



Hamilton Planning Board  
Tuesday 7:00 PM – August 1, 2017  
Memorial Room – Town Hall  
577 Bay Road, Hamilton, Ma 01936  
Agenda

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1. Board vote regarding Board Officers (5 mins)
2. Board vote regarding two Associate Member vacancies (10 mins)
3. Site Plan Review – 775 Bay Road - The Hamilton Planning Board will hold a Site Plan Review in accordance with the Hamilton Zoning By-law Section 10.6 relative to: An application from the Hamilton Wenham Regional High School to amend an existing Site Plan Decision to allow for proposed additional facilities at the School campus to include a synthetic turf field, new track, home grandstand bleacher system with a new press box, visitor seating, public address system, press box, ADA improvements, and lighting. The location for the proposed project is also known as Assessors Map 40 parcel / lot 11. The property is within the R-1B zoning district. (25 mins)
4. Pingree Athletic Facilities Expansion - 537 Highland Street (Continued Site Plan Review) - The Pingree School is pursuing a Site Plan Review from the Hamilton Planning Board for an expansion to their existing athletic facilities . The Board will continue to review the application in accordance with MGL CH 40A, Sec 10 and the Hamilton Zoning Bylaw. (30 mins)
5. Cell Tower Special Permit Application - 577 Bay Road - (Continued Public Hearing) - Varsity Wireless Investors, LLC. (Land Owner-Town of Hamilton) is pursuing a Special Permit application for a communication tower upon town land behind the Town Hall Building located at 577 Bay Road. The Board will review the application in accordance with MGL CH. 40A, Sec 11 and the Hamilton Zoning Bylaw Section 7.2. The property is within the R1A zoning district. (30 mins)
6. ANR Request 103 and 105 Linden Street – In accordance with MGL Ch 41, Sec 81P the applicant, Hans Knuijt, is seeking a Form A / Approval Not Required (ANR) endorsement from the Planning Board to divide an existing lot with two existing homes to accommodate the two residences each with a respective lot. The property is undersized but the Hamilton Zoning Board of Appeals has granted permission for the resulting undersized lots. (5 mins)
7. ANR Request - 34 Black Brook Road – In accordance with MGL Ch 41, Sec 81P the applicant, Adolfo and Tatiana Bezamat are seeking a Form A / Approval Not Required (ANR) endorsement from the Board to adjust a property line between 34 and 29 Black Brook Road (Larry D. Lester – Owner). (5 mins)
8. 227 Willow – EXECUTIVE SESSION - Purpose 3 – Board to discuss strategy with respect to litigation. (15 mins)
9. Other Board business; review and vote regarding minutes – (15 mins)

Upcoming Board Meetings: Aug 15, 2017; Sept 12, 2017