

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

## **AGENDA**

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

- 1. PUBLIC HEARING - 227 Willow Street (est. – 1 hour)** – The Hamilton Planning Board will hold a public hearing in the Town Hall Memorial Room to consider 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 accommodation of design changes or whether to appeal the project.
  - 2. Board Discussion Regarding Zoning Bylaw Revisions (est. 1.5 hour)** –
    - Review and discuss Willow Street Overlay District related matters 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).
    - Consideration of additional Phase II ZBL revision topics including but not limited to Cottage Housing and other bylaws that govern land development, district and Commercial Overlay District, retail sale of marijuana, and signs.
  - 3. 650 Asbury Street** – (2 mins.) - Continuance request for gravel parking lot site plan submitted by the Town of Hamilton review began August 2, 2016.
  - 4. Board Business (est. 30 mins.)** – Planning Board reorganization (continued) - votes regarding Board vacancy and discussion regarding associate member vacancies; Consideration of part time assistance for planning research topics; Updates from other boards, groups, events; Consideration of other Board related matters including upcoming need to prepare 2016 Planning Board Annual Report and future potential of updating the existing master plan.
  - 5. Minutes** – (est. 15 mins.) Dec 6, 2016; Dec 20, 2016; Jan 3, 2017; Jan 17, 2017; Jan 14, 2017 Site Visit.
- \* **Next meeting dates:** Feb 28, 2017; Mar 7, 2017; Mar 21, 2017.