

HAMILTON PLANNING BOARD

MINUTES OF MEETING

Via Zoom 86794999704

Passcode: 838834

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January 19, 2021

7:00 p.m.

Members Present: Marnie Crouch, Brian Stein, Daniel Hamm, Rick Mitchell, Corey Beaulieu, and Bill Wheaton

Planning Director: Patrick Reffett

This meeting was called to order by Brian Stein at 7:01 p.m. with a quorum established via Zoom.

Roll Call: Marnie Crouch – aye; Brian Stein – aye, Daniel Hamm – aye, Rick Mitchell – aye, Corey Beaulieu – aye, and William Wheaton - aye

1. **REVIEW & DISCUSSION OF VARIOUS POTENTIAL CHANGES TO HAMILTON ZONING 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.

Patrick Reffett sent out a draft zoning bylaw text to developers based on changes Marnie Crouch made to the text and with William Wheaton’s matrix. Developers included Larry Smith, David Traggorth, Peter Gordeau, and Ben Carlson. Mr. Reffett will also send the draft to CP Barry, Beverly Crossing and Tom Ford.

Mr. Reffett contacted John Pruellage and David Wanger of FinCom and they agreed to assist the Planning Board with Mr. Reffett and a Board Member to review the potential changes at a future date.

2. **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

Mr. Reffett reported that the general parameters of the zoning map change were discussed at the previous Board meeting and there had not been much discussion since then. The map change would involve Carriage Lane, the Public Safety Building, the Council on Aging and Winthrop School properties. Mr. Reffett discussed potential utility issues with the Hamilton DPW Director and learned that Weaver Pond had drainage issues from time to time. Mr. Reffett also consulted with the Conservation Commission Coordinator and there is no

documentation of wetlands on the properties of the Council on Aging, the Public Safety Building and Winthrop School. Mr. Reffett shared with the Board that when a development plan moved forward given the location being across from the Asbury St./Bay Road intersection, the Mass DOT would need to be consulted as a potential traffic light may need to be installed if the property were to be developed in a different way than it is now.

Board Members agreed that renderings of the development proposals for business district expansion, including costs involved could be presented in a public session in an effort to help residents understand possible uses. Such development could adhere to the Hamilton Development Corporation (HDC) guidelines that Mr. Reffett distributed to the Board and could become part of the Master Plan if the Board and public desired. The Master Plan itself should be ready for public participation by September.

3. **BOARD BUSINESS** – Review/approve Meetings Minutes of December 15, 2020; Liaison reports; Staff reports; Future agenda items; Upcoming preparation of Planning Board 2020 Annual Report; Etc.

Motion made by Rick Mitchell to approve the minutes from December 15, 2020 meeting.
Seconded by Marnie Crouch.

Roll Call Vote: Rick Mitchell – aye, Corey Beaulieu – aye, Bill Wheaton – aye, Dan Hamm – aye, Marnie Crouch – aye, and Brian Stein – aye.

For the January 5, 2021 minutes, Marnie Crouch had minor edits to share with Ann Schlecht, the Minute Typist before they can be approved.

With regard to minutes, it was reported that the Secretary of State encouraged brevity with minutes covering only discussion topics and actual votes.

Mr. Reffett reported that the level of demand evaluation component of the Parking Study will be done in next couple of weeks and anticipated that by mid-February the next consulting team meeting will take place.

Mr. Reffett reported to the Board that an application for the 133 Essex Street project is expected next month. Appropriate notifications will be sent out to abutters within 300 feet of the property boundaries. There will be public hearings and it will be fully posted to educate residents about the proposed project. Specialty consultants will be hired for the project. Lack of water concerns were expressed by Board Members and Mr. Reffett commented that a water study would be done as well.

Rick Mitchell reported that Patrick Reffett, David Thompson, David Smith, David Wanger and he met with the President and other staff members from Gordon Conwell regarding their housing project. They are in negotiation with a new developer and expect that it will be 6-12 months to work through the permitting process. All units were intended to be part of a 40B and would be at market value except for 25 percent which would need to be affordable. They would provide

rent subsidies to their students for those that need housing. Mr. Reffett commented that as long as the college is there, the housing would need to remain affordable. Mr. Reffett reminded Board Members that the Town Clerk, Carin Kale needed Conflict of Interest Certifications to be completed.

Adjournment

Bill Wheaton made a motion to adjourn at 7:56 p.m.

Seconded by. Rick Michell.

Roll Call Vote: Marnie Crouch – aye, Bill Wheaton – aye, Corey Beaulieu – aye, Rick Mitchel – aye, Dan Hamm – aye, and Brian Stein – aye.

Upcoming Board Meeting(s): February 2, 2021; February 16, 2021

Note: Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Prepared by:

Ann Schlecht

1/6/21

Attest

