P. Clark then requested that the Planning Coordinator secure all comments from other Boards and Committees prior to a decision. She noted that she had received two prior to this meeting. The drainage report would be submitted to the Public Works Director. He also asked about drafting a decision with conditions for the permit.

ACTION: E. Howard asked for a motion to continue the public hearing until the next meeting of the Planning Board, Sept. 17, 2013. R. McKean seconded. All voted in favor.

New/Old Business

1. Zoning Discussion: Selectman Marc Johnson met to introduce a few concepts that he hoped to present at the all land use board meeting the following night. His introduction noted that the current pace of revenue growth does not meet the pace of the expense rate. He is concerned that the gap will only widen between these two numbers if the community does not plan for economic development. He mentioned that there are some properties that may come into play for development but that the current bylaws for creative housing development may need to be revisited. He used the redevelopment of Patton Estate as an example. The Patton Committee is researching the concept of developing up to 12 homes on the estate and ways to permit it with the OSFPD bylaw. He asked if the Planning Board would consider amending the density ratio and the open space designations.

P. Clark noted that the designation of the open space for this type of project was a very important component of the OSFPD special permit.

Approval of Minutes – E. Howard asked for a motion to approve the minutes of the three previous meetings: 6/18/13, 7/2/13, and 8/6/13. P. Clark seconded. All voted in favor.

Adjourn – At 10:20 PM E. Howard asked for a motion to adjourn. R.McKean seconded the motion. All voted in favor.