

HAMILTON DEVELOPMENT CORPORATION

Minutes

September 17, 2014

Welcome – At 7:30 AM President Brian Stein opened the meeting. Board members Bill Gisness, and Rick Mitchell were present. Planning Coordinator Kristine Cheetham was also present.

Also in attendance were resident Richard Boroff and DPW Director Bill Redford.

B. Stein announced that R. Boroff was recording the meeting.

Agenda Items

Downtown Planning – B. Stein opened the discussion to shape the downtown planning workshops. Rick, Bill and Kristine provided written responses to the original draft of workshops. Together, the Board discussed several goals, priorities, and ideas on how the workshops could be organized in order to secure the intended results.

Design Standards

- Roof Lines – Flat vs. Gables...Flat on 2 stories vs.
- Building Setbacks & Height
- Windows
- (?) Density / Use – Hard to depict uses in a photo [Commercial/Retail/Office Space/Housing]
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Photo Shops / Demonstrate

- Current Zoning
- Willow Street Zoning

Downtown Parking – Will the community accept shared parking lots between users?

- Black Cow lot has barrels one space/business (Work/non-work)
- Municipal lots often not in the right location
- MBTA lot expensive and restrictive

Context & Consensus

Continuity/Consistency, (but not conformity or uniformity), Connectivity

? Is the community on board with re-development in the downtown?

? What level of guidance to a developer is required? Is recommended?

Results:

Revised zoning (standards & process) are tools for development.

Consensus

Powerpoint Presentation – For Each Session

1. Architectural Overview of Terms
 2. Zoning Overview of Terms
 - Terms (Lot shape, use)
 - Review Process
 3. Infrastructure Elements
 - Pedestrian Scale Amenities (select locations & styles)
 - Parking
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- A. Existing Photo of Area (note many things are non-conforming)
 - B. Allowed zoning (If re-built...could look different)
 - C. Allowed with Willow Street (If re-built could look different)

Dates & Themes (1-3 PM)

Nov. 8, 2014 – HDC Willow Street & Railroad Ave

Dec. 6, 2014 – Hansbury/Asbury St. & Willow St. Connection

Jan. 10, 2014 – Henderson's Block & Bay Rd. Connection

Jan. 31, 2014 (Feb. 7, 2014) – Summary and Final Plan

1. Funding and Meals Tax
2. Wastewater Treatment Systems
 - Overview of Workshop
 - Next Steps

HDC Operational Discussion

1. Willow Street – Trees

B. Stein met with the neighbor D. Cutter. Mr. Cutter had a survey done and the trees are on the McRae/HDC property. B. Stein would like to mark a few and have the Board visit prior to any action.

B. Redford stated that the town may want to review the trees prior to removal. He felt that the HDC property (and trees) was municipal property. B. Stein disagreed.
 2. Warrant for Bills – K. Cheetham asked the Board for confirmation of an expenditure prior to requesting endorsement of the warrant. The question was related to the removal of shrubs for a cost of \$400 at the Willow Street property. The Board confirmed that they discussed having this work done at earlier meetings.
- ACTION: B. Gisness made a motion to pay the HDC 1504 warrant for a total of \$1425.00 on Sept. 17, 2014. R. Mitchell seconded. All voted in favor.

Adjourn – At 8:30 AM R. Mitchell made a motion to adjourn. B. Gisness seconded. All voted in favor.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____

Brian Stein, President