

HAMILTON PLANNING BOARD
MINUTES OF MEETING
August 6, 2019

Members Present: Richard Boroff, Peter Clark, Janel Curry, Rick Mitchell, Brian Stein (Chair), and Bill Wheaton.
Associate Members: Laura Walsh.
Planning Director: Patrick Reffett

This meeting was called to order in the Memorial Room at Town Hall at 7:00 with a quorum established.

Continued Public Hearing – Formal Withdrawal - Medical Marijuana Facility. Site Plan Review. Stormwater Management. 654 Asbury St.

Brian Stein noted the applicant had submitted a letter requesting a withdrawal without prejudice.

Janel Curry moved that the Board accept the withdrawal of the Medical Marijuana Site Review at 654 Asbury St. without prejudice.

Rick Mitchell seconded.

Vote: Unanimous in favor.

Master Plan Discussion.

Patrick Reffett said the Board had received a draft and comments had been made on the document. Mr. Reffett encouraged members to continue to review the document adding that suggestions and recommendations were needed on how to amend the Zoning By-law. A Master Plan Presentation would occur at 7:00 pm on September 19, 2019 at the Senior Center.

The final draft is expected to arrive electronically on August 16, 2019. Judi Barrett's financial analysis of various housing options would be included as well as responses to comments by the Planning Board. Rick Mitchell suggested formally inviting various Town boards and committees. Patrick Reffett would send a letter and email to the groups. Mr. Mitchell added that a phone call should be made prior to the meeting to serve as a reminder.

Discussion ensued regarding the Master Plan presentation. Rick Mitchell suggested focusing on how the process began, why it began, and what the Board hoped to accomplish at the presentation. The audience would be told what the Board expected of them at the presentation and moving forward. The condition of Hamilton and how housing impacted people would be discussed. Mr. Mitchell referred to a Venn diagram, wherein housing was in the middle as it supplied money for government and schools through tax revenue. The consultants would also provide information regarding what land was available and what it was used for as well as what land was in preservation and what could be developed. The results of surveys, including demographics, current housing, and economics would be discussed. Then recommendations

would reviewed and brought to public forums to determine workable solutions for the town's vision of itself. Laura Walsh would provide a slide deck of the points. The Board agreed to focus on the big picture and note housing was only one small portion of the Master Plan. The Board would determine what section would be approached next.

Patrick Reffett recalled that the Town Manager mentioned he wanted to start a visioning interaction process with the public. Topics had not been determined to date. The Town was also presently pursuing an update of the Housing Production Plan, which needed to be reviewed every five or six years. It was being funded by Affordable Housing Trust funds as provided by CPA. The plan would look at demographics as well as the housing complexities and how affordable housing was being accomplished as required by the State. The adoption of the revised plan would also make Hamilton look more favorable when we sought State grant funding. The consultant, would be present for a public hearing on the topic on October 2, 2019.

Board Discussion Regarding Potential Future By-law Amendments.

Selectman Rosemary Kennedy's update to the existing Conservation By-law was discussed. The proposal was not a reinstatement of the Conservancy By-law, which had been previously voted out. Changes included increasing the setback from vernal pools from 100' to 200'. The Planning Board hoped to understand what was changed and why. Bill Wheaton thought it should be in cooperation with the Conservation Commission. Mr. Wheaton would speak with Ms. Kennedy to determine what the process would be. The Planning Board would offer comments but would not hold the hearing as it was not a Zoning By-law.

Board Business.

The need for a Solar Energy By-law was discussed. Beverly had a By-law for small scale ground mounted and roof mounted systems as well as larger solar energy systems. Some uses were allowed by right while others required a special permit if they did not meet the height requirements. Patrick Reffett noted the Town of Hamilton needed to determine the right height and other typical dimensions. The Board would review the By-law and consider bringing it forward for the 2020 Annual Town Meeting.

Manchester-by-the-Sea had a Short Term Rental By-law, which was discussed by members of the Board. Town Counsel had been asked to provide other examples from other communities. Patrick Reffett noted the By-law would be through Zoning but would require coordination with the Board of Health. The Selectmen had received concerns from Chebacco Lake area residents. Brian Stein said there were very few rentals of six consecutive nights or less in Hamilton. It was determined there were three off of Mill Road at the Ipswich line, two in Asbury Grove, four at the backside of Myopia Hunt Club, two on Chebacco Lake, one on Essex St. near Grapevine Road and one near Gordon Conwell. Rick Mitchell wondered if the By-law would be solving a problem the Town did not have. Mr. Reffett said there had not been complaints in years. Peter Clark noted it could be a source of revenue.

Minutes

Janel Curry moved to approve the minutes of July 23, 2019.

Rick Mitchell seconded.

Mr. Mitchell made a small change to the minutes.

Vote: Unanimous in favor with Brian Stein abstaining due to absence.

Rick Mitchell moved to approve the minutes of July 9, 2019.

Janel Curry seconded.

Vote: Unanimous in favor.

Janel Curry moved to approve the Executive Session minutes of July 23, 2019.

Rick Mitchell seconded.

Vote: Unanimous in favor with Brian Stein abstaining due to absence.

Rick Mitchell announced that “Shop Local” was a new link on the Town’s website. The feature listed businesses in town with links to individual businesses’ websites. The website was paid for by the Hamilton Development Corporation.

Adjournment.

Motion made by Rick Mitchell to adjourn at 8:50.

Seconded by Rick Mitchell.

Vote: Unanimous in favor.

Prepared by:

Marcie Ricker

Attest

Date