



October 29, 2025

Hamilton Zoning Board of Appeals
Attn: Mark Connors
Patton Homestead
650 Asbury Street
Hamilton, MA 01936

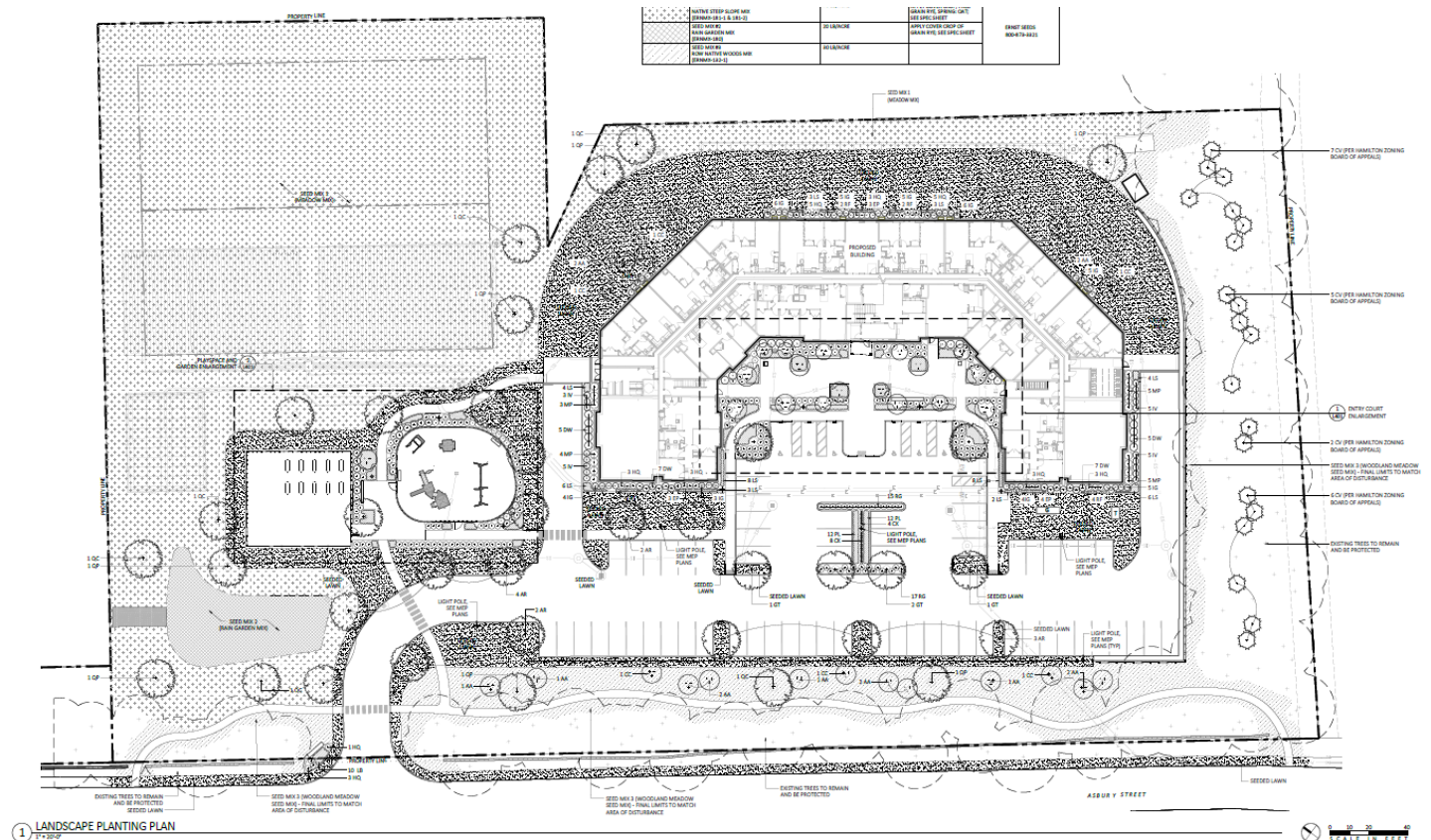
**RE: Request for No Substantial Changes Determination
Asbury Common
461 Asbury Street**

Dear Chair Gingrich and members of the ZBA,

Harborlight Community Partners (d/b/a Harborlight Homes) respectfully requests the Board determines the changes outlined in this letter are not significant changes from the approved design and therefore concludes that the current design remains compliant with the Comprehensive Permit granted on March 1, 2023. Based on the examples of what is considered substantial and what is not considered substantial provided in 760 CMR 56.07(4)(c) & (d) respectively, the following changes do not appear to be substantial. For reference, the original approved plan follows and is attached to this letter:



The current 100% construction design follows and is attached to this letter:



Changes shown in the 100% construction drawings include revised landscaping, reduced walking path, and removal of the rear terrace. The major elements of the development including the number of units, unit types, building location, building size, building layout, parking layout, entrance location, and the landscaping along Asbury Street and adjacent to the Canter Brook development remain substantially the same.

Landscape Design Changes

Harborlight hired MDLA as the project's landscape architect to advance the drawings from the approved design to 100% construction drawings. Working with our architect SV Design and civil engineer Hancock Associates, MDLA prepared a revised design that is substantially similar to the approved design with minor tweaks to modernize the layout and reflect budgetary constraints. Changes include grading differences to better mitigate the visual impact of the septic field, reduced plantings along the rear property line adjacent to open fields, and a slightly different tree layout in the northern portion of the site. The other notable change is the addition of twenty evergreen trees within the existing tree buffer adjacent to the Canter Brook development in response to Condition E.1.d of the Comprehensive Permit.

Reduced Walking Path

The portion of the walking path along Asbury Street has been tweaked to respond to existing trees that will be preserved. The material of this portion has been changed from concrete to stabilized aggregate to allow for better infiltration and to minimize potential damage to existing trees. The portion of the walking path adjacent to the Canter Brook development and around the rear of the building has been removed in response to Harborlight's property management department who has concerns around maintenance and liability. Residents will still be able to circulate around the building on paved and seeded areas.

Removal of Rear Terrace

The rear terrace has been removed in response to feedback from Harborlight's property management department and to improve the layout of the lowest level floorplan. Residents can still utilize the rear lawn area, but the formal outdoor gathering area has been emphasized in the front courtyard.

Harborlight is working diligently to close on the project in early December and begin construction shortly thereafter. We appreciate the Board's consideration of this request and look forward to answering any questions during the November 5th meeting.

Sincerely,

Harborlight Homes

A handwritten signature in black ink that reads "Patrick Connolly". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Patrick Connolly
Project Manager

PLANTING NOTES

1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY-GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
4. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN TO PREVENT SOIL BALL PLANTS AND.
5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
6. WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
7. TRANSPORTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSON, STONES LARGER THAN 1", NOXIOUS DEBRIS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
9. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NEMTIC HOOK MULCH FREE OF GROWTH OR INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
10. LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
11. SOIL DETAILS: a) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b) GROUND COVER: 6" MIN.; c) TREES: SEE DETAIL. d) SOIL/SEED: 6" MIN.
12. PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATYPUS EARTH ANCHORS, SIZE FOR CALIPER

