

HAMILTON PLANNING BOARD
MINUTES OF MEETING
October 2, 2018

Members Present: Richard Boroff, Peter Clark, Janel Curry, Dan Hamm, Ed Howard, Rick Mitchell, and Brian Stein (Chair).
Associate Members: Chris Shepherd.
Planning Director: Absent.

This meeting was called to order in the Memorial Room at Town Hall at 7:02 with a quorum established.

Approval Not Required. 44 Chebacco Road/18 Bittersweet Lane. Jonathan Janes

Attorney Jim Kroesser provided a copy of the previously approved (2014) Approval Not Required (ANR) plan, which needed to be filed within six months of approval. The plan had not been filed. The new proposed plan was identical to the 2014 plan that was approved and would allow the plan to be recorded with the Registry. The proposed lot was a reduced frontage lot at the end of Bittersweet Lane.

Janel Curry made motion to approve the proposed Approval Not Required plan for 44 Chebacco Road/18 Bittersweet Lane.

Seconded by Brian Stein.

Vote: Unanimous in favor

Continued Public Hearing – 354 Highland St. Amendment to the Special Permit.

Motion made by Rick Mitchell to continue the Special Permit public hearing for 354 Highland St. until October 16, 2018 at 7:00 pm.

Richard Boroff seconded.

Vote: Unanimous in favor.

Continued Public Hearing - Common Driveway Special Permit off of Maple St. for four lots: 100 Maple and three new lots at 159 Asbury St. Hamilton Farm LLC.

Bob Griffin submitted a revised plan and distributed copies to the members. Mr. Griffin said he had received comments since the last meeting from the Water Department. Changes were incorporated into the revised plan. Notes were added to the plan that clarified the 12' driveway widths. A 4" water line was replaced with a 6" line with a hydrant at the end. A draft Decision was prepared and revisions were submitted after comments had been received. Brian Stein noted that the Board had received the document and no comments or issues were noted.

Motion made by Janel Curry to close the public hearing.

Richard Boroff seconded.

Vote: Unanimous in favor.

Janel Curry moved to approve the Common Driveway Special Permit (Section 6.2.6) and referred to the updated plan, dated September 25, 2018.

Seconded Dan Hamm.

Vote: Unanimous in favor.

Approval Not Required. 159 Asbury St. Asbury Street Realty Trust, William Lowell (trustee). Property off of Maple St. and 0 Maple St. Michael McNiff.

Bob Griffin explained the Board had approved the plan in June 2018 and this request was for the 30 acres of remaining land. The plan would create the lots as shown on the Common Driveway application. Each lot featured 175' of frontage along Porter Lane. Lots had 4.7 acres, 1.4 acres, and 21 acres. All three lots had adequate access. The Fire Department had already offered their opinion regarding access. A fire suppression system was planned for each lot.

Motion made by Rick Mitchell to approve the Approval Not Required (ANR) plans for 159 Asbury St. Seconded by Richard Boroff.

Vote: Unanimous in favor.

Master Plan (Residential) Update

The agreement (contract) had been signed and work is expected to be completed within six months. A revised scope of services would be forthcoming before work would begin. Janel Curry indicated that a kick off meeting would occur possibly on October 16, 2018. A demographic profile would be completed before the group would return to the Board.

Other Board Business/Discussions

Discussion of preparation and presentation for Town Meeting.

Brian Stein would not be available for Town Meeting. Rick Mitchell would present the Accessory Apartment By-law. The Selectmen would explain the Conservancy District By-law. Janel Curry suggested preparing a question and answer sheet to help voters. Mr. Stein suggested explaining that the proposed By-law would clean up the three existing By-laws. Members were concerned that the article might be intertwined with the Affordable Housing proposal. Bill Bowler was the Chairman of the ZBA (Special Permit Granting Authority) and would be asked to speak regarding the proposal. As a Zoning By-law change, the article would need a 2/3's vote for passage.

Updates from the chair and members

Richard Boroff updated the Board regarding the Open Space Committee. According to Mr. Boroff, the Selectmen had indicated that the previous Open Space Committee members needed to apply to be on the new Open Space Committee. Peter Clark disagreed, stating they had received a letter from the Town Manager that said previous members would become members of the new Committee. Currently the only members were Mr. Boroff, Sean Timmons, (Recreation Director) and George Tarr (Conservation Commission). At a previous meeting, the Conservation Commission had dissolved the previous Open Space Committee. Mr. Boroff wanted to have

seven members on the Board to work on the seven or 13 sections of the Open Space Plan. Mr. Boroff said it would be more efficient to have one person work on each section or two sections than have all members work on all the sections.

Ed Howard discussed the \$250,000 of Community Preservation funds that had been granted to the Affordable Housing Trust. Some members thought the funds should be returned to the Community Preservation Committee as they had not been spent by the end of the fiscal year as was indicated by the Town Meeting vote but Town Counsel had opined that as long as a check had been written, even if not cashed, the funds did not need to be returned to the Committee. Mr. Howard said the Chairman indicated that discussion had ensued regarding the topic but Mr. Howard said there was no discussion regarding the funds and the topic was not on the agenda.

Peter Clark described the work of the Gordon College Task Force. Joe Domelowicz had met with the group and suggested they speak with the Gordon College administration. Mr. Clark offered a history of the Payment in Lieu of Taxes (PILOT) program. The college periodically paid taxes over the 30 year history ever since three groups of married housing buildings were approved. Mr. Clark recalled that the school was grateful at first and abided by the equivalent payment for school choice tuition for public school students living in the dormitories. The college currently said they didn't have money to send to the Town but were considering exploratory choices to compensate the Town. Mr. Clark noted the 20 acres of land recently approved by the Planning Board as a separate lot and the potential for the school to give or sell the parcel to the Town. The Task Force was waiting for the President of the college to designate a faculty team to meet with the Task Force to view the campus and talk about trade-offs. Mr. Clark thought preliminary results would be available in a month.

Minutes of September 4 and September 18, 2018.

Motion made by Brian Stein to approve the minutes of September 4, 2018 with minor changes.
Seconded by Richard Boroff.

Vote: Unanimous in favor to approve as amended.

Motion made by Brian Stein to approve the minutes of September 18, 2018.

Seconded by Rick Mitchell.

Vote: Unanimous in favor.

Adjournment

Motion made by Rick Mitchell to adjourn.

Seconded by Ed Howard.

Vote: Unanimous to adjourn at 7:46 pm.

Prepared by:

Marcie Ricker

Attest

Date