



**Town of Hamilton Planning Board
650 Asbury Street
Hamilton, MA 01936
978-626-5248**

Notice of Planning Board Public Hearing


SITE PLAN REVIEW - The Hamilton Planning Board will hold a Site Plan Review on December 3, 2024 at 7:00 pm at the Hamilton-Wenham Library, 14 Union Street in the main meeting room, in accordance with MGL Chapter 40A, Section 10, and the Hamilton Zoning By-law relative to: **Hamilton Fire Department (HFD) Model T Storage Building Project**. The location of the proposed structure is in front of the Public Safety Building at 265 Bay Road, Hamilton, MA 01982 which houses the Department. The HFD is the applicant and proposes to construct a 308 square foot display structure with large windows to allow for public viewing of the Model T inside. The historic fire apparatus was the first fire engine purchased to serve the Town. The subject property is within the residential R-1A zoning district. The property is also known as Assessors Map 56 Parcel 32. Anyone wishing to speak on the matter should attend the hearing.

Applications and plans are on file and available for review electronically or available in person by contacting the Hamilton Building Department to arrange for visual inspection.

**Mark Connors
Director of Planning**

External Email Warning Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>
Date Wed 11/6/2024 10:30 AM
To Mary Ellen Feener <permitting@hamiltonma.gov>

 1 attachments (16 KB)
W01276490.pdf;

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number: W0127649
Business Type: All Other Public Notices
Notice Size: Public Notices
Notice Estimate: \$452.10
Referral Code: SPR HFD

Account Details

Raymond Brunet
265 Bay Road
Hamilton, MA ♦ 01982
978-468-5559
rbrunet@hamiltonma.gov
Hamilton Fire Dept

Schedule for notice number W01276490

Wed Nov 13, 2024
The Salem News Public All Zones Notices
Wed Nov 20, 2024
The Salem News Public All Zones Notices

PUBLIC NOTICE
The Hamilton Planning Board will hold a Site Plan Review on December 3, 2024, at 7:00 pm at the Hamilton Library, 14 Union St, Main Meeting Room, in accordance with MGL Ch. 40A, Sec. 10 & the Hamilton Zoning Bylaw relative to the Hamilton Fire Dept Model T Storage Building Project. The applicant is the Hamilton FD & the application is to construct a 308 sq. ft. display structure for a Model T fire apparatus, at 265 Bay Rd, Hamilton, in front of the Public Safety Bldg., Zoning District R1A, Map 56, Lot 32. A copy of the complete application is available for review at the Bldg. Dept. during the regular hours of operation of the Town Hall at 299 R Bay Rd, or contact permitting@hamiltonma.gov for a pdf copy.
Mark Connors
Dir. of Planning
SN - Publication Dates

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This is an automated message, please do not reply to this e-mail. If you have any questions or concerns you may contact us toll-free at 800-681-6248.

APPLICATION TIMELINE

Address:	265 Bay Road
Date Application Submitted:	
Date PH Notice Posted by Town Clerk:	11-12-24
Date of First Newspaper Publication of PH Notice:	11-13-24
Date of Second Newspaper Publication of PH Notice:	11-20-24
Date PH Notice Mailed to Abutters:	11-14-24
Date PH Notice Mailed to Abutting Towns:	11-14-24
Date Hand delivered to BOH, DPW, Police, Fire, Con. Com.:	11-13-24
COMMENTS FROM TOWN DEPARTMENTS	



300 feet Abutters List Report

Hamilton, MA
December 16, 2024

Subject Property:

Parcel Number: 56-0032
CAMA Number: 56-000-0032
Property Address: 265 BAY RD

Mailing Address: HAMILTON TOWN OF POLICE & FIRE
STATION
265 BAY RD
SOUTH HAMILTON, MA 01982

Abutters:

Parcel Number: 55-230A
CAMA Number: 00-000-0000
Property Address: 42 ASBURY ST

Mailing Address: SMITH BRUCE W TR VALIANTI CARMEL
TR
421 LINEBROOK RD
IPSWICH, MA 01938

Parcel Number: 55-230A
CAMA Number: 00-000-0000
Property Address: 42 ASBURY ST

Mailing Address: SMITH BRUCE W TR VALIANTI CARMEL
TR
421 LINEBROOK RD
IPSWICH, MA 01938

Parcel Number: 55-230A
CAMA Number: 00-000-0000
Property Address: 42 ASBURY ST

Mailing Address: PATTON PARK RLTY TR SMITH BRUCE
W TRUSTEE
421 LINEBROOK RD
IPSWICH, MA 01938

Parcel Number: 55-230A
CAMA Number: 00-000-0000
Property Address: 42 ASBURY ST

Mailing Address: PATTON PARK RLTY TR SMITH BRUCE
W TRUSTEE
421 LINEBROOK RD
IPSWICH, MA 01938

Parcel Number: 55-230A
CAMA Number: 00-000-0000
Property Address: 40 ASBURY ST

Mailing Address: DANO ARMIDA TRUSTEE DANO
REALTY TRUST
40 ASBURY ST UNIT E
SOUTH HAMILTON, MA 01982

Parcel Number: 55-230A
CAMA Number: 00-000-0000
Property Address: 42 ASBURY ST

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300 feet Abutters List Report

Hamilton, MA
December 16, 2024

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Parcel Number: 55-230A CAMA Number: 00-000-0000 Property Address: 40 ASBURY ST	Mailing Address: DANO ARMIDA TRUSTEE DANO REALTY TRUST 40 ASBURY ST UNIT E SOUTH HAMILTON, MA 01982
Parcel Number: 55-0226 CAMA Number: 55-000-0226 Property Address: 164 BAY RD	Mailing Address: 164-176 BAY ROAD, LLC 1 INN STREET-SUITE 5 NEWBURYPORT, MA 01950
Parcel Number: 55-0227 CAMA Number: 55-000-0227 Property Address: 169 BAY RD	Mailing Address: BUFFALO HEAD LLC 161 BAY RD SOUTH HAMILTON, MA 01982
Parcel Number: 55-0228 CAMA Number: 55-000-0228 Property Address: 191 BAY RD	Mailing Address: SMALL TOWN RE LLC 27R WATER ST ESSEX, MA 01929
Parcel Number: 55-0229 CAMA Number: 55-000-0229 Property Address: 209 BAY RD	Mailing Address: LEARY KEVIN J THERESA 209 BAY RD SOUTH HAMILTON, MA 01982



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300 feet Abutters List Report

Hamilton, MA
December 16, 2024

Parcel Number: 55-0230 CAMA Number: 55-000-0230 Property Address: 284 BAY RD	Mailing Address: THE COMMUNITY HOUSE INC. 284 BAY RD SOUTH HAMILTON, MA 01982
Parcel Number: 55-0231 CAMA Number: 55-000-0231 Property Address: 264 BAY RD	Mailing Address: MINGO SPRINGS LLC 264 BAY ROAD SOUTH HAMILTON, MA 01982
Parcel Number: 55-0232 CAMA Number: 55-000-0232 Property Address: 254 BAY RD	Mailing Address: KROESSER MARY E TR CLARK RLTY 254 BAY RD SOUTH HAMILTON, MA 01982
Parcel Number: 55-0233 CAMA Number: 55-000-0233 Property Address: 224 BAY RD	Mailing Address: JOHNSON PAUL B JOHNSON PATRICIA A 453 ESSEX ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0234 CAMA Number: 55-000-0234 Property Address: 188 BAY RD	Mailing Address: INVESTMENT COMMITTEE OF SCANGAS REALTY ASSOCIATES 330 LYNNWAY LYNN, MA 01901
Parcel Number: 55-0235 CAMA Number: 55-000-0235 Property Address: 227 WILLOW ST	Mailing Address: C.A.M. HOLDINGS LLC C/O MICHAEL PALLAZOLA 227 WILLOW ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0236 CAMA Number: 55-000-0236 Property Address: 281 WILLOW ST	Mailing Address: CLOUTMAN REALTY LLC C/O KANDIS CLOUTMAN 7 DEER HAVEN RD BEVERLY, MA 01915
Parcel Number: 55-0237 CAMA Number: 55-000-0237 Property Address: 305 WILLOW ST	Mailing Address: WELCH LAMSON INC 305 WILLOW ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0359 CAMA Number: 55-000-0359 Property Address: 248 BAY RD	Mailing Address: TURNBUCKLE REALTY TRUST KROESSER E JAMES TRUSTEE 254 BAY RD S HAMILTON, MA 01982
Parcel Number: 56-0006 CAMA Number: 56-000-0006 Property Address: 308-388 BAY RD	Mailing Address: HAMILTON TOWN OF 577 BAY RD HAMILTON, MA 01936
Parcel Number: 56-0033 CAMA Number: 56-000-0033 Property Address: 2 CARRIAGE LN	Mailing Address: WILKINS CHRISTOPHER KHRISTIE 2 CARRIAGE LN SOUTH HAMILTON, MA 01982
Parcel Number: 56-0034 CAMA Number: 56-000-0034 Property Address: 4 CARRIAGE LN	Mailing Address: NEWBOLD STEPHEN M MEREDITH D 4 CARRIAGE LN SOUTH HAMILTON, MA 01982



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300 feet Abutters List Report

Hamilton, MA
December 16, 2024

Parcel Number: 56-0035 CAMA Number: 56-000-0035 Property Address: 6 CARRIAGE LN	Mailing Address: WALSH PATRICK WALSH ANNE 6 CARRIAGE LN SOUTH HAMILTON, MA 01982
Parcel Number: 56-0036 CAMA Number: 56-000-0036 Property Address: 7 CARRIAGE LN	Mailing Address: LANI ERIC BARTTER CHARLOTTE 7 CARRIAGE LN SOUTH HAMILTON, MA 01982
Parcel Number: 56-0037 CAMA Number: 56-000-0037 Property Address: 5 CARRIAGE LN	Mailing Address: HAYWOOD CARIN J TRUSTEE 5 CARRIAGE LN SOUTH HAMILTON, MA 01982
Parcel Number: 56-0054 CAMA Number: 56-000-0054 Property Address: 1 HORSESHOE LN (REAR)	Mailing Address: CARLSON BENJAMIN A LAURA E 1 HORSESHOE LN (REAR) SOUTH HAMILTON, MA 01982
Parcel Number: 56-032A CAMA Number: 56-000-032A Property Address: 299 BAY RD	Mailing Address: HAMILTON TOWN OF LIBRARY 299 BAY RD SOUTH HAMILTON, MA 01982
Parcel Number: 56-032B CAMA Number: 56-000-032B Property Address: 325 BAY RD	Mailing Address: HAMILTON TOWN OF WINTHROP SCHOOL 325 BAY RD SOUTH HAMILTON, MA 01982
Parcel Number: 61-0047 CAMA Number: 61-000-0047 Property Address: 121 BAY RD	Mailing Address: OBSIDIAN ML 6 LLC 11995 EL CAMINO REAL SAN DIEGO, CA 92130
Parcel Number: 61-0049 CAMA Number: 61-000-0049 Property Address: 24 WALNUT RD	Mailing Address: DWYER SHAUN W ONDINE M TE 24 WALNUT RD SOUTH HAMILTON, MA 01982
Parcel Number: 61-0058 CAMA Number: 61-000-0058 Property Address: RR BAY RD	Mailing Address: MBTA RE MANAGEMENT DIVISION 10 PARK PLAZA BOSTON, MA 02116
Parcel Number: 62-0010 CAMA Number: 62-000-0010 Property Address: 26 WALNUT RD	Mailing Address: WISSER WILLIAM KATHERINE 26 WALNUT RD SOUTH HAMILTON, MA 01982
Parcel Number: 62-0011 CAMA Number: 62-000-0011 Property Address: 36 WALNUT RD	Mailing Address: CAMPBELL JULIA R CAMPBELL TIMOTHY 36 WALNUT RD SOUTH HAMILTON, MA 01982
Parcel Number: 62-0012 CAMA Number: 62-000-0012 Property Address: 38 WALNUT RD	Mailing Address: NOSTRAND STEPHEN DUDLEY & ALEX 38 WALNUT RD SOUTH HAMILTON, MA 01982



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300 feet Abutters List Report

Hamilton, MA
December 16, 2024

Parcel Number: 62-0084
CAMA Number: 62-000-0084
Property Address: 44 WALNUT RD

Mailing Address: HOFMANN PATRICK HOFMANN
KATHRYN
44 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 62-0086
CAMA Number: 62-000-0086
Property Address: 3 PLUM TREE CT

Mailing Address: THURLER ANDREA H EDWARDS
WILLIAM
3 PLUM TREE CT
SOUTH HAMILTON, MA 01982



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12/16/2024

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TOWN OF HAMILTON
PLANNING BOARD

REQUEST FOR FINDINGS OF FACT
SITE PLAN REVIEW

Date Submitted: [November 1, 2024](#)

Applicant Name: [Town of Hamilton Fire Department](#) Phone: [978-468-5559](#)

Site Plan Review for Property Located at: [265 Bay Road, Hamilton, MA 01982](#)

1. If the proposed is an addition or alteration to an existing building, please provide the following information:
 - a. Square footage of proposed new floor area: [308 SF](#)
 - b. Square footage of the current ground floor area of the existing building. (See Section 2b of the Site Plan Review By-Law for more information.): [19,899 SF](#)
 - c. Estimated cost of proposed work:
 - d. Current 100% assessed valuation of building: [\\$4,936,500](#)

2. How does the proposed development fit into the existing neighborhood in the following areas?
 - a. Neighborhood character: [See attached document](#)

 - b. Scale: [See attached document](#)

 - c. Appearance: [See attached document](#)

 - d. Natural features: [See attached document](#)

 - e. Use: [See attached document](#)

Hamilton Planning Board
Site Plan Review Checklist

Applicant: Town of Hamilton Fire Department
Address: 265 Bay Road, Hamilton, MA 01982
Zone: RIA
Date Received: November 1, 2024
Existing Structures: Public Safety Building
Proposal: See attached document

Previous Proposals: _____

Requirements:

- Locations and boundaries of existing and proposed lots _____
- Locations of adjacent streets or ways _____
- Locations of any easements _____
- Adjacent property owners' names. _____
- Size of lot 3.55 Acres _____
- Frontage and yards _____
- Existing and proposed buildings and structures _____
- Dimension of buildings and structures _____
- Elevation drawings of building(s) with additions from each side _____
Additions/alterations need to show only affected side _____
- Locations and dimensions of all parking areas _____
- Number of parking spaces compared to requirement _____
- Handicapped parking _____
- Locations and dimensions of all loading areas _____
- Locations and dimensions of driveways/walkways _____
- Locations and dimensions of access/egress _____
- Relation to street traffic _____
- Grading and site work _____
- Proposed and existing topographical lines at 2' intervals _____
- Location/description of proposed and existing sewage disposal system not shown _____
- Location/description of underground storage tanks _____
- Location/description of water supply _____
- Location/description of storm drainage _____
- Location/description of utilities _____
- Location/description of dumpsters _____
- Location inc. height, dimension, appearance of lighting _____
- Natural Features _____
- Location/description of landscaping inc. large trees _____
- Location/description of proposed screening/buffers/fencing _____
- Location/description of open space/recreation areas. _____

Other permits required _____

Date Submitted: November 1, 2024

Applicant Name: Town of Hamilton Fire Department

Phone: 978-468-5559

Site Plan Review for Property Located at: 265 Bay Road, Hamilton, MA 01982

Neighborhood Character:

The character of the surrounding area is mixed in its style and uses. There are a few older accessory buildings left in the downtown area along with some 100+ year old homes and buildings converted to business use, along with the newer firehouse, and brick COA and Community House buildings. This structure resembles a small barn in its form and materials, while providing large windows for viewing the Model T. The "barn doors" in front and overall scale are in-keeping with our quaint New-England village feel.

Scale:

To expand on the above, the building is quite small compared to the surrounding structures. It is meant to be solely for displaying and protecting the Model T. Since it is located in a prominent area in front of the firehouse/police station, we kept it small in scale so the building behind is still fully visible but this structure will invite pedestrians and others to walk around it view the Model T.

Appearance:

As described above, the structure is a small barn that will be clad in traditional clapboards and vertical board. The barn doors will be painted a firehouse red. We anticipate the rest of the building will be white.

Natural Features:

Currently, there are 4 trees that sit in the grass area in front of the firehouse, that will remain. The building will be located in the middle of these trees. The grass area will remain but there will be a walkway around the building and one that leads to the parking lot. There will be minimal additional plantings in the area.

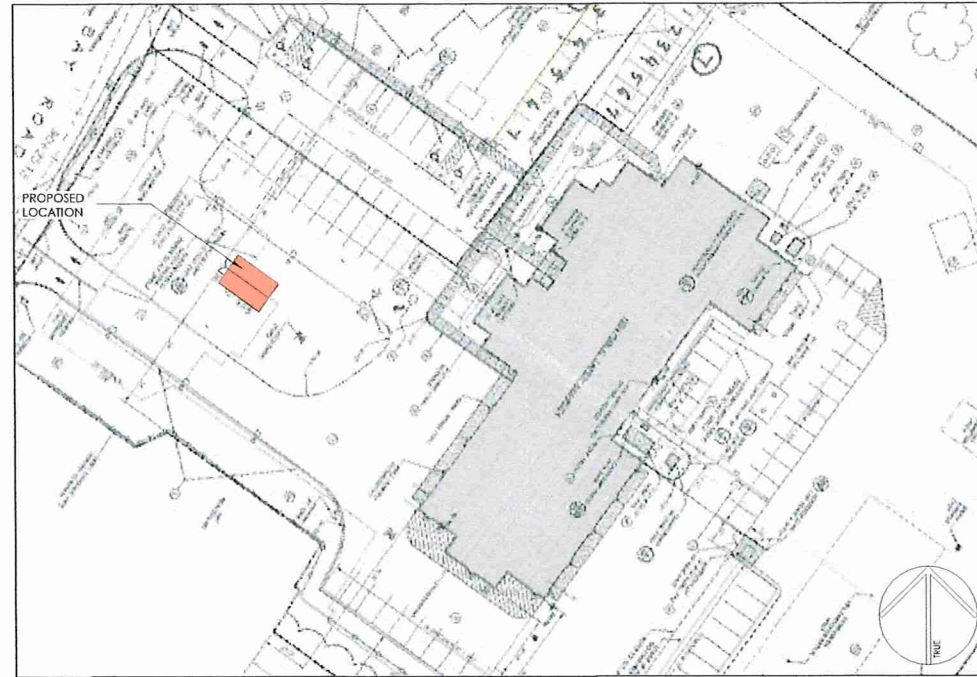
Use/Proposal:

The Hamilton Fire Department is looking to construct a new small, detached building on the site of the existing Public Safety Building. This new building will be used to store and display the first piece of equipment the Hamilton Fire Department purchased, which is an important part of the town and department's history. The Departments 1916 Model T / American LaFrance Chemical Truck has been fully restored both mechanically and cosmetically. Along with the restored Model T, other items that are part of the department's history will be on display not only on the inside of the building but on the exterior. The original Chemical 1 sign will be mounted on the new display building. This sign was not only displayed on the previous storage building for the antique fire truck but also the original firehouse that housed the Model T.

MODEL T DISPLAY BUILDING

HAMILTON FIRE DEPARTMENT
265 BAY ROAD
HAMILTON, MA 01982

LOCUS MAP



RENDERING



DRAWING LIST

SHEET NUMBER	DRAWING TITLE	ISSUED SET(S)
		SITE PLAN REVIEW 11/01/2024
LANDSCAPE		
L1	LAYOUT, GRADING AND PLANTING PLANS	•
ARCHITECTURAL		
A000	COVER SHEET	•
A100	FLOOR AND LIGHTING PLANS	•
A200	SITE PHOTO-METRICS	•
A300	BUILDING ELEVATIONS	•

VANCESTEIN
ARCHITECTURE / INTERIORS
85 SAM FONZO DRIVE STE 1
BEVERLY, MA 01915
VANCESTEIN.COM

MODEL T DISPLAY BUILDING
HAMILTON FIRE DEPARTMENT
265 BAY ROAD
HAMILTON, MA 01982
ISSUED FOR: SITE PLAN REVIEW

COVER SHEET
SCALE: 1" = 40'-0"
DATE: NOVEMBER 1ST, 2024
DRAWN BY: JJ
CHECKED BY: BS

DRAWING NUMBER
A000
JOB NUMBER

CLIENT:
TOWN OF HAMILTON FIRE DEPARTMENT
265 BAY ROAD
HAMILTON, MA 01982

ARCHITECT:
VANCESTEIN
ARCHITECTURE / INTERIORS
85 SAM FONZO DRIVE STE 1
BEVERLY, MA 01915
VANCESTEIN.COM

LANDSCAPE:

LANDSCAPE DESIGN GROUP, LLC.
254 BAY ROAD
HAMILTON, MA 01982

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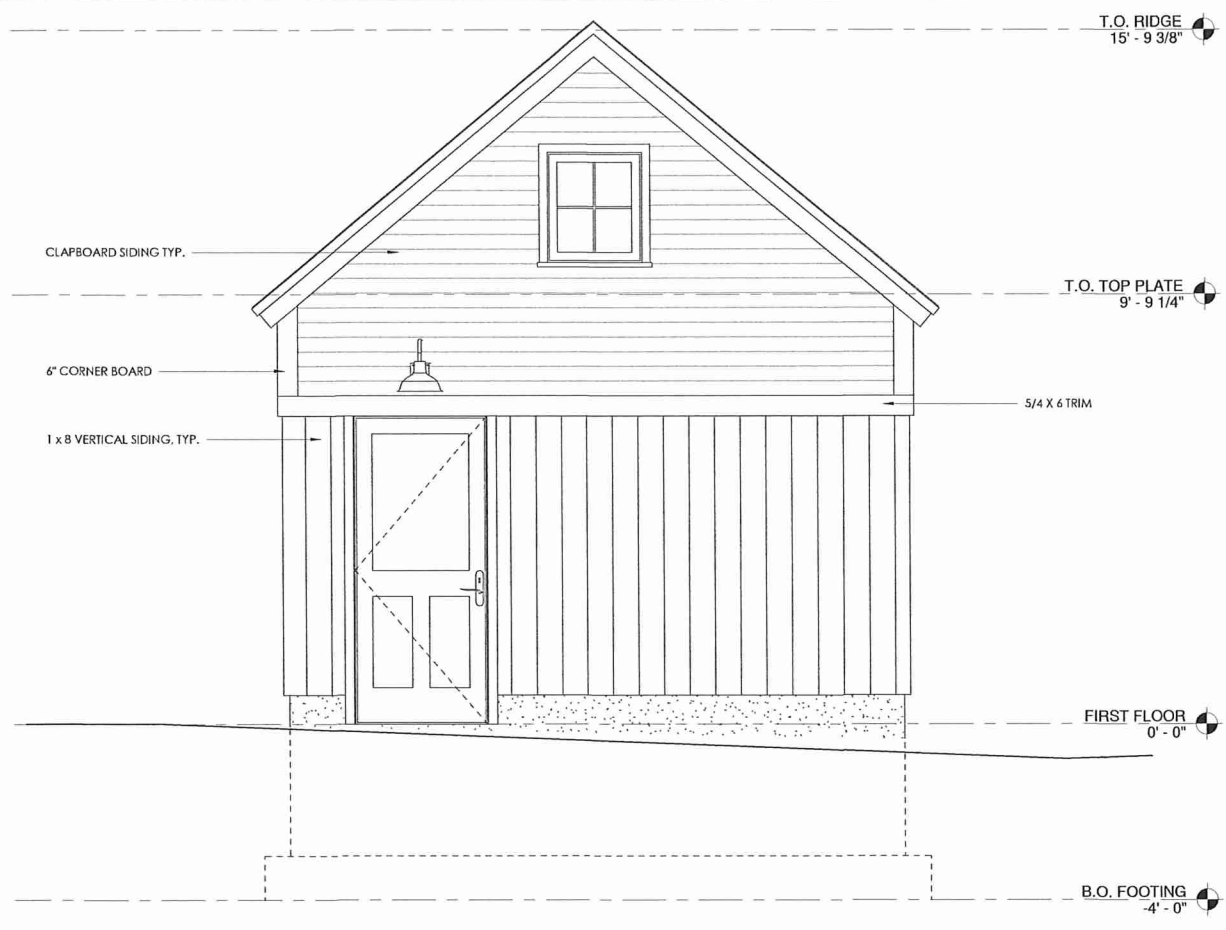
REV #	DATE	DESCRIPTION

MODEL T DISPLAY BUILDING
 HAMILTON FIRE DEPARTMENT
 265 BAY ROAD
 HAMILTON, MA 01982

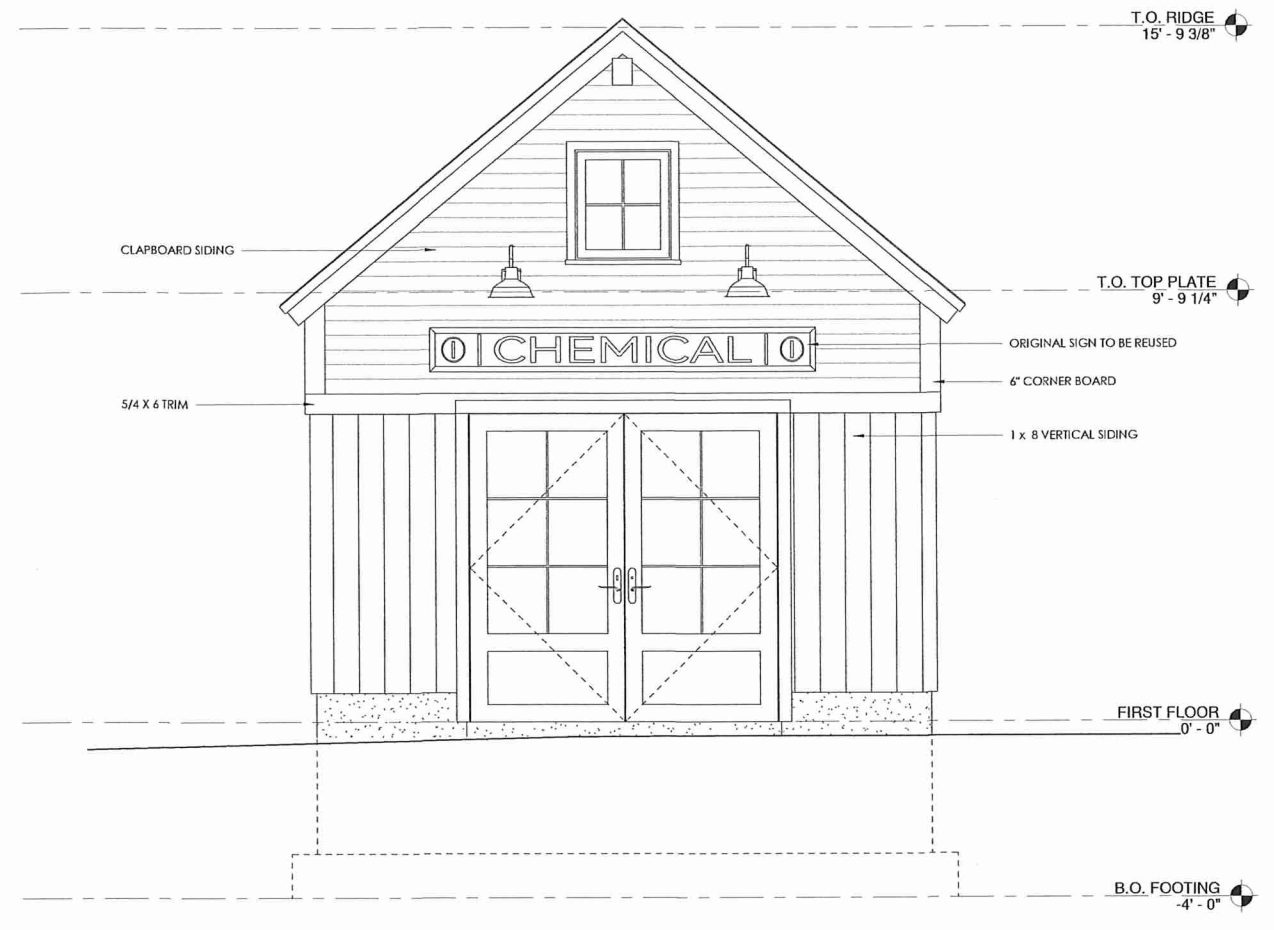
BUILDING ELEVATIONS

SCALE: 1/2" = 1'-0"
 DATE: NOVEMBER 1ST, 2024
 DRAWN BY: JJ
 CHECKED BY: BS

DRAWING NUMBER
A300
 JOB NUMBER



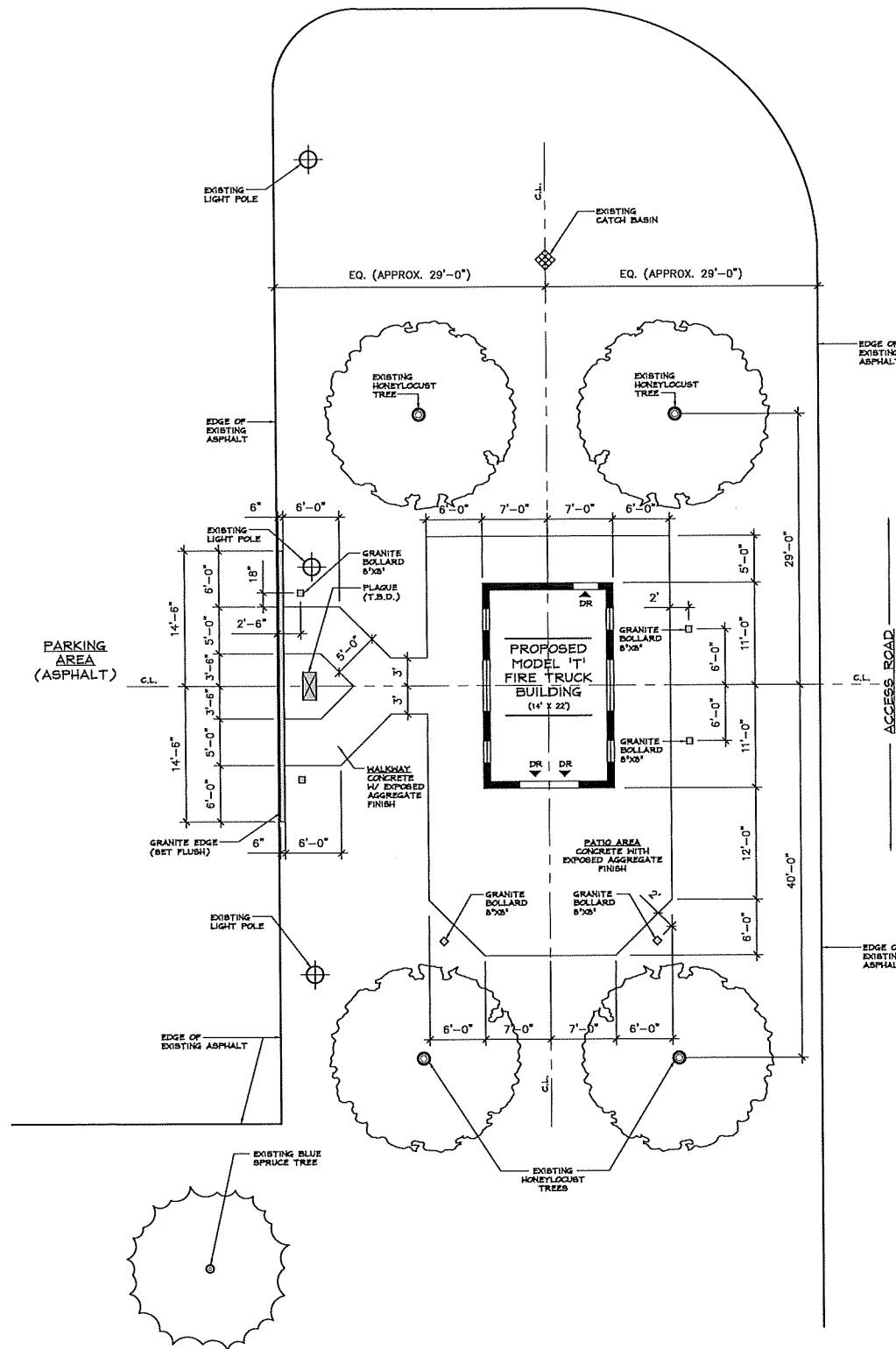
2 REAR ELEVATION
 0' 1' 2' 4'



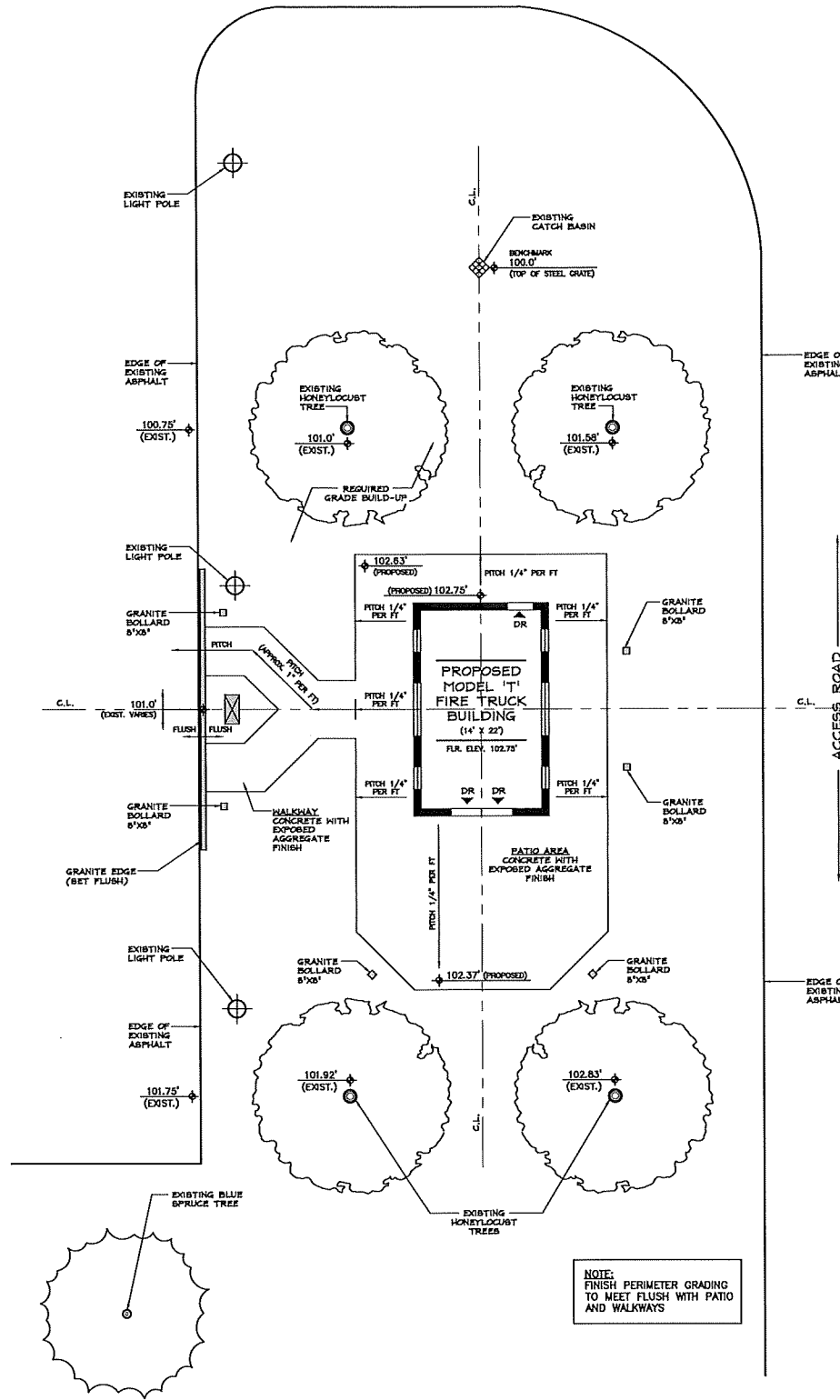
1 FRONT ELEVATION
 0' 1' 2' 4'



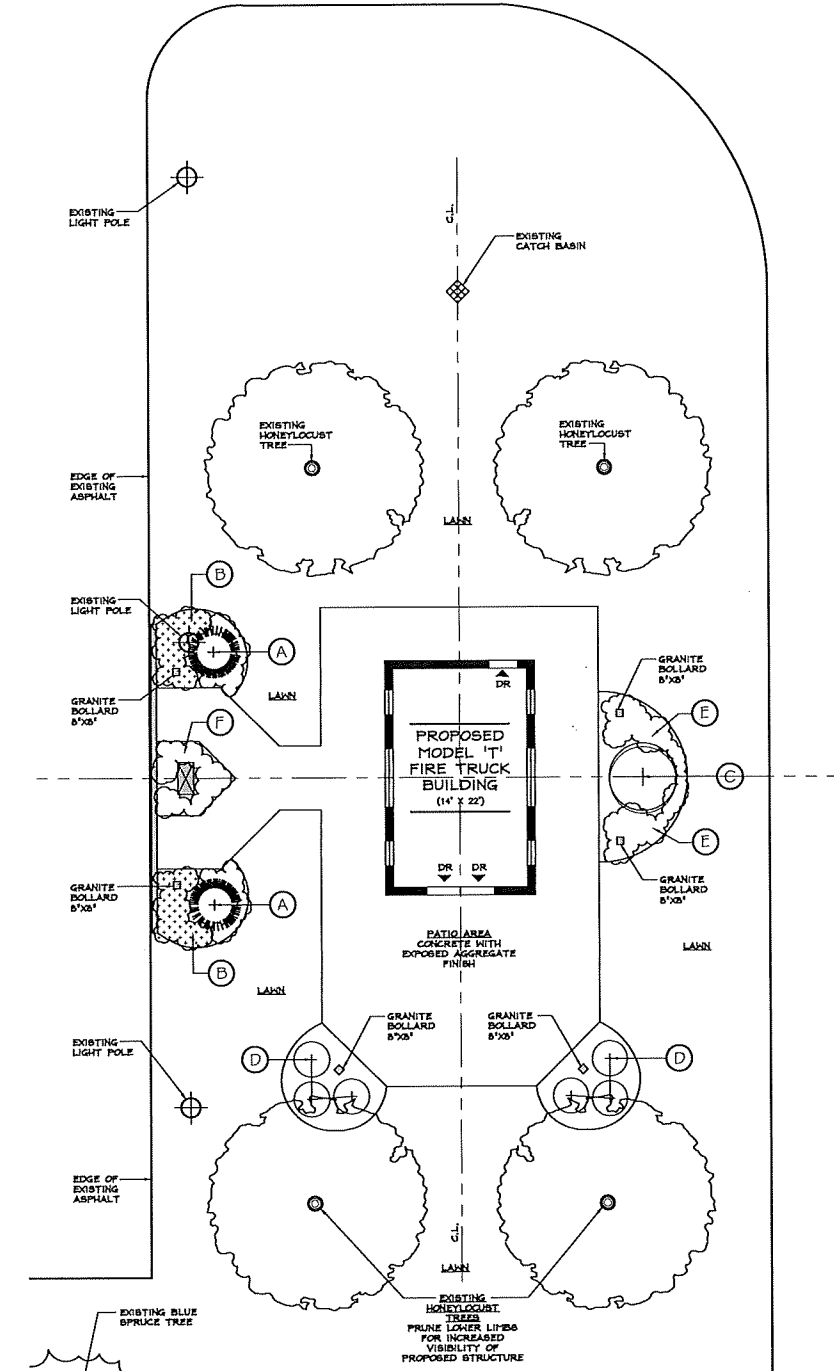
3 RIGHT ELEVATION
 0' 1' 2' 4'



1 LAYOUT PLAN
SCALE: 1/8" = 1'-0"



2 GRADING PLAN
SCALE: 1/8" = 1'-0"



PLANT LIST:

SYM.	QTY.	BOTANICAL PLANT NAME	COMMON NAME	INSTALL SIZE
A	2	PICEA PUNGENS 'GLAUCA GLOBOSA'	DWARF GLOBE BLUE SPRUCE	2' - 3' SPREAD
B	18	VINCA MINOR 'BOWLES'	BOWLES PERWINKLE	#1 POT
C	1	SYRINGA VULGARIS 'MONGE'	DEEP PURPLE LILAC	4' - 5' HVY.
D	6	RHODODENDRON CHIONOIDES	COMPACT WHITE RHODODENDRON	18" - 24"
E	14	HEMEROCALLIS 'HAPPY RETURNS'	REBLOOMING YELLOW DAYLILY	#1 POT
F	9	PENNISETUM A. 'BURGUNDY BUNNY'	COMPACT RED-LEAF FOUNTAIN GRASS	#2 POT

16-Oct-24

3 PLANTING PLAN
SCALE: 1/8" = 1'-0"

TOWN OF HAMILTON
MODEL-T STORAGE BUILDING
LANDSCAPE PLAN
SCALE: AS NOTED
PREPARED BY: LANDSCAPE DESIGN GROUP, LLC.

16 OCTOBER, 2024

