

HAMILTON PLANNING BOARD
MINUTES OF MEETING
December 1, 2015

Members Present: Peter Clark, Ed Howard, Jeff Melick, Rick Mitchell, Brian Stein,
and Claudia Woods

Associate Members Present: Bill Olson and Richard Boroff

Planning Director: Patrick Reffett

This meeting was called to order at 7:00 p.m.

Canter Brook Senior Housing Special Permit 354 Highland St.

Jill Mann was present to discuss how to proceed with the project proposal. Topics to be considered were landscaping, stormwater management, local preference, lighting, density, siting of buildings, as well as the redesign of the driveway locations and garages.

Jill Mann presented the landscape plan and noted that Patrick Reffett had indicated that he didn't want to see a wall of arborvitae so a mix of deciduous and evergreen plants were proposed along with a split rail fence. Rain gardens were improved by Mr. Snyder, the landscape architect. A 25' landscaped grassy area was proposed between the buildings. Jeff Melick noted the shade trees were specified at 2-2.5" caliper which he believed would be too small. Jill Mann said a 3.5 - 5" caliper tree would be acceptable for the applicant.

Patrick Reffett said the ornamental trees would grow slowly and noted that ornamental plants were grown for interest and it was typical to use shade trees where mass was needed. Patrick Reffett recommended 2 to 2.5" caliper for the ornamental trees but to upsize shade trees and conifer plants to 12-15' tall. Mr. Reffett said he believed the applicant had proposed great selections of plant material for the local types of soils and climate. Evergreen and deciduous shrubs should be of a 3 gallon size while grasses and groundcovers were acceptable at a 1 gallon size according to Mr. Reffett.

Patrick Reffett said he thought the amount of plant material should be increased. Jeff Melick asked Patrick Reffett to review the landscape plan in consideration of those who would eventually buy the units and for those who drive by it. Peter Clark suggested reviewing the view from the wetlands for the neighbors behind those wetlands to screen the buildings. Jill Mann said the view was already blocked by dense foliage.

According to Jill Mann, Stormwater Management was discussed previously with Mr. Forbes, and Mr. Redford.

Local Preference for town residents for affordable and market rate units were discussed by Jill Mann. Jeff Melick requested a comparison between the Patton document and the Canterbrook document. Jill Mann noted the changes. Claudia Woods stated that not

everyone read the newspaper and wondered in what other ways the project could be advertised and suggested using terminology to include using three media outlets. Ms Mann said LIP offered limited preference for local preference and she would find out more by the next meeting. Patrick Reffett wanted the DHDC approvals to be the responsibility of the developer and not the Town. Ms Mann said the developer would also be responsible for the Conservation Restriction approval by the State as another condition.

According to Jill Mann, Peter Ogren had previously supplied a letter of approval for the lighting plan. Jeff Melick asked if the 17' high lights were white or amber color. Rick Mitchel suggested using the 3000 series light which was the warmest color light. Bob Forbes said the entrance lights were originally concentrated but the current plan had light which was more evenly distributed. In response to Claudia Woods' question as to whether one would be looking up at the lights, Bob Forbes said the lights were over 500' from Asbury St. and were screened by trees and the buildings. Bob Forbes said the plan included a dimmer switch.

Site Plan and issues relative to the garages were discussed. Jill Mann explained that due to the broadening of the roadway and the inability to relocate the driveways and garage locations, the applicant was proposing to alter the front doors and garage doors which would have a variant of colors and styles. Jill Mann said the color pallet would be light toned grays and yellows. Rick Mitchell wanted to see the colors of siding, doors, and garage doors. Jill Mann said the applicant would provide color pallets and garage door samples.

Richard Hayes was concerned about the views of the project from Bradford St. Peter Britton was concerned about the flipping of ownership, but Jeff Melick said the conditions would articulate the requirements of the plans. Peter Clark wanted a site supervisor that the town could retain to produce a good product rather than rely on Patrick Reffett or the Building Inspector.

With respect to the next public hearing for Canter Brook, Patrick Reffett suggested it would be useful to vote on each topic individually and then start on the decision itself. Motion made by Jeff Melick to continue the public hearing until December 15, 2015 at 7:00 pm.

Seconded by Claudia Woods

Vote: Unanimous in favor to continue

587 Bay Road Site Plan Review Recommendation to the ZBA for the Extension or Alteration of Non Conforming Use.

Patrick Reffett had submitted a letter for Board approval, which would be sent to the ZBA regarding the proposal.

Motion to approve the letter as drafted with the exception of adding the word "fit" made by Jeff Melick

Seconded: Brian Stein

Vote: Unanimous in favor to approve

Abbreviated Site Plan Review 16 Bay Road

Patrick Reffett had drafted a letter to the ZBA for the Planning Board recommendation.
Rick Mitchell made motion to approve the letter of recommendation

Seconded: Brian Stein

Peter Clark wanted citations regarding date and plan set of the application to be included in the letter.

Vote: Unanimous in favor to approve

Planning Board Print Materials

Jeff Melick thought a budget might be considered to supply hard copies of documents.
Brian Stein said if anyone needed a hard copy of a document, they could come to Town Hall.

By-Law Discussion

Jeff Melick said the Board should read through the document before the All Boards Meeting on December 17th. Mr. Melick and Rick Mitchell both agreed that the document was not more organized or user friendly and that changes were more substantive rather than format changes. Mr. Melick said he had asked the vendor to omit the substantive changes and reformat the document. The second draft would be due on the 7th. Patrick Reffett said a stakeholders meeting would be held on January 7th to assist in the review process.

Minutes

10/20/15 Jeff Melick made motion to approve the minutes as amended

Claudia Woods seconded

Vote: Unanimous in favor to approve

11/3/15 Jeff Melick made motion to approve the minutes as amended

Claudia Woods seconded

Vote: Unanimous in favor to approve

11/17/15 Jeff Melick made motion to approve the minutes as amended

Claudia Woods seconded

Vote: Unanimous in favor to approve

The Planning Board Schedule was set for 2016 choosing the first and third Tuesday of each month.

Patrick Reffett wanted to post the meetings but noted they could be amended

Jeff Melick moved to approve the schedule

Claudia Woods seconded

Ed Howard stated the schedule was not fixed in stone

Jeff Melick amended the motion to state it was subject to change

Vote: Unanimous in favor to approve

Rick Mitchell made motion to adjourn

Brian Stein seconded

Vote: Unanimous in favor to adjourn at 9:15 pm.

Prepared by:

Attest

Date

Marcie Ricker