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Town of Hamilton - Planning Board - Meeting Agenda AMENDED

Tuesday – September 18, 2018 - 7:00 PM

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

1. **PUBLIC HEARING** – 354 Highland Street - Request to amend a special permit — In accordance with the provisions of Chapter 40A, Section 11, M.G.L., the Planning Board will hold a public hearing on the application of Magnolia Reach Capital LLC for a Minor Modification of the Senior Housing and Stormwater Special Permit issued on January 20, 2016 (as extended) under Section V.E. of the Hamilton Zoning Bylaw on property located at 354 Highland Street, Hamilton and found on Assessor's Map 28, Parcel 8 to modify the existing special permit. All wishing to be heard should attend the hearing.
 2. **PUBLIC HEARING** – Multiple Lots - In accordance with MGL Chap. 40A, the Town of Hamilton Planning Board will hold a Public Hearing to consider an application by the Hamilton Farm, LLC, which is seeking approval for the construction of a common driveway as described in Town of Hamilton Bylaw 6.2.6 Common Driveway. The common driveway to be located off of Maple Street is to accommodate four lots; 1 existing residence at 100 Maple and 3 new residential lots - 159 Asbury Street (Map 47, Lot 186), off Maple Street (Map 48, Lot 9), and 100 Maple Street (Map 48, Lot 8). All wishing to be heard should attend the hearing.
 3. **PUBLIC HEARING** - The Hamilton Planning Board will hold a public hearing in accordance with M.G.L. c.40A, Sec. 5 on September 18, 2018, at 7:30 p.m. in the Memorial Room, Hamilton Town Hall, 577 Bay Road. The hearing is to discuss a proposed amendment to the Zoning Bylaw which seeks to remove the Conservancy District section (section 9.3) in its entirety from the Zoning Bylaw and remove the Conservancy District from the Town Zoning Map. Any person interested or wishing to be heard on the proposed bylaws should appear at the time and place designated. All wishing to be heard should attend the hearing.
 4. **ANR Request** – 15 9 Asbury Street (Assessors Map 47 Lot 186; Owner – 159 Asbury Street Realty Trust, William A. Lowell, Trustee) and Property off of Maple Street (Assessors Map 48 Lot 9; Owner 0 Maple Street Realty Trust, William A Lowell, Trustee). In accordance with MGL Ch 41, Sec 81 the applicant, Michael McNiff is seeking a Form A / Approval Not Required (ANR) endorsement from the Board reconfigure lot lines to form three building parcels with frontage onto Porter Lane.
 5. **Master Plan (Residential) Proposals** – The Board will discuss contract award status and other project related items as available.
 6. **Select Associate Member** - The Board is to consider and vote upon an associate member to fill a vacancy on the Board.
 7. **Other Board Business/Discussions** – The Board is to discuss possible upcoming zoning bylaw amendments, town meeting preparation and related matters. Minutes from August 7, 2018; Minutes from August 21, 2018; Sept 4, 2018; updates from the Chair and members; additional.
- * **Upcoming Board Meeting Dates** – October 2, 2018; October 16, 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.