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Hamilton Planning Board – REVISED Agenda

Tuesday 7:00 PM – January 29, 2019

Memorial Room – Town Hall - 577 Bay Road, Hamilton, MA 01982

1. **Public Hearing - Communication Equipment Special Permit Petition by Mobilitie, LLC.** – In accordance with MGL Chapter 40A, Section 11 and the Hamilton Zoning Bylaw Section 7.2. Communication Towers and Telecommunication Antenna Facilities, the Planning Board of the Town of Hamilton will hold a Public Hearing on Tuesday December 4, 2018 at 7:00 p.m. at Hamilton Town Hall – Memorial Room, 577 Bay Road, Hamilton, MA. The proposal is to erect a micro – system receiver/transmitter upon and atop a new pole (pole height 36 foot 8 inch above grade) in order to support local wireless service. The subject property is located within the Business (B) zoning district and is located within Massachusetts Department of Transportation (MDOT) right of way for stat route 1A and is abutting private property at 161 Bay Road (near/north of the intersection of Walnut and Bay Road). The pre-application presentation for said petition was made August 21, 2018 before the Hamilton Planning Board. **(CONTINUED)**
2. **Public Hearing – Definitive Subdivision Application by Nazir Shamsuddin** - In accordance with M.G.L. Chapter 41 and Section IV.B of the Town of Hamilton Subdivision Rules and Regulations, the Town of Hamilton Planning Board will hold a Public Hearing on Tuesday, January 29, 2019 at the Hamilton Town Hall, 577 Bay Road, Memorial Room, to review a Definitive Subdivision Plan submitted by Griffin Engineering Group, LLC. on behalf of Subdividers Nazir and Patricia Shamsuddin. The Public Hearing will commence at 7:00 PM. The project consists of the subdivision and reformation of parcels of land located at 46 and 48 Meyer Road, also identified as Tax Map 30 Lots 11 and 12. The zoning for the subject property is RA. The application proposes to create two new lots and make various subdivision improvements. All wishing to be heard should attend.
3. **Board Consideration/Vote** - 354 Highland Street - Request for consideration of a minor modification - In accordance with the provisions of Chapter 40A, Section 11, M.G.L., the Planning Board will discuss a possible modification to the Canter Brook Special Permit decision 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. All wishing to be heard should attend.
4. **ANR – Approval Not Required Request** – 10 and 12 Donald Road (Eileen and Scott Lannon- owners of #10; Tyler French – owner of 12 Donald Rd) – In accordance with MGL Ch 41, Sec 81 the applicants are seeking Form A Approval endorsements to divide and redistribute the existing parcels at 10 and 12 Donald Road. The subject property is located upon Assessors Map # 51, Lots #18 and 19 and within the R1B zoning district.
5. **Master Planning (Residential) Update:** The Board will discuss project status and other project related items.
6. **Board Discussion:** future potential zoning bylaw amendments – inclusionary housing bylaw, signage, pool placement, micro wireless cellular communication equipment, etc.
7. **Board Business:** Annual report; Meeting Minutes - Jan.8, 2019; Etc.

Upcoming Board Meeting Dates: Feb. 5, 2019 (Master Plan Forum); Feb. 19, 2019; March 5, 2019.