



TOWN OF HAMILTON

STAFF MEMORANDUM

TO: Planning Board members
FROM: Mark Connors, Planning Director
RE: Patton Homestead Pavillion Site Plan Review
FOR: February 4, 2025 Planning Board meeting

BACKGROUND:

The Patton Homestead is located on a 21-acre Town-owned property at 650 Asbury Road located near the Ipswich River and the Topsfield town line. The property includes a historic home dating back to 1786 which is currently functioning as the temporary Town Hall while renovation work is being completed to the Town Hall on Bay Road. The building also includes a small museum operated by the Wenham Museum. The property was home to the Patton Family from 1928 into the 2000s. The celebrated General George S. Patton, who played a decisive leadership role in World War II, lived at the home, as did his son Major George S. Patton, Jr. and his wife Joanne Holbrook Patton. Ms. Patton donated the property to the Town in 2012 to serve as a recreational, cultural, and community center for the community. The property connects to several major trail systems in the western part of Hamilton and extending into Topsfield.

The Friends of the Patton Homestead has been working with Town leaders and the Recreation Department for years in order to construct a pavilion at the property. The project received a matching grant from the Mass Cultural Council of up to \$87,000 and a grant of \$50,000 from the Hamilton Community Preservation Committee which was supported at Town Meeting. Funds have also been raised by private donors.

PROPOSED USE & SITE LOCATION:

The applicant proposes an open air pavilion measuring 30-feet by 50-feet located on the rear of the property. It is staff's understanding that the applicant would like approval to build the structure up to this size, but that its size may be reduced depending on building costs. Some grading work would be completed to level the ground such that the pavilion is flush with the ground. The applicant notes the pavilion will support cultural, educational, and recreational programming at the property. The property hosts several major community events including Military History Day, Military Service Day, an Annual Easter Egg Hunt, and other community events. It has also hosted concert series and food truck events. It also occasionally hosts private events like outdoor birthday parties and banquets, but does not provide access to indoor facilities so such events are relatively infrequent.

The Patton Homestead is located on a small bluff that looks out on to sweeping fields that gradually decline in elevation as the fields approach the Ipswich Riverfront. The pavilion is proposed for the rear of the property in a location that previously served as the location of a pool and small poolhouse. Due to the decline in elevation and its location toward the rear of the property, the pavilion is not likely to be visible or only partially visible from Asbury Road.

STANDARD OF REVIEW:

The use most closely falls under the following use category in the Hamilton Zoning Bylaw: “Museums, libraries and parks, playgrounds, conservation areas, water supply areas and other land owned and operated for the public enjoyment or service by a public or semi-public agency.” The use is permitted by right in all of Hamilton’s zoning districts, but is subject to Site Plan Review by the Planning Board. Site Plan Review is a non-discretionary process, so the Planning Board must grant approval if the application meets the Zoning Bylaw requirements.

SITE PLAN REVIEW STANDARDS:

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This application meets the Dimensional Requirements of the Zoning Bylaw. Accordingly, the Standards set forth in Section 10.6.12, apply. Those standards are examined below.

- 1.) The plan shall show compliance with Zoning Bylaw requirements for parking, signage, loading, landscaping, performance standards, dimensional requirements, and all other applicable requirements of this Bylaw;

The proposed use meets all of the Dimensional Requirements of the Ordinance. No signage is proposed and no additional parking is proposed. The site is served by a small lot adjacent to the Homestead with access to approximately 8 parking spaces and a dirt lot located to the south, between the homestead and the adjacent Patton Ridge development, with spaces for approximately 44 vehicles. The Zoning Bylaw does not include a parking standard for this type of use.

- 2.) The proposed project should be compatible with existing natural features of the site and compatible in architecture and scale with the surrounding area;

In staff’s view, the structure is not incompatible in character or scale with its surroundings. It is proposed in a sprawling field and because of the site location at a lower elevation, the pavilion should appear accessory to the larger Patton Homestead structure.

- 3.) The plan shall provide landscaping and open spaces that enhance the proposed development from within and without, which provide screening and buffers as necessary and which maximize amenity for customers, neighbors, and the general public;

The applicant is not proposing any landscaping as the structure will be open air and provide access from all points. Two mature trees in proximity to the pavilion will be preserved. The Board would be within its jurisdiction to require landscaping if it felt it important to the application. In staff’s view, landscape buffering is not necessary as the pavilion is meant to actively interact with the fields surrounding it.

- 4.) The proposed project shall provide for safe and convenient vehicular and pedestrian movement within the site in relation to adjacent ways, and provide for compliance with

handicapped access requirements, and provide for access and egress by emergency vehicles;

No proposed modifications are proposed to the site's vehicular and pedestrian accessways. No formal pedestrian sidewalks or pathways are proposed to serve the structure. The Police and Fire Departments have not expressed any concerns related to emergency access.

- 5.) The proposed project shall provide for location and screening of exposed storage areas, machinery, service areas, dumpsters, utility buildings and structures and other unsightly uses to maximize amenity for neighborhood. The Planning Board may require landscaping and/or fencing to provide needed buffers;

In staff's view, most of the elements of this criterion is are not applicable to this application; the proposed use will not have loading areas or other unsightly features more common of commercial or industrial uses. No exterior lighting is proposed however it is staff's understanding that the applicant would like the ability to provide lighting interior to the open-air structure. Staff would recommend that all lighting be fully downcast and directed to illuminate the interior of the pavilion only.

- 6.) The proposed plan shall be consistent with the capacity of local infrastructure, such as water supply, utilities, drainage and Streets, or shall provide for such improvements as necessary; and

The use will not have no water or septic facilities and no measurable impacts on the capacity of local infrastructure.

- 7.) The plan shall provide for compliance with Board of Health, Conservation Commission, and other Town and State Regulations. Where applicable, the approval may be made conditional upon Board of Health, Conservation Commission, State Department of Public Works or other approvals, which shall be specifically referenced in the decision.

The use is located outside of wetland buffer and impact areas and staff is not aware of any other outside approvals that would be necessitated by the application.

SUGGESTED CONDITIONS OF APPROVAL:

If the Planning Board is comfortable granting approval, staff would recommend the following condition of approval:

- 1.) The structure shall be built in accordance with the application materials and the Site Plan 'Patton Homestead Pavillion,' prepared by Epstein Joslin & Picardy Architects and last revised January 28, 2025. In the event that deviations from the plan are anticipated, the applicant shall provide written notice to the Planning Director and re-approval by the Planning Board may be required. If exterior lighting is proposed, the intensity of the proposed use is increased, or if removal of mature landscaping is proposed, re-approval shall be required by the Planning Board.



**TOWN OF HAMILTON
PLANNING BOARD**

**REQUEST FOR FINDINGS OF FACT
SITE PLAN REVIEW**

Date Submitted:

Applicant Name:

Phone:

Site Plan Review for Property Located at: 650 Asbury Street, South 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: 1,619 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.): 11,854 sf
- c. Estimated cost of proposed work: \$125,000
- d. Current 100% assessed valuation of building: \$1,057,500

2. How does the proposed development fit into the existing neighborhood in the following areas?

a. Neighborhood character:

The Patton Homestead is set on a rural road surrounded by nature areas owned by the Essex County Greenbelt Association with mature trees, farmland, and open landscapes. The neighboring residential architecture is predominantly traditional. The pavilion's design reflects the history and character of the neighborhood.

b. Scale:

The proposed scale accommodates a group of 100 seated diners. Its proportion on the site is similar to the existing Barn. Its placement at the base of the hill will minimize its appearance from Asbury Street and maintains the openness of the fields surrounding the existing building.

c. Appearance:

The open air pavilion's design features natural materials, wood and granite, and its form references historic New England pole barns.

d. Natural features:

The siting of the pavilion minimizes the need for regrading and maintains the existing site drainage.

e. Use:

The pavilion will allow the Friends of Patton Homestead to continue providing a historic place where families, the community and Veterans enrich their lives through cultural events, seasonal festivals, military focused programming, Veterans' gatherings, social events and retreats

Hamilton Planning Board
Site Plan Review Checklist

Applicant: _____
 Address: 650 Asbury Street, Hamilton, MA 01982
 Zone: Zoning District RA (Residence - Agriculture District)
 Date Received: _____
 Existing Structures: Patton Homestead, Garage, Wood Framed Barn, and Sheds
 Proposal: new construction of an open air, wood-framed pavilion

Previous Proposals: _____

Requirements: Items marked X included in Site Plan Review drawing set

Locations and boundaries of existing and proposed lots	X
Locations of adjacent streets or ways	X
Locations of any easements	N/A
Adjacent property owners' names	X
Size of lot	X
Frontage and yards	X
Existing and proposed buildings and structures	X
Dimension of buildings and structures	X
Elevation drawings of building(s) with additions from each side	
Additions/alterations need to show only affected side	X
Locations and dimensions of all parking areas	X
Number of parking spaces compared to requirement	52 available
Handicapped parking	5 spaces
Locations and dimensions of all loading areas	N/A
Locations and dimensions of driveways/walkways	N/A
Locations and dimensions of access/egress	N/A
Relation to street traffic	X
Grading and site work	X
Proposed and existing topographical lines at 2' intervals	X
Location/description of proposed and existing sewage disposal system	<u>not shown</u>
Location/description of underground storage tanks	X
Location/description of water supply	N/A
Location/description of storm drainage	N/A
Location/description of utilities	N/A
Location/description of dumpsters	N/A
Location inc. height, dimension, appearance of lighting	N/A
Natural Features	N/A
Location/description of landscaping inc. large trees	X
Location/description of proposed screening/buffers/fencing	N/A
Location/description of open space/recreation areas	X


Other permits required _____

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

From North of Boston <noreply@wave2adportal.com>

Date Thu 12/12/2024 11:36 AM

To Mary Ellen Feener <permitting@hamiltonma.gov>

 1 attachment (19 KB)

W01287780.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: **W0128778**
Business Type: All Other Public Notices
Notice Size: Public Notices
Notice Estimate: \$616.50
Referral Code: **PH Notice - Patton Pavillion**

Account Details

Sean Timmons
PO Box 429
Hamilton, MA  01936
978-468-5590
stimmons@hamiltonma.gov
Hamilton Recreation Department

Schedule for notice number W01287780

Fri Dec 20, 2024
The Salem News Public All Zones
Notices
Fri Dec 27, 2024
The Salem News Public All Zones
Notices

Town of Hamilton Planning Board
650 Asbury Street (P.O. Box 429)
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 January 21, 2025 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 a Site Plan Application for a proposed open air, wood-framed pavilion at the Patton Homestead property at 650 Asbury Street (Assessors Tax Map 19, Parcel 1) Hamilton, MA 01936. The applicant and property owner is the Town of Hamilton and the proposed use of the structure is for cultural, social, and civic programming. The subject property is located within the Residence – Agricultural (R-A) zoning district. Anyone wishing to speak on the matter is invited to attend the hearing.
Applications and plans are on file and available for review electronically or in person by contacting the Hamilton Planning Department.
Mark Connors
Director of Planning
SN - Publication Dates



**Town of Hamilton Planning Board
650 Asbury Street (P.O. Box 429)
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 January 21, 2025 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 a Site Plan Application for a proposed open air, wood-framed pavilion at the Patton Homestead property at 650 Asbury Street (Assessors Tax Map 19, Parcel 1) Hamilton, MA 01936. The applicant and property owner is the Town of Hamilton and the proposed use of the structure is for cultural, social, and civic programming. The subject property is located within the Residence – Agricultural (R-A) zoning district. Anyone wishing to speak on the matter is invited to attend the hearing.

Applications and plans are on file and available for review electronically or in person by contacting the Hamilton Planning Department.

**Mark Connors
Director of Planning**



300 feet Abutters List Report

Hamilton, MA
November 12, 2024

Subject Property:

Parcel Number: 19-0001
CAMA Number: 19-000-0001
Property Address: 650 ASBURY ST

Mailing Address: HAMILTON TOWN OF
577 BAY RD
SOUTH HAMILTON, MA 01982

Abutters:

Parcel Number: 19-0002
CAMA Number: 19-000-0002
Property Address: 649 ASBURY ST

Mailing Address: ESSEX COUNTY GREENBELT ASSOC
82 EASTERN AVE
ESSEX, MA 01929

Parcel Number: 19-0004
CAMA Number: 19-000-0004
Property Address: 654 ASBURY ST

Mailing Address: 85 CONOMO POINT LLC
9 SCOTS WAY
ESSEX, MA 01929

Parcel Number: 19-0005
CAMA Number: 19-000-0005
Property Address: 652 ASBURY ST

Mailing Address: 25 BUTTERFIELD LLC
P.O. BOX 517
ESSEX, MA 01929

Parcel Number: 19-0006
CAMA Number: 19-000-0006
Property Address: 656 ASBURY ST

Mailing Address: ESSEX COUNTY GREENBELT ASSOC
C/O PIERCE JOHN W
82 EASTERN AV
ESSEX, MA 01929

Parcel Number: 27-0003
CAMA Number: 27-000-0003
Property Address: 0 REAR ASBURY ST

Mailing Address: ESSEX COUNTY GREENBELT ASSOC
C/O PIERCE JOHN W
82 EASTERN AV
ESSEX, MA 01929

Parcel Number: 27-0004
CAMA Number: 27-000-0004
Property Address: 0 REAR ASBURY ST

Mailing Address: ESSEX COUNTY GREENBELT ASSOC
C/O PIERCE JOHN W
82 EASTERN AV
ESSEX, MA 01929

Parcel Number: 27-0006
CAMA Number: 27-000-0006
Property Address: 632 ASBURY ST

Mailing Address: HAMILTON TOWN OF
577 BAY RD
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-001-0005
Property Address: 1 PATTON RIDGE

Mailing Address: COLMAN STEVEN M COLMAN MARIAN S
1 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-002-0005
Property Address: 2 PATTON RIDGE

Mailing Address: COPP PAULA ABRAMS STEPHEN
2 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-003-0005
Property Address: 3 PATTON RIDGE

Mailing Address: ELIZABETH FORD REVOCABLE TRUST
ELIZABETH FORD & LESLIE BALL
3 PATTON RIDGE
SOUTH HAMILTON, MA 01982



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300 feet Abutters List Report

Hamilton, MA
November 12, 2024

Parcel Number: 27-0005
CAMA Number: 27-004-0005
Property Address: 4 PATTON RIDGE

Mailing Address: FENTON PAUL V JODIE A
4 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-005-0005
Property Address: 5 PATTON RIDGE

Mailing Address: GIESEN BRENDA E 5 PATTON RIDGE
ROAD REALTY TRT
5 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-006-0005
Property Address: 6 PATTON RIDGE

Mailing Address: NASIPAK PAUL M. NASIPAK MARIE J.
6 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-007-0005
Property Address: 7 PATTON RIDGE

Mailing Address: GAFFNEY DAVID M.
P.O. BOX 387
HAMILTON, MA 01936

Parcel Number: 27-0005
CAMA Number: 27-008-0005
Property Address: 8 PATTON RIDGE

Mailing Address: FAUCI JOHN ANNE
8 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-009-0005
Property Address: 9 PATTON RIDGE

Mailing Address: TRINGALI JEANNE BIALASKI THOMAS J
9 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-010-0005
Property Address: 10 PATTON RIDGE

Mailing Address: GALVIN MICHAEL G & JOSEPHINE A
10 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-011-0005
Property Address: 11 PATTON RIDGE

Mailing Address: AYLES FAMILY 2023 REVOCABLE TR
THOMAS AND JEAN AYLES TRUSTEES
11 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 27-0005
CAMA Number: 27-012-0005
Property Address: 12 PATTON RIDGE

Mailing Address: GRAND PRE PAUL D DONNA J
12 PATTON RIDGE
SOUTH HAMILTON, MA 01982

Parcel Number: 45-0001
CAMA Number: 45-000-0001
Property Address: 0 HIGHLAND & ASBURY ST

Mailing Address: MASS AUDUBON SOCIETY
208 SOUTH GREAT RD
LINCOLN, MA 01773



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11/12/2024

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