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Town of Hamilton - Planning Board - Meeting Agenda (AMENDED)

Tuesday – June 26, 2018 - 7:00 PM

Town Hall, 577 Bay Road, Memorial Room, Hamilton MA

1. **ANR / APPROVAL NOT REQUIRED REQUEST** - Multiple Parcels – In accordance with MGL Ch. 41, Sec 81 the applicants representative, Robert Griffin, is seeking for his client Hamilton Farm, LLC, Form A / Approval Not Required (ANR) endorsements from the Planning Board for multiple parcels at 159 Asbury Street (map 47 Lot 186), Off Maple Street (Map 48, Lot 9), Cunningham Drive (map 47, Lot 168), 77 Woodland Mead (Map 47, Lot 218) and 85 Woodland Mead (Map 47, Lot 224). The proposed plan reconfigures lot lines of the five existing parcels to form five new building parcels and one non-buildable parcel. The combined area of the multiple subject properties is approximately 43 acres. The collective property is located within Zoning Districts R-1B, R-1A, Conservancy District and Groundwater Protection Overlay Districts.
 2. **227 Willow Street Special Permit Discussion** – The Planning Board will discuss remediation considerations and potential mitigation items as part of a future amendment to the existing 277 Willow Street Special Permit which was issued in 2012 and is located within the Willow Street Overlay District and the Hamilton B (Business) Zoning District.
 3. **Board Discussion** – The Planning Board will discuss accessory housing related information and consider possible future revisions to the Hamilton Zoning Bylaw regarding the specific topic.
 4. **Board Discussion** - Board discussion regarding Master Plan revision specifically regarding finalization of a solicitation scope of services for possible future consultant engagement professional services for housing growth in the community. Discussion regarding CPC funding and potentially approaches to pursue other funds for the effort.
 5. **Board Discussion** – Board discussion regarding a draft dark sky bylaw text which has been prepared by the Open Space Committee.
 6. **Other Board Business/Discussions** – Update Board regarding Varsity Wireless vs. Town of Hamilton Planning Board case and filing of Agreement For Judgement; Discuss and possible vote upon interested Associate Member Candidates; Minutes from June 5, 2018; updates from the Chair and members; additional.
- * **Upcoming Board Meeting Dates** – July 10, 2018; July 24, 2018; August 7, 2018.

NOTATIONS - Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Meeting dates, time, and location are subject to change as allowed by the Open Meeting Law. Please refer to the Town web page: hamiltonma.gov for details regarding a specific agenda.