

Hamilton Planning Board
Tuesday 7:00 PM
April 20, 2023
Memorial Room
Town Hall - 577 Bay Road, Hamilton, MA 01982

This meeting was held in person for Board members and by Zoom webinar for all other participants and interested parties. Please click the link below to view the meeting:
<https://us02web.zoom.us/j/85431770003>

Call to Order: Meeting called to order at 7:00 p.m.

Members Present:

Planning Board: Jonathan Poore, Bill Wheaton, Emil Dahlquist, Rick Mitchell, Pat Norton, Beth Herr, Marnie Crouch (Chair)

On Zoom: Dave Cutter, Ken Barnes, Matt Hamel (Associate Member)

Others Present: Patrick Reffett

Documents: Maps

1. Abbreviated Site Plan Review.

The Chair announced the Board would be postponing the discussion of the Board reorganization as a courtesy to the two applicants present for the site plan review. Mr. Reffett confirmed both applications are complete. Mr. Reffett read the notices placed in the newspaper for SSG Commercial LLC, 2004 North Howard Ave., Tampa, Florida and For David A. Cutter, Gloucester, MA.

- Chair requested motion to approve the Application filed by SSG Commercial LLC for a change of use and signage at 15 Walnut Street. Motion was made, seconded, and approved unanimously.
- The chair requested a motion to approve the Application of David A Cutter for property located at 19 Railroad Avenue. Amotion was made, seconded, and approved unanimously, subject to conditions, namely adjustments to the columns and roof edge. The Applicant will resubmit the revised plans to Patrick Reffett for final approval by the Board. Motion was seconded and approved unanimously.

2. Board Business.

The Board considered reorganization owing to the recent elections. Motions were made with respect to the following:

- to elect Marnie Crouch to serve another year as Chair, and Emil Dahlquist to serve another year as Clerk. Motions seconded and approved unanimously.
- to approve Darcy Dale as Associate Member to the Planning Board, seconded and approved unanimously.
- to approve Matt Hamel as the Planning Board's representative to the Community Preservation Committee (CPC) was made, seconded, and approved unanimously.

Approval of the minutes from Aug 30, 2022, Sep 20, 2022 and Oct 11, 2022 was deferred.

Rick Mitchell updated the Board on the meeting of the HDC on April 19, 2023 regarding new sidewalks.

Patrick Reffett updated the Board on the Master Plan Steering Committee meeting on May 17, 2023, as well as the implementation section and discussion.

Pat Norton has been in touch with Alex Weisheit regarding Stormwater Management Amendments. He will be proposing some ideas for discussion at the next Planning Board meeting.

3. Discussion of Town Pursuit of Strategic Plan For Gordon-Conwell Theological Seminary.

- The Board Chair stressed that the Planning Board was in an information gathering phase and any maps or documents produced are offered for discussion purposes only.
- The Overlay District Bylaw is being drafted that includes the interests of the abutters, the citizens of Hamilton, and the Seminary. This Bylaw, along with the Stormwater Management Bylaw, will be presented to the public for discussion and input. The Board reiterated that the development on Bridge Street highlighted the limitations of the Town Stormwater Management Bylaw. Given the situation on Bridge Street, the Stormwater Management Bylaw will be examined from every angle to make sure the Planning Board does not inadvertently miss a regulation that would have future implications for the Town.
- There is a meeting planned to discuss the Planning Board's progress with the public, to be held at the library to accommodate higher numbers of attendees. The Board discussed May 16th as a possible date.
- Dr. Barnes from Gordon-Conwell Seminary stated that all the concerns of the abutters have been incorporated into the final report and the abutters will continue to be consulted as the process continues.
- There was a discussion with regarding Gordon-Conwell's involvement with the inclusion of abutters in the process.
- Final report of the consultants will be posted to the Planning Board's website, as well as other elements Board members feel should be posted. One important element would be a timeline of all the work done to date. Rick Mitchell volunteered to draft the timeline, explained in simple accessible language.

4. Vote to Enter Executive Session; Executive Session.

Chair stated that, pursuant to G.L. c.30A, section 21(a)(3), it is important that the Planning Board go into an Executive Session to discuss strategy with respect to litigation, as an open meeting would be detrimental to that process. This litigation involves Chebacco Hill Capital Partners, LLC v. Planning Board, Massachusetts Land Court C.A. No. 22 MISC 000591 (HPS), and Chebacco Hill Capital Partners, LLC v. Planning Board, Essex Superior Court C.A. No. 2277CV01137.

Motion for the Planning Board to go into Executive Session was made and seconded, and approved unanimously.

Board adjourned to Executive Session at 8:39.

Respectfully Submitted by Joan E. Dolamore