

Hamilton Development Corporation
July 22, 2015

The Hamilton Development Corporation met at Hamilton Town Hall at 7:30 a.m. on Wednesday, July 22, 2015 with Rick Mitchell, Bill Gisness, Dave Carey, Anthony Nickas present. Consultant Rachel Meketon and DPW Director Bill Redford also present.

Call to order

David Carey called the HDC meeting to order at 7:30 a.m.

Administration

Minutes from 10/15/2014, 11/5/2014, 5/27/2015 and 6/22/2015

Bill Gisness moved to approve the minutes of November 5, 2014, May 27, 2015 and June 22, 2015. Anthony Nickas seconded the motion. VOTE: Unanimous.

Rick Mitchell moved to approve the minutes of October 15, 2014. Nickas seconded the motion. VOTE: Unanimous.

Warrant for Bills

The warrant is for first quarter real estate taxes on 59 and 63 Willow Street for \$2,280.07. The annual tax bill for both properties is \$8,800 and \$10,000 was budgeted. Carey moved that the HDC pay the bills. Gisness seconded the motion. VOTE: Unanimous.

Business District Design Guidelines and Zoning

Discussion ensued about how the language is complete and photos will be added to design guidelines. The HDC is planning to present them at the August 3, 2015 Board of Selectmen's meeting and at the August 13, 2015 Planning Board meeting. A public hearing legal ad will be used for the Planning Board meeting.

Discussion was on proposed language for mixed use aspect of zoning by-law where it currently reads commercial and institutional uses on the first floor and residential uses on the upper floors, and how this ties into the Willow Street vision for the site. This would preclude residential use on the first floor. An apartment building at the site would either have parking or retail business on the first floor to maintain character of

Hamilton's only business district. This could limit anyone looking at the property. DPW Director Bill Redford mentioned that definition by right could be implemented and Special Permit process used. For a ZBA variance economic hardship would have to be illustrated. Discussion addressed how the option for residential on the first floor would limit a developer and historically Town officials have advocated for no residential in the business district to promote commercial use. It was noted that Chapter 40B Firehouse Place does have residential on the first floor.

Carey moved to accept this final version (of mixed use by-law language). Gisness seconded the motion. VOTE: Unanimous.

Other Old/New Business

Redford mentioned that he is going to be posting trees for removal including those at Salem Five Bank parking lot. Discussion was on how the HDC and Bank would be sharing the cost of tree removal.

Discussion ensued about annual report or plan that has to be submitted to the Selectmen. The date when this is due will be checked. Discussion addressed draft policy and procedures relative to statute and HDC.

Also mentioned was that Tom Ford withdrew his housing development project on Bay Road without prejudice, that Canterbrook project is back to Planning Board, and a 16 to 24 rental housing project might occur on Longmeadow Way as a friendly Chapter 40B.

Mitchell moved to adjourn the meeting at 8:06 a.m. Carey seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Brian Stein, President