

HAMILTON ZONING BOARD OF APPEALS

MINUTES
Via Zoom Meeting
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Password 893034

July 1, 2020

Members Present: Bill Bowler (Chairman) and Kim Dietel,

Associate Member: Bruce Gingrich

Also Present: Patrick Reffett, Michael Twomey, Jay Butler, Steve Astolphe, Catherine Martin, John Sayere, James Develis. Mark Ritz, and Drayton Fair.

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

Updates from the Chair

Bill Bowler noted that his term was scheduled to terminate at the end of June. Mr. Bowler did not intend on renewing his tenure but the Selectmen extended (until September) all board members' terms that had expired at the end of June.

Public Hearing. 577 Bay Road Town of Hamilton. Alteration of a non-conforming site and building.

Patrick Reffett noted the importance of the building and the Town Hall Building Committee's appreciation of CPC funding. The Planning Board had approved the site plan. The parking and buffers to abutting properties had been improved. The new building connection, which created vertical accessibility, was made code compliant and more usable for contemporary purposes. Multiple meeting spaces were incorporated in the plans.

Drayton Fair shared design development drawings. Jim Develis presented engineering plans and reviewed the zoning setbacks and limitations. The existing heights exceeded the 35' limitation by over one foot. The proposed 66 parking spaces exceeded the 62 space requirement based on 1 parking space per 300 sf of gross area. Access and egress, septic, building footprint, elevator, stairways, parking, site transformer, generator, utilities, drainage, grades, landscaping, and fencing were discussed. The ZBA's focus was on the addition, two handicapped parking spaces, and new sidewalk along the back where the new entrance was provided.

Steve Astolphe asked Drayton Fair to extend and repair the fencing along the property line. Catherine Martin discussed screening to the abutters, adding that plant material was added to supplement the fence as screening. The south side, where the transformer and generator were sited, would be screened. Existing trees would be preserved. It was noted that the new catch basin and 6" curb would improve drainage for the abutter to the south.

Signage would not be incorporated. The Historic District Commission wanted to have the handicap ramp on the north side of the building removed and the original historic entrance restored. A request for a variance had been submitted to allow the historic entrances to remain open. Snow would be stored between the parking area and the fence. The proposed driveway would be 24' while the existing driveway was 18'. The cupola would be restored. Windows, green energy, and lighting were discussed.

Bill Bowler noted that he had received the floor plans but not the site plans for the project, which he would need if the project was approved. Mr. Bowler said the ZBA would be voting on the extension of the existing non-conformity and the 37.5' roofline of the elevator addition.

Motion made by Kim Dietel to approve the petition for the alteration of the non-conforming site and Town Hall building at 577 Bay Road as submitted.

Bruce Gingrich seconded.

Roll call vote: Kim Dietel – aye, Bruce Gingrich – aye, and Bill Bowler – aye. Unanimous in favor.

Patrick Reffett would email the site plan for reference.

Meeting Minutes Review and Approval.

Motion made by Kim Dietel to approve the minutes of June 2020

Seconded by Bruce Gingrich.

Roll Call vote: Kim Dietel – aye, Bruce Gingrich – aye, and Bill Bowler – aye. Unanimous in favor.

Adjournment.

Motion to adjourn made by Kim Dietel.

Seconded by Bruce Gingrich.

Roll Call vote: Kim Dietel – aye, Bruce Gingrich – aye, and Bill Bowler – aye. Unanimous in favor to adjourn at 7:54.

Prepared by:

Marcie Ricker

Attest

Date