

**Hamilton Historic District Commission / Historical Commission**  
Teleconference

November 1, 2022

**HHDC Members Present:** Chair Scott Clements, Liz Wheaton, Kirstin Bridier, Kristen Weiss

**HHDC Coordinator:** Laurie Wilson

**Others in Attendance:** Timothy Ford and Brian Ford of Ford Properties Inc.,  
Matthew & Erin Curtin (#550)

*\*This meeting was teleconferenced via Zoom with all of the participants remaining at home.*

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**Call to Order**

Hamilton Historic District Commission [HHDC] Chair Scott Clements called the HHDC meeting to order at 6:30 p.m. – there was a quorum present.

**Public Hearing for Petition for a Certificate of Appropriateness for 550 Bay Road**

Mr. Brian Ford began with sharing his screen with revised elevations for the public record. Mr. Tim Ford reviewed the following:

- Reorienting on lot
- Black – Gray roofing material
- Board and Batten
- Cedar Clapboard
- Hinged Wooden Shutters
- Conventional Garage Doors
- Color – tone of white/off-white
- Brick Chimney
- Stained Doors
- Cupola on Garage
- Same windows as 546, Anderson 400 with grilles between glass

Mr. Clements asked if there were any questions, there were none. He asked if there were any comments, Ms. Weiss said she liked the placement of the house on the lot and the view from the street.

**Motion to approve**

Mr. Clements made a motion to approve the plans as submitted. Ms. Bridier seconded the motion. A roll call vote was taken with “aye” votes from Ms. Wheaton, Ms. Weiss, Ms. Bridier, and Mr. Clements (4-0) unanimous among those present.

**Approval of Meeting Minutes of September 27, 2022**

Mr. Clements made a motion to approve the minutes of September 27, 2022. Ms. Weiss seconded the motion. A roll call vote was taken with “aye” votes from Ms. Wheaton, Ms. Weiss, Ms. Bridier, and Mr. Clements (4-0) unanimous among those present.

**Adjourn**

Mr. Clements made a motion to adjourn. Ms. Weiss seconded the motion. A roll call vote was taken with "aye" votes from Ms. Wheaton, Ms. Weiss, Ms. Bridier, and Mr. Clements (4-0) unanimous among those present. The Commission adjourned at 6:45 pm.

Prepared by:

Laurie Wilson 12/5/22  
Laurie Wilson, Coordinator Date

Respectfully submitted as approved at 1/10/23 by YW



**TOWN OF HAMILTON**  
**HISTORIC DISTRICT COMMISSION**  
**NOTICE OF PUBLIC HEARING**

The Town of Hamilton Historic District Commission will hold a public hearing on Tuesday, November 1, 2022 at 6:30 p.m. via Zoom for a petition for a Certificate of Appropriateness for a project submitted by Timothy Ford (the “Applicant”). The applicant is proposing construction of a new house on property within the Hamilton Historic District at 550 Bay Road (also known as Assessors Map 49 Lot 63). The application and plans are available for review at Town Hall in the Town Manager’s office.

Join Zoom Meeting

<https://us02web.zoom.us/j/87437589409?pwd=QWRGRXpWdE9TSkRMR2g1NnJnT3U1QT09>

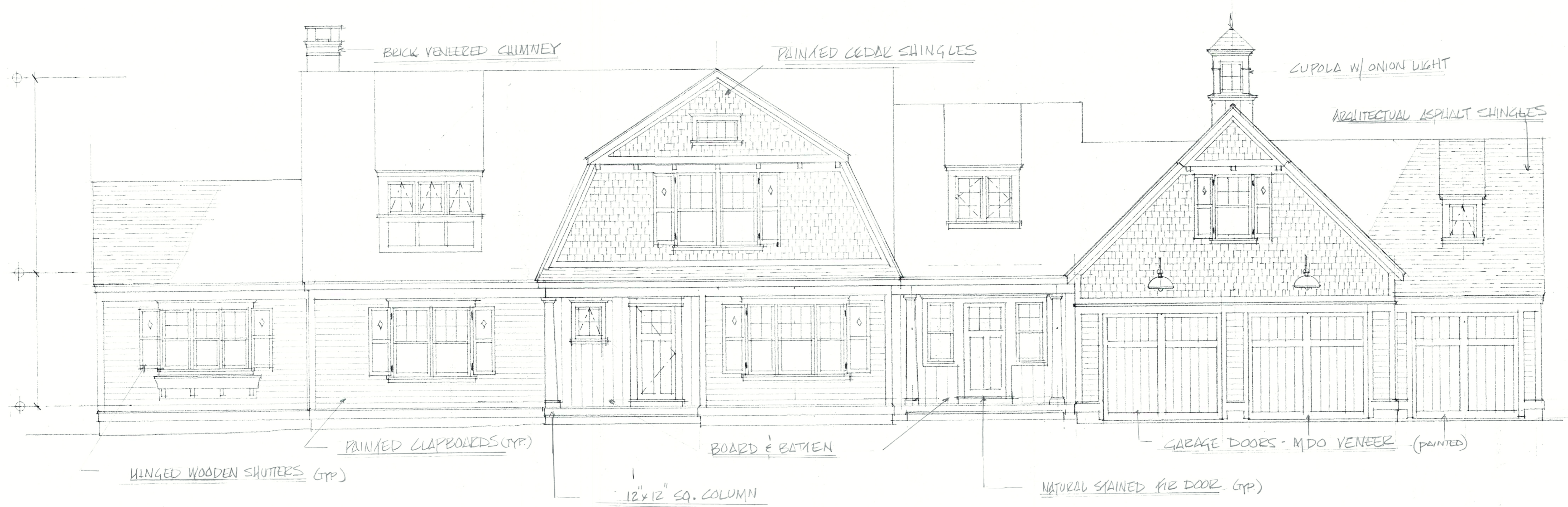
Meeting ID: 874 3758 9409

Passcode: 614972

One tap mobile

+13092053325,,87437589409#,,,,\*614972# US

+1 929 205 6099 US (New York)



FRONT ELEVATION  
1/4" = 1'-0"

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**DRAWINGS**

FRONT ELEVATION

**CLIENT**

3040 PROPERTIES  
650 BAY ROAD  
E. HAMILTON, MA

**REVISIONS**

JOB NO.

DATE 10/25/22

DRAWN BY JG

SHEET 1 OF 4

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**DRAWINGS**

**CLIENT**  
FOUR PROPERTIES  
690 ERM ROAD  
S. HAMILTON, MA

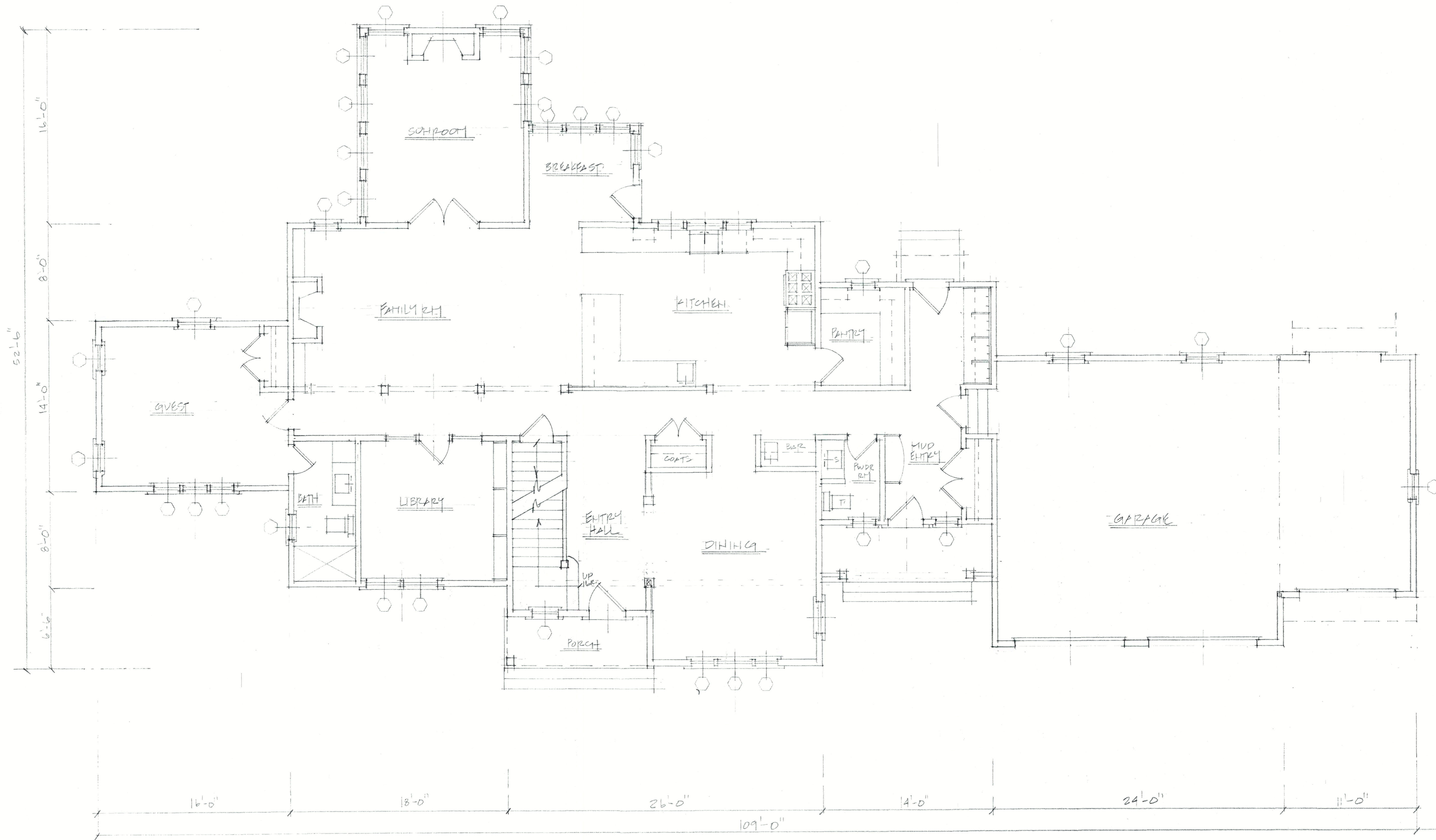
**REVISIONS**


**JOB NO.**  
**DATE** 10/25/22  
**DRAWN BY** JG  
**SHEET** 2 OF 4



BACK ELEVATION  
1/4" = 1'-0"

ESD  
RM ROAD  
S. HAMILTON, MA



FIRST FLOOR PLAN  
 1/4" = 1'-0"

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MEMBER  
**AIBD**  
 ASSOCIATION  
 OF BUILDING DESIGNERS  
**NAHB**  
 NATIONAL ASSOCIATION  
 OF HOME BUILDERS

**DRAWINGS**

**CLIENT**  
 WOLD PROPERTIES  
 550 BAY ROAD  
 S. MILITON, MA.

**REVISIONS**


JOB NO.  
 DATE 10/25/22  
 DRAWN BY JG  
 SHEET OF

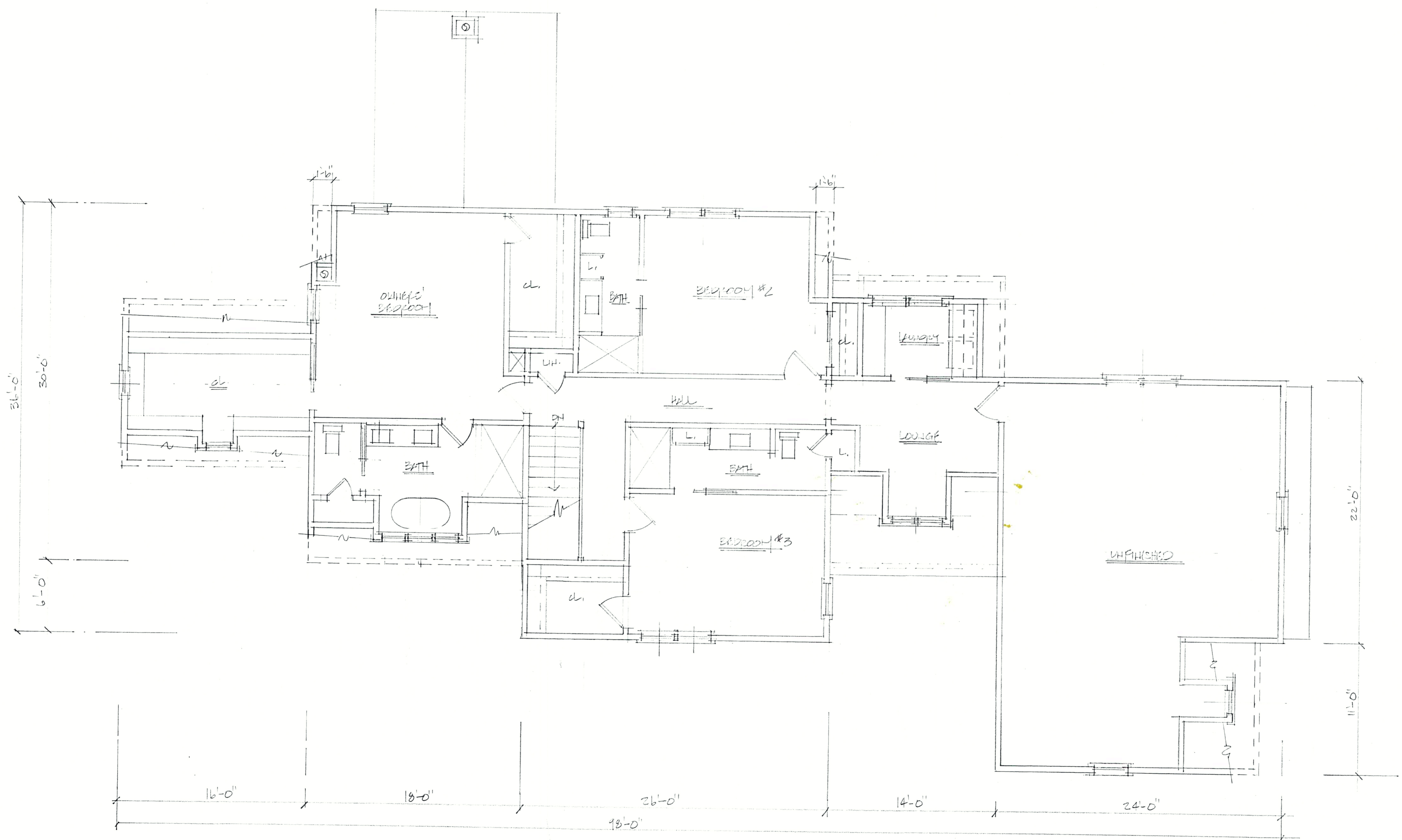
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DRAWINGS	2ND FLR PLAN
CLIENT	FORD PROPERTIES 550 BAY ROAD HAMILTON, MA

REVISIONS	
JOB NO.	
DATE	8/24/22
DRAWN BY	JG
SHEET	3 OF 3



SECOND FLOOR PLAN  
1/4" = 1'-0"



**Town of Hamilton**  
**Historic District Commission**  
 577 Bay Road, Hamilton, MA 01982

RECEIVED  
 TOWN CLERK  
 HAMILTON, MA  
 Town Clerk's Stamp  
 2022 NOV -3 AM 11: 01

**APPLICATION FOR CERTIFICATE**

of  Appropriateness,  Non-Applicability, or  Hardship (check one)

Date Submitted: August 25, 2022 Project Address: 550 Bay Rd  
 Name: Ford Properties Inc.  
 Telephone: (978)356-9333 Email: fordproperties@verizon.net

**Project Information**

Type of structure(s) affected (check all that apply):

- House  Garage  Non-Residential Building  
 Shed  Sign  Other: \_\_\_\_\_

When was the structure(s) built: New Construction

When was the structure(s) last modified: N/A

Type of proposed work (check all that apply):

- Addition  Alteration  Demolition  New Construction  
 Repair  Replacement  Other: \_\_\_\_\_

**Describe the scope of work:**

Construction of a new single family residence on Lot B (aka 550 Bay Rd) adjacent to the prior approved design on Lot A (aka 546 Bay Rd) . See attached plans.

Please note that the applicant is seeking a variance from the ZBA for front yard setback. The proposed residence will have a setback from Bay Rd in excess of 300ft. The variance relates to the front yard setback from a "paper cul de sac that will not be constructed. The setback from the "hammerhead" turnaround will be approximately 60 ft. See attached site plan.

**If known, briefly describe the historical significance of the structure(s):**

**The Commission may request the following documents:**

- Proposed building elevation plans  Building product/material information  
 Photographs of existing façade and site context  Assessor's map or site plan  
 Structural assessment (for demolition only)  Locus plan of the site within the District





**Town of Hamilton**  
**Historic District Commission**  
577 Bay Road, Hamilton, MA 01982

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2022 NOV -3 AM 11:01

**FOR COMMISSION USE ONLY:**

**Certificate of Appropriateness**

**Approval**

**Disapproval** for these reasons:

**Certificate of Non-Applicability** for these reasons:

- Not visible from a public street, way, place or body of water
- Maintenance, repair or replacement using the same design and materials
- Temporary structure or sign, or a permanent sign of not more than one square foot in area
- Terrace, walk, driveway, wall, fence or landscaping
- Storm doors and windows, screens, window air conditioners, lighting fixtures or antennae
- Change in the color of paint or the color of materials used on roofs

**Certificate of Hardship** for these reasons:

\_\_\_\_\_  
Signature of Historic District Commission Chair

3 Nov. 2022

Date