

HAMILTON PLANNING BOARD
MINUTES OF MEETING
July 19, 2016

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

Associate Members Present: Richard Boroff, Bill Olson

Planning Director: Patrick Reffett

Others Present: Bill Redford, Stacy Verge, Bill Shields, Tom Ford, Mark Bobrowski.

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

Abbreviated Site Plan Review for Patton Park Bleachers and Dugout Construction

Sean Timmons said the plan was to replace the bleachers with two new sets of bleachers. The proposed bleachers were 15' long with a height of 8' at the back. The bleachers were proposed to be constructed where people sit at the current time in their chairs. The bleachers were paid for by CPA funds and would be set on concrete slabs, according to Mr. Timmons.

John Cursolada, President of HW Little League spoke regarding the project. Mr. Cursolada said the dugouts were the same as in Wenham with a size of 10' x 20' on concrete slabs with an interior which had benches affixed to the ground. Mr. Cursolada said the previous dugouts were chain links fence which were open to the elements and noted that the proposed dugouts were safer than chain link and kept the kids out of the sun and rain. Mr. Cursolada said the proposed dugouts were esthetically fitting with the park and were a gift from Little League to the Town. Patrick Reffett introduced the memo from Bill Redford which he read indicating that the DPW was supportive of the proposal.

Jeff Melick said the Planning Board's responsibility was to make a recommendation to the ZBA.

Jeff Melick made motion to write a letter of recommendation to the ZBA to approve the application.

Brian Stein seconded.

Vote: Unanimous to approve.

Approval Not Required 175 Woodland Mead

Patrick Reffett reviewed the project wherein two neighbors, the Nikkas and the Murphys were exchanging 592 sf of land in a property line change. Patrick Reffett recommended approval as all necessary elements of an ANR were met.

Rick Mitchell made motion to approve the plan as submitted.

Brian Stein seconded.

Vote: Unanimous to approve.

Berrywood Lane

Patrick Reffett gave an update about the residents interested in seeing their roadway, which was private, become a public way. Mr. Reffett said the applicants had made several attempts to get the process going with the majority of property owners in support of the proposal. Mr. Reffett said the applicants were looking for town acceptance and said the road was originally designed with the intent to be an accepted roadway. Mr. Reffett recalled that numerous developers had been involved with the construction and that none had made the necessary filings to have it approved by the Town for acceptance. Mr. Reffett referred to a memo from Bill Redford regarding the street acceptance process and where this proposal was currently situated in the process. Mr. Reffett noted that the proposal would go to Town Meeting for approval after the Planning Board reviewed the roadway in comparison to roadway standards in place at the time of construction.

Bill Redford said he had reviewed the as-built and bounds and found the cul de sac might have been skewed a bit but the adjoining Berry Circle followed the same pattern. Mr. Redford said the roadway was severally eroded and would need a total reclamation of the surface. Mr. Redford said estimates would not be calculated until the Planning Board decided whether or not to move forward.

Stacy Verge said that 14 of 15 abutters were in agreement about the Town acceptance of the roadway as a public way, with a homeowner who rented the property at the end of the street being the last abutter and added that the landlord could not be contacted. Ms. Verge said the request had been in process for two years. Patrick Reffett said the next step was to have findings which described the good, bad and ugly of the roadway which would allow the DPW to give a cost estimate of the roadway.

Longmeadow Way

Brian Stein recused himself from the discussion.

Andrew DeFranza discussed Lots 1, 3, and 5 Longmeadow Way which were properties considered in the proposal for 108 affordable units. According to Mr. DeFranza, the Project Eligibility Letter had been held off for filing. Mr. DeFranza said he had flagged the wetlands and perc tested the site. Mr. DeFranza said the total of 108 units would include the three phases. The new version would knock down the existing house and barn with 28 units being built with a 60 unit senior building being proposed as part of the 3rd or 4th phase. Three septic systems would be built per each phase according to Mr. DeFranza who also noted that there were five acres in the rear of the property which were wet. Mr. DeFranza completed his presentation by stating that he was waiting to hear about other sites in town before filing.

Rick Mitchell asked about the plans and offered that the Town was to provide direction and then wondered what the town was to provide to Mr. DeFranza. Andrew DeFranza said groups had suggested other sites and he was waiting to hear if the Town would prefer other sites. Mr. DeFranza was looking for a robust evaluation of political will. Mr. Mitchell asked who would provide direction to which Mr. DeFranza said that the AHT would be where the germination would occur with the Board of Selectmen and Planning Board offering their opinion also. The Fire and Police were more design issues rather than politics according to Mr. DeFranza. Mr.

DeFranza said he was willing to wait to have a chance to do something that everyone would support. Mr. DeFranza said he would hold off until October to file the Project Eligibility Letter (PEL). Rick Mitchell said doing nothing was not an option and Mr. DeFranza said he was not going to go away.

Peter Clark recalled walking the site in past years and finding standing water and wondered if the septic would be comprised of mounded systems. Mr. DeFranza said the test pits indicated that standing water was located between 66” at the back of the property to 96” elsewhere.

Ed Howard said he understood that when development took place in Hamilton, the first thing one would do in land development would be to find the short comings of the property. Mr. Howard asked for the results of the perc testing of the site. Andrew DeFranza said the site had been perc tested and handed the Board the results.

Andrew DeFranza said from a design standpoint there were many easements on the parcels including the road. The easement of 1 onto 3 Longmeadow would require further discussion with the neighbors of Longmeadow. Peter Clark wondered about the access off of Bay Road which was a paper street (Longmeadow Way) and asked if there was enough land for a 24’ road. Mr. DeFranza replied yes.

Andrew DeFranza said he would do all three options until the town gave him other options because until the Town gave another option, the only option Harborlight had was Longmeadow. Jeff Melick said Harborlight’s goal was to create a great location for kids to grow up in and his concern was that Longmeadow would be known as “the project” due to its size. Mr. Melick worried about the children and wondered how to avoid the problem with kids living in a project in a town like Hamilton. Mr. DeFranza said the term project referred to low income concentration but this would be income tiered because traditional low income was not 60K per year, but 30K per year. Mr. DeFranza said he was worried about how people would treat the people who live there but that was a challenge we have as humans. Mr. DeFranza said it was an argument that could be made if all the units were constructed on Longmeadow. Mr. Melick said if other places in town could not be found, the practical aspect of the project should be considered if phase two and three were to be constructed, it would be problematic.

Peter Clark asked about the phasing and compared cottage zoning plans with the potential to help empty nester with what Mr. DeFranza had. Mr. DeFranza said when he submits a PEL to the state, the state would ask if there had been any family housing in town. He would submit a family phase with the senior phase as part of the larger plan as two phases would be likely successful. Mr. DeFranza said the state has about 26 funded projects for 90 applications per year.

Zoning By-Law Rewrite

Version 10 was sent around by Patrick Reffett. Mark Bobrowski said he was happy to come for several afternoons to review the changes. No more than two or three meetings would be required. Mr. Bobrowski was most concerned with the definitions to standardize the terminology. Jeff Melick wanted to move forward with cottage housing and one of the Planning Board goals was to develop the town.

Jeff Melick talked about the goal. Patrick Reffett said Concord had a development of 3.5 acres with 13 units as a yard-stick for density level comparison purposes. Rick Mitchell wanted to have a specificity of units per acre. Mark Bobrowski thought cottage zoning would be for 3-5 acres while flexible zoning would be a larger development. Tom Ford said as a septic town, the 10,000 or 12,500 lot would be the smallest one could get with a septic system. Buyers would want an individual home and it should look like a downtown neighborhood, according to Mr. Ford but the public open space was useless compared to a credit that would more likely be of public interest. Human scale architectural design was more important than cottage zoning according to Mr. Ford who explained that by creating a pocket neighborhood for a discreet populace with 3 bedrooms for a family would become a downtown neighborhood "exported."

Jeff Melick wanted to try to preserve the scenic drives with fields and woods with parcels of 20 to 30 acres with cookie cutter or cottage zoning by placing houses to the back and fields to the front but according to Tom Ford that wouldn't work. Mark Bobrowski said that was what the proposed Zoning By-Law would provide. Richard Boroff said cottage zoning was similar to Asbury Grove. Mark Bobrowski said cottage and flexible zoning would replace OSFPD. Mark Bobrowski discussed medical marijuana zoning.

Board Elections

Rick Mitchell made motion to appoint Jeff Melick as chairman for the coming year.

Brian Stein seconded.

Vote: Unanimous to approve.

Rick Mitchell made motion to appoint Brian Stein as Clerk.

Seconded by Peter Clark.

Vote: Unanimous to approve.

Board Business

CPC had not met in July according to Ed Howard. Mr. Howard said Essex tests the water at Chebacco Lake once a week but Hamilton doesn't test at all. Mr. Howard wanted a discussion about the potential to fund a study about Chebacco Lake.

Patrick Reffett said the AHT would meet on Thursday night with a lengthy agenda. Mr. Reffett said the Board of Selectmen wanted to have an understanding of other boards' policies that might be in use so everyone could be aware of them all or, possibly be made part of Town By-Laws. Mr. Reffett said the Board of the Selectmen were now aware of the 40 B policy but wanted to ask board members if there were any other policies. Peter Clark recalled that the 40B policy was presented to the Board of Selectmen but the policy was pushed back to the Planning Board.

Minutes

Jeff Melick made motion to approve the minutes for June 21, 2016 with minor changes made by Richard Boroff.

Seconded by Brian Stein.

Vote: Unanimous to approve.

Motion to adjourn made by Rick Mitchell.
Seconded by Jeff Melick.
Vote Unanimous to adjourn at 9:27p.m.

Prepared by:

Marcie Ricker

Attest

Date