

Hamilton Development Corporation
November 19, 2014

The Hamilton Development Corporation met at Hamilton Town Hall at 7:30 a.m. on Wednesday, November 19, 2014 with Brian Stein, Dave Carey, Bill Gisness present.

Call to order

Brian Stein called the meeting to order at 7:31 a.m. and mentioned that the meeting was being recorded.

Willow Street property update

Discussion reiterated how former shoe shop property has been rented to a plumber.

Preparation for second HDC planning session on December 6

Discussion ensued about including mission and goal of HDC, permitted uses in the business zone according to zoning by-law (there was question about how the apartments were allowed at the Community Package Store and change in zoning by-law in 2005), mixed use – residential and commercial as well as plus 55, assisted living and apartments, and parking area.

Also to be addressed is the area of study for HDC: business zone and Willow Street overlay district. Two properties to the north of the Cumberland Farms site are within the business district. A map will be provided to identify proposed uses relative to Railroad Ave., Willow Street and Walnut Road such as housing, and parking areas. A discussion on structure height will be focused along Railroad Ave., both ends of Willow Street including Asbury Street end in the Willow Street overlay district and along Route 1A where 35' might be supported by the Town.

Also to be designated and discussed is where the Town can do larger scale parking (for residents and businesses) to solve the parking problem: at MBTA site, Patton Park, Pingree Park, and 63 Willow Street. Discussion was on how police enforcement of parking in front of Talbot's store has resulted in people parking on Willow Street where two hour parking is allowed on one side of the street that is not enforced. People are also parking along the unmarked side of narrow Willow Street which slows down traffic flow. Also, Town officials had spoken to Verizon about 15 years ago relative to parking where the utility's facility is located and if the utility would consider relocating its facility to another part of Hamilton. Discussion ensued about lack of parking as a

dilemma for merchants and especially for their employees. Analysis was done on whether or not diagonal parking would be considered on one side of Railroad Ave. since it is a one-way street. Also mentioned was how some individuals who use the train park in the Railroad Ave. and Willow Street area rather than use MBTA lot. In addition, if MBTA could be approached for off hour parking on the weekends.

The next planning session will address parking, height and use as well as infrastructure changes such as pedestrian walkways. Discussion ensued about Planning Board's timeline relative to when zoning by-law changes could be done and December 8 is the deadline for submitting a request to the Selectmen for a by-law change. Also mentioned was whether or not the HDC could get support for expanding Willow Street overlay district by the time public hearings would be held by the Planning Board on the zoning by-law changes in January.

Discussion was on diagrams of existing buildings that would be presented at the December 6 planning session with explanation about how height is determined and photographs used of existing buildings with height information provided. This would be followed by information on pedestrian walkways, bike paths, and diagrams to show how they work relative to roadways and sidewalks. Also noted was at last planning session that there was mention of an agreement with bank on Bay Road that green space would remain at the corner of Railroad Ave.

Also addressed was ULI and how it has done projects with a suburban focus, and that information/input from planning sessions can be provided to ULI for analysis based on what people want in the downtown. The HDC noted what could result from the next session is potential consensus reached on uses and height. The Corporation plans to address design guidelines if time allows at this session or during January session since feedback has clarified look, scale and materials that people do not want in downtown.

Discussion ensued about how the HDC should plan to move forward since there will be a lull in meetings after the three planning sessions. It was noted that the Corporation can write its proposed changes to zoning by-law (i.e., Willow Street overlay or business district), submit it to the Selectmen and follow process with the Town boards. This will keep action moving forward based on feedback from residents at meetings held in the last couple of years. Also reiterated was terminology the Corporation will use to illustrate how residents want a village environment remaining downtown rather than moving toward urban feel. The HDC acknowledged the importance of the design guidelines being well defined (i.e., height, lighting, setbacks allowed with consideration

of citizen input throughout Willow Street overlay district) relative to special permit process and public involvement.

Trees at HDC's Willow Street property

Discussion addressed abutter concern about trees on HDC's Willow Street property that he wants trimmed or removed due to potential for damage to his property because of the state of the trees. Also mentioned was public works director weighing in that the trees are Town-owned. Stein will consult with Town Counsel Donna Brewer on the matter.

Gisness moved to adjourn at 8:30 a.m. Carey seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Clerk