

**HANSON PLANNING BOARD  
AGENDA FOR THE PUBLIC MEETING OF  
MAY 23<sup>rd</sup>, 2016 AT 7:00 PM  
HANSON TOWN HALL, MEETING ROOM A**

**CALL TO ORDER** – By motion made and seconded, the meeting was called to order at 7:05 PM. Members present were Donald Ellis, Chairman, John Kemmett, Joseph Weeks and Stephen Regan. Joseph Campbell attended as an interested party.

**APPOINTMENTS**

**7:00 PM Informal Discussion** with Ron Camarda regarding consideration of a 55+ community development or other options at **195 East Washington Street** (Assessors Map 99 Lot 3) containing 1.16 acres located in the Residence A zoning district. Mr. Camarda approached the Board to discuss the property identified as 195 East Washington Street which contains an old school building. Mr. Camarda wanted to discuss the development potential of the site into a 55+ community. The Board discussed the restrictions of the underlying zoning district, the feasibility of developing the site into a 55+ community and the need for a special permit. Mr. Camarda discussed the possibility of developing the site into 6-8 one and two bedroom condo units. Mike Kelley, an abutter to the property, was also present and discussed the impacts to the neighborhood for this type of development. Mr. Camarda was informed that this use is not permitted in this zoning district. The Residence A zoning district allows for the construction of single family dwellings by right and the conversion of a single family dwelling into a two-family structure with a Special Permit granted by the Zoning Board of Appeals. This zoning district does not allow for multi-family dwellings. A change to the Zoning By-laws would need to pass Town Meeting Vote prior to submission of an application. Mr. Camarda will review his options with his investment partner to determine the best method to proceed.

The Board signed invoices for BayState Roads and P.M.P Associates for review of Brookside Estates.

The meeting adjourned at 8:50 PM.  
Respectfully submitted,

Laurie Muncy  
Town Planner/Conservation Agent