

**Town of Hamilton Planning Board
PO Box 429, 577 Bay Road
Hamilton, MA 01936
978-626-5248**

AGENDA

Tuesday, February 28, 2017 – 7:00 PM – Hamilton Town Hall, Memorial Room

- 1. Board Discussion to Continue - 227 Willow Street (est. – 1 hour)** – The Hamilton Planning Board has held and closed a public hearing (on February 7, 2017) to consider violations of and modifications to a Special Permit which was issued on September 24, 2013 for a mixed use project at 227 Willow Street (located in the Willow Street Overlay District (WSOD) with Business (B) District underlying zoning) in accordance with MGL Chapter 40A, Section 9, and the Hamilton Zoning Bylaw. The focus of the discussion will be to consider what modifications the Board would accept.
 - 2. Board Discussion Regarding Zoning Bylaw Revisions (est. 1.5 hour)** –
 - Review and discuss Willow Street Overlay District including but not limited to 227 Willow Street project specifics (approvals, graphics, permitting process and related matters; existing overlay district bylaw text including dimensions and possible future modifications).
 - Review Phase II ZBL revisions and updating of housing development Bylaws with Board presentations regarding Cottage Housing, Great Estates Bylaw, and Cluster Housing.
 - Preliminary discussion regarding possible Medical Marijuana Moratorium and Overlay District articles.
 - 3. Board Business (est. 30 mins.)** Discussion of Open Space Committee request to reinstate Section 1.B of Zoning Bylaw to limit ways across Wetlands and Floodplains; discuss associate member vacancies; consider part time assistance for planning research; updates from other boards, groups, events; discuss preparation of 2016 Planning Board Annual Report.
 - 4. Minutes – (est. 15 mins.)** Feb 7, 2017; Jan 14, 2017 Site Visit.
- * **Next meeting dates:** Mar 7, 2017; Mar 21, 2017.