

# Town of Hamilton

## Planning Board

July 7, 2014

Present: Mary Galvez, Darrell Griff, Elaine Hughes, Bill Nolan, Carol Dewey

Absent: Bettyann Miller

Guests: Emily and Or Oren of Oren Construction

Purpose of Meeting: To discuss the possible requirements to enable Oren Construction to build units on the property at 2185 Spring Street.

Mary Galvez introduced Emily and Or Oren to the Board and asked them to share their ideas for the development of 2185 Spring Street.

Or explained his potential ideas to enhance the property. He is considering the building of homes with the intention of selling them to individuals. He provided a photo and three or four possible configurations of the layouts for buildings. Copies were made for the Board to review by Carol Dewey. The property is approximately 3.9 acres so there are some limitations as to the number of townhouses that can be built. Due to the size of the lot and the size of the houses, the most suitable choice was his sketch of 4 units to be built. The site does have access to Village water but not Village sewer. An important factor in building these parcels would be the location of the septic system and leach field for each unit. Bill Nolan commented that the proper location of the septic system and leach field would determine the number of units that could be built on the 2185 Spring Street site.

Mary Galvez mentioned that the Board could not make any decision until Oren Construction receives information from Madison County Department of Health. They will need to contact that office in Wampsville for a Perc approval. Once the Board reviews the results from the Perc test, they will be glad to meet again with Oren Construction. Many various ideas and comments were shared by the Board and Oren Construction, but again once it depends on the Perc results.

The meeting came to an end at approximately 8:45 p.m.

Respectfully submitted,

Carol Dewey  
Deputy Town Clerk

