



Hamilton Planning Board  
Tuesday 7:00 PM – August 15, 2017  
Memorial Room – Town Hall  
577 Bay Road, Hamilton, Ma 01936  
Agenda

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1. Board welcome and introduction of new Associate Members
2. 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.
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.
4. Cell Tower Special Permit Application - 577 Bay Road - (Sign non-approved Special Permit Decision for filing purposes) - Varsity Wireless Investors, LLC. (Land Owner-Town of Hamilton) pursued a Special Permit application for a communication tower upon town land behind the Town Hall Building located at 577 Bay Road. The Board reviewed 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. On August 1, 2017 the Board voted a motion to approve the project but the vote failed as required by a necessary special permit super majority.
5. Discuss upcoming public hearing schedule and subject matter related to proposed Zoning Bylaw Amendment articles to include – Willow Street Overlay District Bylaw amendments; Estate Overlay District Bylaw amendments; proposed bylaw text for an article the prohibit the sale and distribution of recreational marijuana.
6. Board Consideration of other possible Fall Town Meeting Articles – Board discussion.
7. Other Board business; review and vote regarding minutes

Upcoming Board Meetings: Sept 5, 2017; Sept 19, 2017; Oct 3, 2017