



TOWN OF HAMILTON
PLANNING BOARD

REQUEST FOR FINDINGS OF FACT
SITE PLAN REVIEW

Date Submitted:

Applicant Name: *Iron Ox Farm*

Phone: *978-317-8148*

Site Plan Review for Property Located at: *656 Ashbury St*

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: *864 sq ft*
- 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.): *new building*
- c. Estimated cost of proposed work: *\$50,000*
- d. Current 100% assessed valuation of building: *\$14,950*

*See attached
document
for answers
to #2*

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

- a. Neighborhood character: *See attached document
for responses.*

b. Scale:

c. Appearance:

d. Natural features:

e. Use:

Site Plan Application

Responses to Section 2 of Site Plan Application

- a. Neighborhood Character:** The neighborhood is agricultural and rural in nature. Other farms in Topsfield and Hamilton are located in the vicinity. The property has been used for agricultural uses for the last 40 years. The proposed building will have wood beam posts with a concrete slab and metal roof. It will be consistent in character with the agricultural use and other small buildings on the property including the farm stand.
- b. Scale:** A 24-foot by 36-foot open-air barn structure with a metal roof and wood posts and a concrete slab floor. The structure will stand 13.5-feet in height. The scale will be consistent in scale with the property and its surroundings.
- c. Appearance:** The structure will be agricultural in nature and consistent with the property's surroundings. For materials, the structure will include wooden posts and trusses, a metal roof, and a concrete floor. A photo of a similar structure is below.
- d. Natural Features:** The barn will be placed on a grass flat surface that is currently occupied by a temporary tent-like structure. It will be located near three existing greenhouses but further interior to the property from Asbury Road. We believe the replacement building will be an aesthetic improvement from the current conditions.
- e. Use:** The use will be for agricultural purposes. It will serve as an all-purpose facility including a resting area for workers, to house crops, and to support other daily operations at the farm.



Hamilton Planning Board
Site Plan Review Checklist

Applicant: Iron Ox Farm - Stacey Apple, Alex Cecchinelli
Address: 656 Ashbury St Hamilton
Zone: 61A
Date Received: _____
Existing Structures: 16x30 Farmstead, 4 greenhouses (2 30x46, 18x70, 24x20)
Proposal: 24x36 pole barn

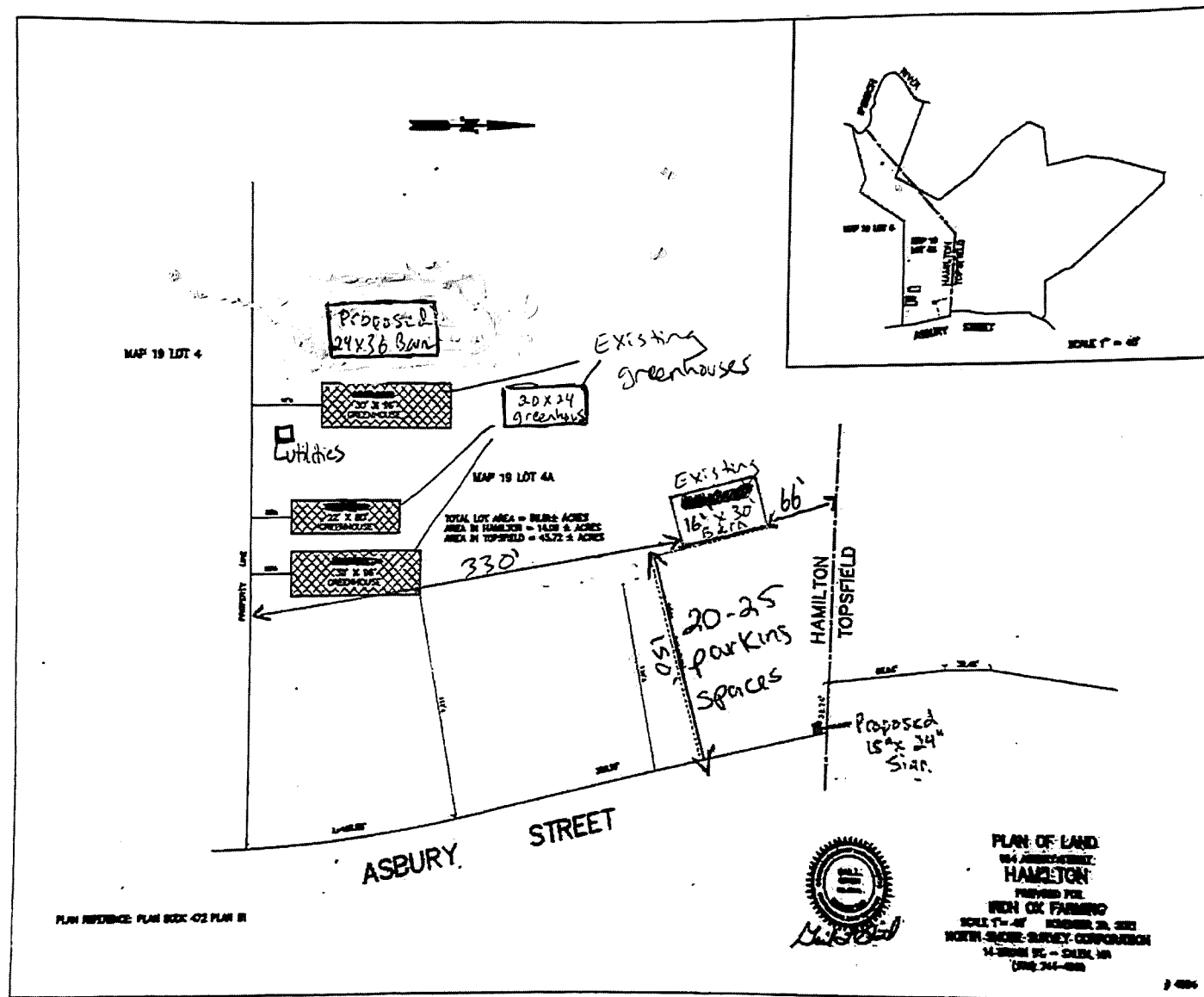
Previous Proposals: _____

Requirements:

Locations and boundaries of existing and proposed lots See attached site map
Locations of adjacent streets or ways Ashbury St on frontage
Locations of any easements utilities on neighbors driveway
Adjacent property owners' names. Dan Mayer
Size of lot 14 acres
Frontage and yards _____
Existing and proposed buildings and structures Farmstead, greenhouses, Barn
Dimension of buildings and structures 24x36
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 See attached map
Number of parking spaces compared to requirement 25
Handicapped parking Yes
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 _____

There will be no changes to the site
apart from the new structure. No
increase in traffic anticipated and
no changes to parking.



Total Lot Area 59.81 \pm acres
Area in Hamilton 14.09 \pm acres
Area in Topsfield 45.72 \pm acres



May 1, 2025

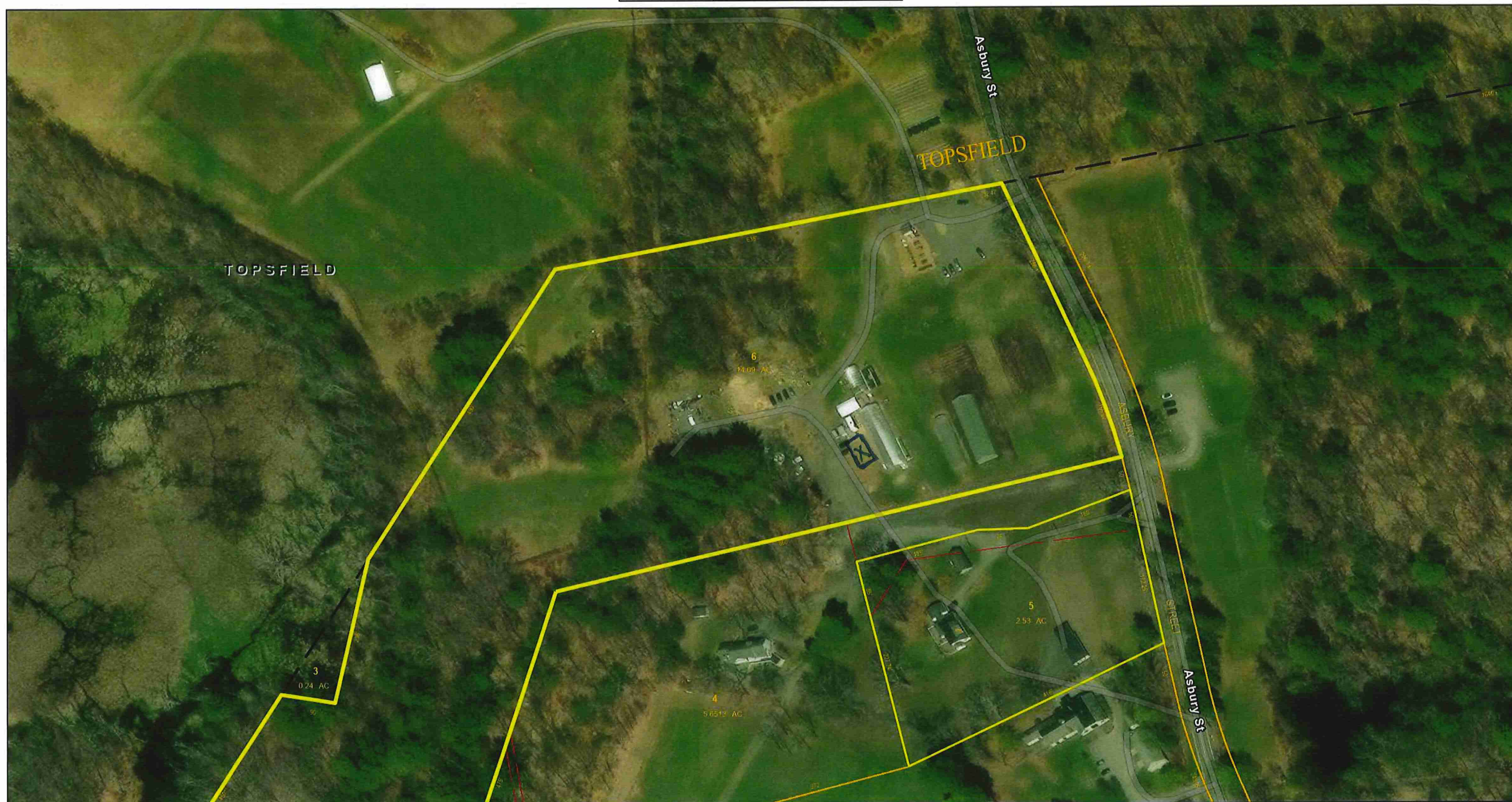
Town of Hamilton, MA

1 inch = 139 Feet



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X-Location of proposed structure



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

IRON ON

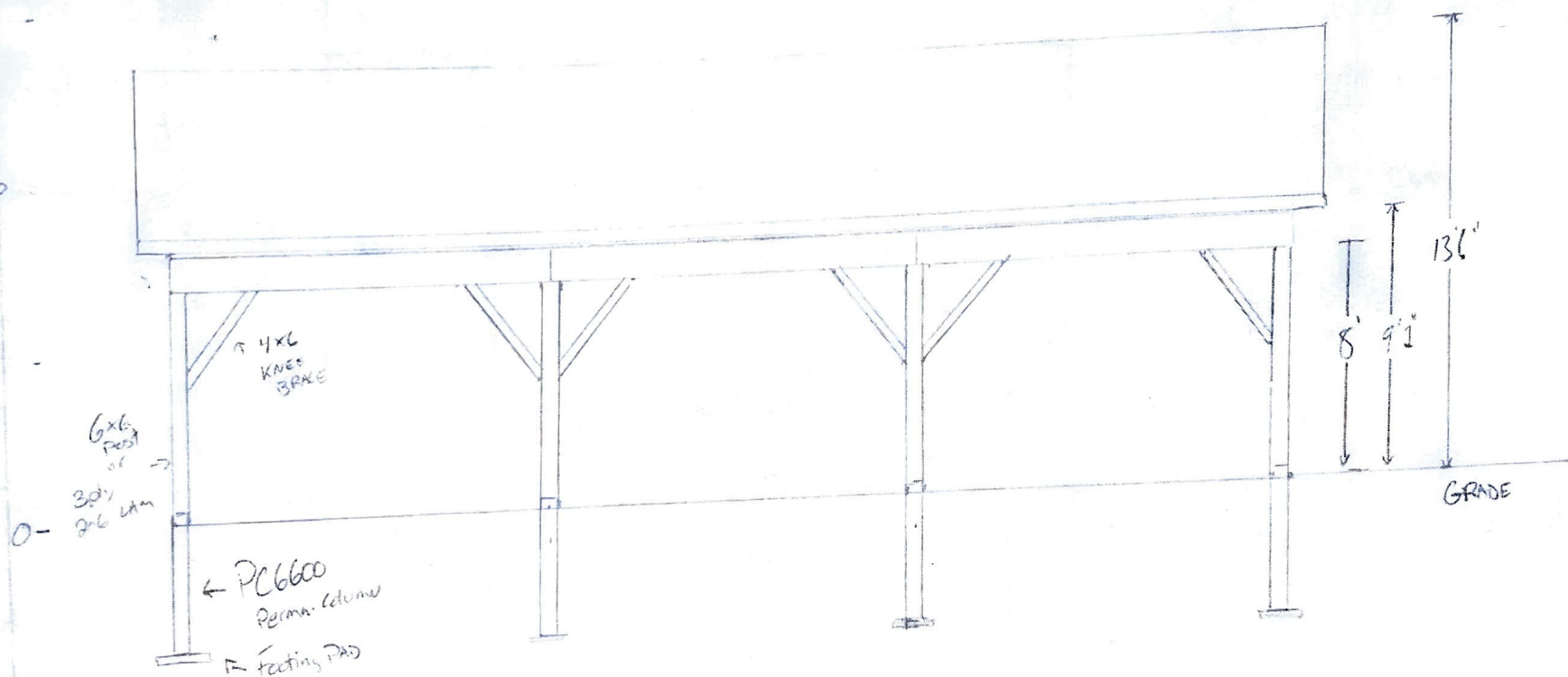
COVERED SPACE

36x24

PAGE 1

COULD 8' CLEARANCE, MAX HEIGHT APPROX 13'6"

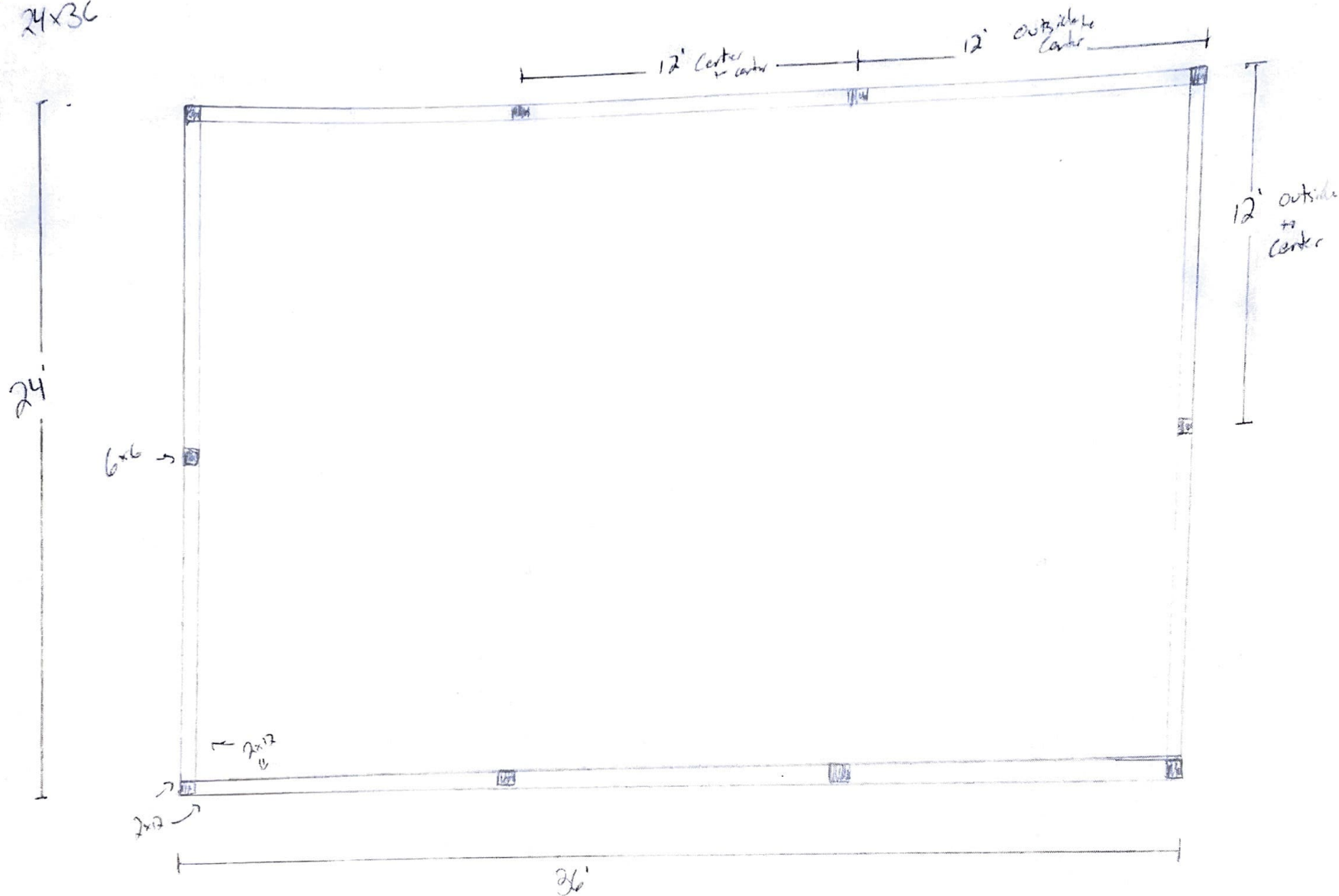
TRUSS (BOWIE TO SPEC)
PITCH - 3/12
METAL ROOFING



IRON ON
COVERED SPACE
24x36

Post
LAYOUT

PAGE 3



TOWN OF HAMILTON
Planning Board
CERTIFICATE OF PARTIES IN INTEREST

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, the undersigned Assessor of the Town of Hamilton, hereby certifies that the names and addresses appearing on the list appended hereto are those of the:

- (a) abutters 100'
- (b) owners of land directly opposite on any public or private street or way
- X (c) owners of land within 300' of the property line of the property at:

656 Asbury St

So. Hamilton

Dated **April 16, 2025**

Prepared by Assessor's Office of the Town of Hamilton.

Jane Dooley
Director of Assessing



300 feet Abutters List Report

Hamilton, MA

April 16, 2025

Subject Property:

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

Abutters:

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

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: 19-0003
CAMA Number: 19-000-0003
Property Address: 0 OFF ASBURY ST

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



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4/16/2025

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Abutters List Report - Hamilton, MA