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Town of Hamilton - Planning Board - Meeting Agenda

Tuesday – August 7, 2018 - 7:00 PM

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

1. **Public Hearing - Proposed Amendment to the Hamilton Zoning By-Law** - The Hamilton Planning Board will hold a public hearing on August 7, 2018 at 7:00 p.m. in the Memorial Room, Hamilton Town Hall, 577 Bay Road. The Board seeks to modify the existing Hamilton Zoning By-Law by deleting, in their entirety, subsections 3.6 and 3.7 text and substituting the newly proposed language addressing Accessory Apartments. Any person interested or wishing to be heard on the proposed bylaws should appear at the time and place designated. Copies of the proposed text are on file with the Planning Office and may be inspected during regular Town Hall business hours or at any time on the Town's website. The hearing is in accordance with M.G.L. c.40A, Sec. 5.
2. **Public Hearing - 227 Willow Street – Amendment to Special Permit** –In accordance with MGL Chapter 40A, Section 9 and the Hamilton Zoning Bylaw, the Hamilton Planning Board will consider and vote on amendment(s) to an existing Special Permit issued to C.A.M. Holdings, Inc. (issued Sept. 24, 2013). The Board will hold a Public Hearing on Tuesday August 7, 2018 at 7:30 p.m. at the Hamilton Town Hall – Memorial Room, 577 Bay Road, Hamilton, MA. The modification is necessary to address the outcome of a Massachusetts Land Court decision and issues with the structure at 227 Willow Street as built. Proposed changes may include (but are not limited to) modification of the approved site plan and landscape and lighting changes. The subject property is located within the Business Zoning District and is also known as/located at Map Number 55 Lot #235. As built plans and the original Special Permit can be reviewed at the Hamilton Planning Office during regular office hours. Any person interested or wishing to be heard should appear at the time and place designated.
3. **15 Walnut Crossings Shopping Center – Abbreviated Site Plan Review** - The Board will conduct an Abbreviated Site Plan Review for an application submitted by Hamilton/Wenham LLC which proposes to change the use of 967 square feet of space from retail accessories and interior design space to a personal pilates trainer space. The property is in the Business District (B) and also known as Assessors Map parcel 61-051.
4. **ANR / Approval Not Required Request** - 278 Cutler Road – In accordance with MGL Ch 41, Sec 81 the applicants representative, Robert Griffin, is seeking Form A / Approval Not Required (ANR) endorsements from the Planning Board to divide the existing parcel at 278 Cutler Road to modify a recently approved ANR (date dllow for one additional lot of land (14.8+/- acres) which will be conveyed as open space/conservation land. The subject property is located upon Assessors Map - # 30, Lot 4 and within the RA zoning district.
5. **Select Planning Board Representative to Community Preservation Committee (CPC)** – Board to consider, select and vote upon a representative to the CPC.
6. **Other Board Business/Discussions** – Board to discuss upcoming zoning bylaw amendments, town meeting preparation and related matters. Minutes from June 26, 2018 and July 10; updates from the Chair and members; additional.

* **Upcoming Board Meeting Dates** – August 21, 2018; September 4, 2018; September 18, 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.