

HAMILTON PLANNING BOARD

MINUTES OF MEETING

Via Zoom 7360044541

Password 775770

November 17, 2020

Members Present: Corey Beaulieu, Marnie Crouch, Dan Hamm, Rick Mitchell, Brian Stein (Chair), and Bill Wheaton.

Planning Director: Patrick Reffett.

Others present: Erin West, Dave Traggorth, Jill Mann, Larry Smith, Charlie Wear, Kathy Rich, and Mike Pallazola.

This meeting was called to order by Brian Stein at 7:02 pm with a quorum established via zoom. Roll Call: Rick Mitchell – aye, Marnie Crouch - aye, Corey Beaulieu – aye, Dan Hamm – aye, Bill Wheaton – aye, and Brian Stein - aye.

Request to Modify a Site Plan Review Permit. Traggorth Companies LLC. 59 – 63 Willow St. Minor design change to previously approved project.

Dave Traggorth reviewed the discussion of October 20, 2020 and announced that the project had been awarded a \$1.7M grant from the Department of Housing and Community Development. Mr. Traggorth showed elevations with more detail than the previously submitted designs. Triple pane glass (passive house) windows with a grid inlaid within the glass were being proposed as they had a more traditional aesthetic. The windows were broken up and the material in the bump out had been changed. The commercial floor windows had been lined up and the canopy over the entrance on the west facade had been added. Corbels had been added to the corners. Members viewed the perspective drawings that were provided.

Members discussed the height elevations. The Zoning By-law allowed 35' to the midpoint of the roof and the elevation height of the current proposal was 37' 5.5". The previously submitted plan (December 19, 2019) had a height of 35' 8". Dave Traggorth said the design would be double checked and if there was an unintentional change, it would be fixed. Members agreed that the window and facade changes were beneficial. Mike Pallazola (Willow St.) asked if the ridge line could be amended with a decorative element so it would not appear as linear. Mr. Traggorth would review the design.

Motion made by Rick Mitchell to have the Planning Board approve the Site Plan amendment contingent on the height meeting its original approval under the Site Plan approval with the Planning Board.

Seconded by Bill Wheaton.

Patrick Reffett suggested that the motion include that the change was a minor amendment.

Motion made by Rick Mitchell to approve the minor amendment to the Site Plan approval by the Planning Board contingent on it meeting the original height specified in or previous approval.

Bill Wheaton seconded.

Roll call vote: Dan Hamm - aye, Corey Beaulieu - aye, Bill Wheaton – aye, Marnie Crouch – aye, Rick Mitchell – aye, and Brian Stein – aye. Unanimous in favor.

ANR Request 466 Highland St. Britton Family LLC.

Charlie Wear (Meridian Engineering) was present. Mr. Wear said the proposal was to create a four acre parcel to sell. The new lot would meet the required frontage and zoning requirements. The lot was not part of the Conservation Restriction that was on a large portion of the property. The lot abutted the Canterbrook parcel.

Motion made by Bill Wheaton to approve the Form A on Asbury St. for Peter Britton.

Rick Mitchell seconded.

Roll call vote: Dan Hamm - aye, Bill Wheaton - aye, Corey Beaulieu - aye, Marnie Crouch - aye, Rick Mitchell - aye and Brian Stein – aye. Unanimous in favor.

133 Essex Senior Housing Preliminary Review. Larry Smith, Restoration Capital.

The parcel was on the corner of Essex St. and Chebacco Road in the R1B district. The discussion was in regard to a preliminary plan to consider general comments before the large scale plans and details were completed. A formal application with abutter notification requirements had not been submitted. Larry Smith said he intended on a neighborhood outreach before the application was filed. Mr. Smith, who had developed the Village at Canterbrook Farms, would invite interested parties to visit the model home at the development. Mr. Smith also planned on having the abutters to the proposed project meet under a tent at the Canterbrook site to hear about the proposal.

The property was under agreement with the Rich family. Larry Smith noted the financial benefits to the Town of Hamilton including the preservation of the farm, tax benefits, and an affordable housing contribution. The land would be expensive to build as ledge was present in the development area.

Jill Mann said the potential 66 acre development would be in compliance with Section 8.2 of the Zoning By-law. The development area was outside restricted areas. The design would allow the rural character of the farm to remain and maintain minimal disturbance of the community. The wetlands would be flagged and an ANRAD would be filed with the Conservation Commission. The buildable area was determined to be 38 acres. Base density had been determined from that assumption. 100 senior units had not been constructed in Hamilton in accordance with the By-law and the development would be far enough away from other senior housing developments.

The loop roadway being considered was preferred to a cul de sac or hammerhead configuration. Groundwater testing was being completed to determine if the soils were appropriate for septic systems. Jill Mann said the area had frequent trespassers hiking or biking on a small trail, which would remain open to the public once the development was completed. The trail connected to

the Chebacco Woods trails. The development would be sited far away from Essex St. and would be enhanced with landscaping.

According to Jill Mann, there would be a mix of units with varied sizes and architecture. All units would have two bedrooms, two and a half baths, and the master bedroom on the first floor. Larry Smith noted the payment of about \$1M to the Affordable House Trust for affordable housing is expected. Each affordable unit would provide \$225,000 to \$230,000. The tax revenue generated would not drain the Town as it was an over 55 years of age development. The costs of the roadway, stormwater, and septic would be assumed by the Condominium Association. Building permit fees would total \$325,000 in revenue. The excise tax and real estate tax generated would total \$650,000 to \$680,000 per year for the property.

The concept plan was reviewed. Landscaping and setbacks would be refined for the actual submittal. The applicants had met with department heads to determine needs. Hydrants would be installed and a traffic assessment would be done. A well would be allowed outside the development area (due to ledge) if the site was determined to be appropriate by the Town's Water Department. Members discussed if the farmland would be protected as a farm or open space. A community room was not planned as units were typically large enough (2,100 to 2,2,00 sf) to accommodate small gatherings.

Rick Mitchell suggested creating a gravel parking area for the proposed trailhead on Chebacco Road. Mr. Mitchell also suggested reusing water for landscaping and using drought tolerant plant material to minimize water usage. While the Water Department had approved of the water withdrawal permit, the applicant said they would be mindful of water conservation requirements and desires. Trails would be maintained by the Condominium Association. Hour usage and pet waste restrictions would be in place. Members discussed if equestrian access should be considered but it was determined that the existing trails seldom had horses on them. Kathy Rich confirmed that horses were seldom present.

Brian Stein suggested orienting the roadway entrance/exit so headlights would not affect residents across the street on Chebacco Road. Bill Wheaton asked about a landscape buffer between Essex St. and the development. Jill Mann showed an aerial view, which illustrated a dense forest cover in the area. Kathy Rich added that her family was excited to see the development occur. Ron Vandi (the farmer) would also be meeting with the developer.

Review and Discussion of various potential By-law language.

Members discussed the matrices for a Flexibility Development By-law. A density bonus would be given if a proposal offered 20%, 40%, or 60% open space. More density bonuses would be offered if the developer proposed various sized units, energy efficiency, an affordable housing contribution, or public access to open space. Each criteria column was weighted the same. Discussion ensued regarding if a developer made a \$100,000 contribution, if he would get an

extra unit or if the \$100,000 was for the entire lot. Overlaying one matrix on top of another did not appear to work as the By-law would be confusing.

Members discussed that the Senior Housing By-law was clear and that this By-law might be modeled after the Senior Housing By-law matrix. Members agreed that the gradual formula for land dedication was a benefit. Members discussed whether the density bonus was based on the land left after the land was set aside or if it would be based on the entire parcel. The Senior Housing By-law said that anything set aside shall be excluded from the developed acreage. While some calculations proved that receiving density bonuses would be equal for maximum and basic land dedication that included criteria from the matrix, the concessions made by creating benefits to the Town balanced the trade relationship. Patrick Reffett and Bill Wheaton would work together to refine the By-law. Corey Beaulieu and Marnie Crouch would review the draft before it was sent to the entire Board.

Board Business.

Review minutes of October 20, 2020

Patrick Reffett announced that Marcie Ricker (minutes secretary) would no longer be doing minutes and thanked her for having done the minutes for years.

Motion made by Bill Wheaton to have the Planning Board thank Marcie Ricker for all of her years of wonderful service, taking, presenting, and recording our minutes.

Seconded by Marnie Crouch.

Roll call vote: Rick Mitchell - aye, Bill Wheaton - aye, Dan Hamm - aye, Marnie Crouch - aye, Corey Beaulieu –aye, and Brian Stein –aye, Unanimous in favor.

(Author’s note: Thank you. That was very kind.)

Motion made by Bill Wheaton to approve the minutes of October 20, 2020

Seconded Rick Mitchell.

Roll call vote: Marnie Crouch - aye, Dan Hamm - aye, Bill Wheaton - aye, Corey Beaulieu - aye, Rick Mitchell - aye, and Brian Stein – aye. Unanimous in favor.

Staff reports.

Patrick Reffett said if the proposed Senior Housing development were to be approved, it would total 85 units. Only 100 were allowed in town under the By-law. The By-law might need to be revised. The ballot vote for the Town Hall renovation would be December 3, 2020.

Adjournment.

Motion made by Rick Mitchell to adjourn at 8:39 pm.

Seconded by Bill Wheaton.

Roll call vote: Marnie Crouch – aye, Corey Beaulieu – aye, Bill Wheaton – aye, Dan Hamm – aye, Rick Mitchell – aye, and Brian Stein – aye. Unanimous in favor.

Prepared by:

Marcie Ricker

Attest

Date

