

HAMILTON PLANNING BOARD
PUBLIC MEETING MINUTES

Date: January 25, 2022
Location: Meeting held remotely via Zoom
Members Present: Rick Mitchell (Chair), Corey Beaulieu, Richard Boroff, Marnie Crouch, Emil Dahlquist, Jonathan Poore, William Wheaton, and Pat Norton (Associate).
Members Absent: No members were absent
Others Present: Patrick Reffett, Director of Planning and Inspections, Jill Mann (Applicant Counsel), Andy Dufore (Applicant Rep-Maine Drilling & Blast), James Christiansen (Applicant Geohydrologist), Rick Frappa (Applicant Geohydrologist), William Fleming (Applicant Landscape Architect), James Emery (Town Peer Reviewer - Hydrogeologist), Tom Neilson, (Geologist /Ransom Consultants), Elizabeth Ransom (Ransom Consultants), Tom Hennigan (Ransom Consultants), and Deborah Eliason (Counsel -Save Chebacco Trails & Watershed Counsel).

A full recording of the Hamilton Planning Board Meeting is available on the HWCam YouTube Channel at <https://www.youtube.com/watch?v=9zgvXL2brAs>.

Call to Order

Rick Mitchell calls the meeting to order at 7:10 pm with a quorum established.

Roll Call: Jonathan Poore - present, Bill Wheaton - present, Corey Beaulieu - present, Emil Dahlquist - present, Patrick Norton - present, Marnie Crouch - present, Richard Boroff - present, and Rick Mitchell - present.

Senior Housing Special Permit Public Hearings - Continued - The application of Chebacco Capital Partners LLC in accordance with the following described applications for the development of the property located at 133 Essex Street, Hamilton, MA, and shown on the Town Assessor's Map as Parcel ID No. 65-000-0001: (1) Senior Housing Special Permit pursuant to §8.2 of the Town of Hamilton Zoning Bylaw, to develop the Property as a fifty (50) unit age-restricted condominium development; and (2) Stormwater Management Permit pursuant to Chapter XXIX of the Town of Hamilton Bylaws, dated April 2, 2016.

Presentations

Attorney Jill Mann, representing the applicant, reviewed the previously discussed site plan changes from the January 4 meeting. Ms. Mann introduced Andy Dufore of Maine Drilling & Blast, who spoke on how the plan was designed to control blasting to ensure there would be no damage to neighboring properties. Ms. Mann stated the petitioner had hired Geotechnical Engineers, Inc., James Christiansen, and Rick Frappa to do an independent review of the blast plan to ensure the area and surrounding properties would be protected. Mr. Christiansen assured the board that the measures described in the blast

plan meet the industry standards and are intended to protect structures and property around the site.

The blasting and hydrogeologist peer review consultant for the Town of Hamilton, James Emery of GZA Geoenvironmental, Inc., confirmed Maine Drilling & Blast to be the best group in New England to do the blasting for this project. Mr. Emery then gave an overview of his recommendations, which were all approved by the petitioner and added to the blasting plan.

Jonathan Poore presented a PowerPoint that represented his view on the simple mechanics of blasting, topography, hydrology, and hydrogeology.

Tom Neilson, Beth Ransom, and Tom Hennigan, representing Save Chebacco Trails & Watershed, presented a PowerPoint on the Village at Chebacco Hill: Potential Hydrogeologic and Hydrologic Impacts of Development.

Public/Viewer Input

Patrick Reffett read a letter submitted by Jim Younger that commented on the risks and impacts of the proposed development.

Deborah Eliason commented on the impact of the water supply in the event of a failed system. She also mentioned blasting reports/sites from 2001 to the present, the potential number of blasts, type and duration of blasting, geohydrological study, town bylaws on protecting natural resources, and the wetland protection act.

Kenneth Whitaker commented on rock blasting, the impacts on the neighborhood, processing the rocks, wells, and how the project meets the overall purposes of the senior bylaw.

Jessica Kegel commented on forest ecology and the migratory amphibians using the vernal pools in the area.

Katie, Ron, and Michael Vandi, owners of Meadowbrook Farm, shared a letter from the family about the history of their property.

Caitlin Merrill commented on the mature forest habitat in the development area.

Virginia Cookson, 318 Forest Street, commented on the blasting area, wetlands, slopes, rain run-off, drainage system, rain garden locations, and water distribution.

John Bono, Chebacco Road, commented on dust produced from blasting.

Beth (last name not given), commented on who pays for the independent studies and impact on the water supply for Essex and Manchester residents.

Cathie Rich- Duval, the owner of 133 Essex Street, commented that the property is private land and not conservation land. The trails are not legal as they are pathways made

by people hiking on private land. Ms. Rich-Duval's family supports the project planned for the property.

Stephan Gang, Manchester Conservation Commission Committee Chairman, commented that the Manchester Board of Selectmen asked him to assemble a task force to look at a strategy for ensuring quality and quantity of drinking water.

Rick Mitchell read aloud the questions from the Zoom discussion board submitted by public viewers.

Senior Housing Special Permit Public Hearings 133 Essex St - Continued until February 8, 2022

William Wheaton motioned to continue the hearing until Tuesday, February 8 at 7 p.m. Seconded by Marnie Crouch. **Roll Call Vote:** William Wheaton - aye, Corey Beaulieu - aye, Emil Dahlquist - aye, Jonathan Poore - aye, Richard Boroff - aye, Marnie Crouch - aye, Rick Mitchell - aye. Unanimous in favor.

Board Business

Patrick Reffett requested the board vote to authorize the Chair to sign the letter he drafted approving the site plan for the Iron Ox Farm Project at 656 Asbury Street.

Motion made by William Wheaton for Rick Mitchell to sign the site plan approval letter for the Iron Ox Farm Project at 656 Asbury Street. Seconded by Marnie Crouch.

Roll Call Vote: William Wheaton - aye, Corey Beaulieu - aye, Emil Dahlquist - aye, Jonathan Poore - aye, Marnie Crouch - aye, Richard Boroff - aye, Rick Mitchell - aye. Unanimous in favor.

Jonathan Poore reminded the board they had agreed to discuss and set the agenda for each subsequent meeting and proposed the board allot time to discuss the storm water management and the septic system related to the rest of the applicant's proposal. Rick Mitchell stated they would talk about storm water management; however, the Planning Board does not have the authority under the bylaws to discuss the septic system as that is addressed by local Boards of Health. In addition to discussing storm water management, Patrick Reffett suggested the board review the traffic report at the next meeting.

Documents

- Simple Mechanics Presentation of Blasting, Topography, Hydrology, and Hydrogeology
- Village at Chebacco Hill Powerpoint Presentation
- Bylaw/Data Summary
- Geotechnical Review of Proposed Blasting Program
- Hydrogeological Review of Proposed Blasting Program
- Chebacco Area Known Blast Events Map
- TEC Hamilton Peer Review
- Summary Letter by M&M responding to Tata & Howard
- GEI report on the project site
- GEI review of The Controlled Blasting Report

- The Controlled Blasting Plan by MD&B
- Letter from Jim Younger
- Letter from Vandi Family, Owners of Meadowbrook Farm

Adjournment

Motioned made by William Wheaton to adjourn the meeting at 10:53 p.m. Rick Mitchell motioned board members to raise hands to adjourn. Unanimous in favor.

Respectfully submitted as approved at the meeting of _____
by Jennifer Woodin.