

HAMILTON PLANNING BOARD
MINUTES OF MEETING
Via Zoom 81901595689
Passcode 267032
Tel # 1 929 205 6099
December 15, 2020

Members Present: Corey Beaulieu, Richard Boroff, Marnie Crouch, Rick Mitchell, Brian Stein (Chair), and Bill Wheaton.
Planning Director: Patrick Reffett
Others present: Aaron Mackey and Robert Clarke of Allen & Major Associates
John Murphy of Summit Real Estate Strategies

This meeting was called to order by Brian Stein at 7:03 p.m. with a quorum established via Zoom.

Roll Call: Marnie Crouch – here, Rick Mitchell – here, Corey Beaulieu – here, Richard Boroff – here, and Brian Stein – here.

ANR REQUEST – 0 Bridge Street/Assessors Map 58, Lot 53 – In accordance with MGL Ch. 41, Sec. 81 the owner/applicant Summit Real Estate Strategies, LLC (60 Summer Street, Manchester, MA), is seeking a Form A/Approval Not Required (ANR) endorsement from the Board regarding said property to modify an existing one-lot ANR. The owner/applicant seeks to re-divide the 0 Bridge Street property which consists of 19.75+/- acres into 9 individual lots. The property is within the R-1B zoning district.

Patrick Reffett introduced Aaron Mackey from Allen & Major Associates. Patrick Reffett reported that he reviewed the Form J paperwork plan and the cost for ANR submission had been provided.

Aaron Mackey introduced Robert Clarke, also from Allen & Major Associates and John Murphy, the applicant, from Summit Real Estate Strategies. Aaron Mackey presented the plan for the applicant for the ANR request to the Board. The plan is to subdivide the existing 19.74-acre parcel into 9 lots. Dimension requirements have been met for the R-1B zone. The wetlands in the center of the parcel were flagged in early November by Goddard Consulting Wetland Scientists.

Discussion

Aaron Mackey reported that the OLIVER MassGIS verified that there were no endangered species in the wetlands area. After conversations with Patrick Reffett, Aaron Mackey also reported that each lot could be reasonably accessed from Bridge Street.

Soil percolation will begin on the first 4 lots on the left side of the proposed plan on January 7-8, 2021. The plan is to keep the septic systems close to the road along Bridge Street. There is an existing roadside swale along Bridge street and the driveways will have culverts under them

for the runoff. The plan is also to have infiltration trenches and drywells around the buildings to meet storm water requirements

Motion made by Marnie Crouch that the ANR request submitted by Summit Real Estate Strategies LLC be approved.

Seconded - Richard Boroff

Roll Call Vote – Marnie Crouch – aye, Richard Boroff – aye, Rick Mitchell – aye, Corey Beaulieu – aye, and Brian Stein – aye.

William Wheaton – abstain.

Brian Stein reported there were 5 ayes and one abstention.

Patrick Reffett said there will be a copy of the mylar on the Selectmen’s table for signatures beginning the following morning.

REVIEW & DISCUSSION OF VARIOUS POTENTIAL CHANGES TO BYLAW LANGUAGE

The Board is reviewing the text of a “Flexible” Residential Zoning Bylaw and considering its application to the Town of Hamilton. The Board is also considering the potential of creating an open space fund to offset density on development parcels. Additionally, the Board may consider the possibility of amending the Senior Housing Bylaw.

Previous to the meeting, Patrick Reffett sent an updated matrix which was originally created by William Wheaton and subsequently edited by Rick Mitchell.

One of the changes the Board agreed to was to change the percentages to fractions of units. The Board also discussed and agreed to having a maximum project cap. Brian Stein suggested having an additional footnote that stated the maximum per development. Members agreed that William Wheaton will add that total developed units are limited to 50 per project. The topic of footnotes with examples of R1A, R1B, and RA units per zones were discussed and Marnie Crouch suggested having those examples in the body of the bylaw versus footnotes for greater understanding and impact. The Senior Housing Bylaw has 1/3-mile distance requirement between developments and Marnie Crouch suggested having 2/3 of a mile particularly if there are 50 units to be put in the text.

Patrick Reffett shared with the Board the Table of Use Regulations in the Bylaw which allows for one single family dwelling per lot within the business district. Marnie Crouch stated that if they were to use the Senior Housing Bylaw as a model the base densities would be as follows, R1A is 3, R1B is 2 and RA is 1. Board members agreed to ask developers to compare this potential Bylaw to the Senior Housing Bylaw and see which one they felt worthy of their time and investment.

The Board agreed to work toward finalizing the Flexible Residential Zoning Bylaw by the next meeting on January 5, 2021 so it could be shared with developers.

Rick Mitchell summarized the following changes to be made to the Bylaw, the maximum density per developable acre will be added to the description in Column G and C, per acre of additional unit will be added to the footnotes, and there will be a project limit of 50 with a maximum of 100 total units developed in town.

William Wheaton agreed to send the changes to Rick Mitchell and Marnie Crouch for their review.

REVIEW AND DISCUSSION OF POSSIBLE ZONING MAP CHANGE- The Board is to conceptually review and discuss the possibility of a zoning map change for property associated with the Winthrop School from R-1A to Business.

The Winthrop School zoning map change has been discussed by the Planning Board and the Board of Selectman for almost 10 years. The 11.97-acre site is currently zoned R1A residential. The Winthrop School property is owned by the town and the land could be recaptured so that it becomes taxable again by becoming part of the business district. The lease for the property is up in 2-3 years and there have been conversations regarding consolidation of the elementary schools. Potential uses for the site could be a mixed-use building at some point given its proximity to the train and other businesses, which seems like a logical extension of the commercial district. The key to the Board's discussion would be future flexibility and options about how the property could be used to best suit the town.

Patrick Reffett explained that rezoning the site for business would still allow the school to be there as long as it was needed. If the zoning change was made, it would allow for a potential opportunity if the school was not needed in the future. Patrick Reffett and Rick Mitchell agreed to draw up a map with the visual representation of exactly what is residentially and commercially zoned in that area so that the Board could discuss further potential uses for the Winthrop School property. Board members agreed that they could make a proposal for the Fall town meeting.

BOARD BUSINESS

Brian Stein told the Board that meeting minutes from November 17, 2020 and December 1, 2020 needed to be approved.

For the November 17, 2020 minutes, Marnie Crouch said that there was a miscalculation which needed to be corrected in reference to the sentence, "Larry Smith noted a payment of \$1 million for affordable housing payments which was 3 times the \$77,000 AMI for Hamilton." The text was changed to read, "Larry Smith noted there would be a payment of about \$1 million for the affordable housing trust."

Motion was made by Rick Mitchell to adopt the meeting minutes of November 17, 2020. Seconded by Marnie Crouch.

Roll Call Vote: Marnie Crouch – aye, Corey Beaulieu – aye, Rick Mitchell – aye, Richard Boroff – aye, William Wheaton – aye, and Brian Stein – aye.

Unanimous in favor.

For the December 1, 2020 minutes, Marnie Crouch had many edits and agreed to work with Patrick Reffett and Ann Schlecht to revise the minutes.

For other updates, Patrick Reffett sent the 2021 Town of Hamilton Planning Board Meeting schedule to Members with meetings notated on the first and third Tuesdays of every month.

Patrick Reffett also shared that he has been the Project Manager for the Parking Study Consulting Team for downtown Hamilton and asked if there were any Planning Board Members who would like to be involved with the study. Their next meeting will likely be in early January.

Rick Mitchell updated the Board on the Hamilton Development Corporation project on Willow Street and said they are scheduled to close on January 15, 2021. Marnie Crouch told the Board that there will be a meeting of the Affordable Housing Trust tomorrow at 6 p.m. to review the language and changes proposed by David Traggorth (Traggorth Companies, LLC) to the commitment letter.

Patrick Reffett reported to the Board that the Gordon Conwell Task Force is moving slowly and putting together an agenda for their next meeting on January 5, 2021. They are hoping to get Scott Sunquist and Jay Trewern as part of the meeting.

Adjournment

Motion made by William Wheaton to adjourn at 8:45 p.m.

Seconded by Rick Mitchell.

Roll Call Vote: Marnie Crouch – aye, Rick Mitchell – aye, William Wheaton – aye, Richard Boroff – aye, Corey Beaulieu – aye, and Brian Stein – aye.

Prepared by:

Ann Schlecht

1/3/2021

Attest