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## **Town of Hamilton - Planning Board - Meeting Agenda AMENDED**

Tuesday – October 2, 2018 - 7:00 PM

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

1. **PUBLIC HEARING, CONT'D** – 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. **(TO BE CONTINUED TO 10/16/18)**
  2. **PUBLIC HEARING, CONT'D** – 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. **ANR Request** – 159 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.
  4. **ANR REQUEST** - 44 Chebacco Road, 18 Bittersweet Lane (Assessors Map 65, Lots 129 and 142); Owner - Bittersweet Realty Trust, Jonathan E. Janes, Trustee seek to have the Planning Board approve in accordance with MGL Ch 41, Sec 81 an ANR which was previously approved by the Board September 4, 2014. The plan combines Parcel 1A with 44 Chebacco Road to form one contiguous lot containing 7.098 acres.
  5. **Master Planning (Residential) update** – The Board will discuss project status and other project related items as available.
  6. **Other Board Business/Discussions** – The Board is to discuss preparation, presentation and roles for upcoming Special Town Meeting; The Board is to discuss possible upcoming zoning bylaw amendments and related matters. Minutes from Sept 4, 2018; Minutes from Sept 18, 2018; updates from the Chair and members; additional.
- \* **Upcoming Board Meeting Dates** – October 16, 2018; November 6, 2018; November 20, 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](http://hamiltonma.gov) for details regarding a specific agenda.