

Hamilton Open Space Committee

Minutes - August 31, 2016

Hamilton Wenham Regional Library (6:30pm - 8:00pm)

Present: Nancy Baker, Gretel Clark, Anne Gero, Jackie Hodge, Rosemary Kennedy, Emer McWilletts, Zachary Peters, Richard Boroff, Peter Britton, Peter Clark, Susanna Colloredo

- **Designated Scenic Roads** - Scenic Roads Act, M.G.L. Ch. 40, Sec. 15C - Discussion about accurate list of roads by Planning Board and Conservation Commission. Based on:

Hamilton Reconnaissance Report, Essex County Landscape Inventory, Massachusetts Heritage Landscape Inventory Program, Massachusetts Department of Conservation and Recreation, and Essex National Heritage Commission, May 2005; and Town of Hamilton 2016 COMMUNITY PRESERVATION PLAN Hamilton Community Preservation (page 9, footnote 22)

The Committee unanimously agreed there are 12 Hamilton scenic roads: **Asbury, Bridge, Gardner, Goodhue, Highland, Moulton, Sagamore and Winthrop Streets; and Chebacco, Cutler, Miles River and Walnut Roads.**

Decision to communicate via letter to Planning Board (via planner) and Conservation Commission (via coordinator) to insure these roads are duly noted and kept on public file and town records.

It was also noted the Scenic roads are not shown on zoning map.

Also briefly discussed:

- Scope of M.G.L. Ch. 40, Sec. 15C (Scenic road designations; improvements; fines) and how it may be interpreted. Specific questions on Asbury Street and Cutler Road rock wall destruction/rebuild. A letter will be sent from the committee to the Planning Board and Conservation Commission to alert them/review the situation.
- Hamilton scenic road by law (allowances, limits and possible expansion). More research required. Discussion will continue to research/compare other town by-laws (Harvard & Acton, MA), and possible action to propose expanded Hamilton by-law.
- Nancy Baker suggested considering 4 action items from the Hamilton Reconnaissance Report (attached).

- **Status of the open space delineation and proposed parking lot at the Patton Homestead**

-Lengthy discussion of topic. Zach Peters' draft letter on open space delineation, further evaluation and need for a CP Berry as-built plan for Patton Ridge was discussed. (Noted town warrant article error on Essex South District Registry of Deeds Plan book number.)

-Noted no CR has been submitted yet.

-Discussion of CP Berry July 9 survey plan to Planning Board was reviewed. Concerns on placement of portions of drainage area and possible open space encroachment (maintenance, septic plan, dimensions of 2nd septic plan, storm water). Comment about low impact development, rain gardens and bio-swales/question on why this is not included. Comment to review the storm water plans; contact Conservation Commission for plans. Concern to verify order of conditions, whether developed as

approved or in additional ways. Committee needs to determine appropriate approach to verify all areas of concern.

-Parking lot- Long discussion about proposed 75 car lot (permanent parking structure), location, is open space involved, where is the open space, why needed/demonstrate need, if this is a premature request. Examples of cars parking on fields mentioned; site soil is fine sandy loam with underlying gravel – type A soil suitable for parking cars. Maximum building occupancy is 50 persons/29 car parking.

Question on whether any standard parking study has been done by petitioners.

Concern about work commenced by town of Hamilton to demolish/move rock wall and begin to create road.

The Planning Board agreed at last meeting to hold off any approval of parking lot request until more information can be gathered by this committee.

Gretel Clark recommended this committee send a letter to the PB advising them not to proceed considering parking until all these matters are reviewed.

Open Space on the site –

-All agreed there should be a comprehensive analysis and plan for open space on the whole site, and likely additional open space designations and restrictions. This should include Greenbelt Riverwalk access, connecting open space with trails; old Patton Well (parking) connecting two sides of the road; travel by path; preventing 'dormant open space' on the site.

Agreement the committee should 1) determine if there is any open space encroachment and 2) develop a comprehensive delineated plan to recommend to Town. How - Discussed unclear or missing information and methods to determine using applicable maps, plans, permits available to re-confirm facts by retracing chronology of facts/approvals. A site walk guided by Peter Britton on 9/8 will review circulation/connectivity possibilities and coordinating with ECTA efforts to extend/connect trails/paths (including easements). Goal is to optimize the open space on this parcel and prevent hurried or unfortunate actions which will unintentionally limit public use and enjoyment.

- **Next Meeting September 8, 2016 (Patton Homestead site walk with Peter Britton - 8:30am)**

Prepared by J. Hodge