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## **Hamilton Planning Board – REVISED Agenda**

Tuesday 7:00 PM – March 19, 2019

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

**ZONING BYLAW AMENDMENTS – PUBLIC HEARINGS** - The Hamilton Planning Board will hold three public hearings on March 19, 2019 beginning at 7:00 p.m. in the Memorial Room, Hamilton Town Hall, 577 Bay Road to hear, deliberate and vote upon three amendments to the Hamilton Zoning Bylaw. Any person interested or wishing to be heard on the proposed bylaws should appear at the time and place designated. Copies of proposed texts are available for viewing with the Town Clerk, Planning Office and Building Dept. and may be inspected during regular Town Hall business hours. The hearings are in accordance with M.G.L. e.40A, Sec, 5, and include hearings on the following:

1. **7:00pm – Signage** – Consider an amendment to the Hamilton Zoning Bylaw in Section 6.3 to allow the Town to regulate signs within all zoning districts.
2. **7:15pm – Micro Cellular Facilities** - Consider amendments to the Hamilton Zoning Bylaw in Section 7.3 to allow the Town to regulate Microcell and/or Small Cell Wireless Facilities. Renumber the existing 7.3 (Wind Energy Facilities) to become 7.4.
3. **7:30pm – Inclusionary Housing** – Consider amendments to the Hamilton Zoning Bylaw to add a definition for Area Median Income (AMI) and modify the Inclusionary Housing bylaw (Section 8.3.) in appropriate sections to allow the Town to impose inclusionary housing requirements as part of applicable projects.

### **REGULAR PLANNING BOARD MEETING**

4. **Conceptual 40B Project Presentation** - Developer Peter Conant is to briefly present his proposed project intended for former Gordon Conwell Theological Seminary property (Bridge Street)
5. **Master Planning (Residential) Update**: The Board will briefly discuss project status and other project related items. Review last draft of MASTER PLAN HOUSING PROFILE document. Discuss upcoming April 29, 2019 Public Forum.
6. **Board Business**: Upcoming filings: Meeting Minutes; Etc.

Upcoming Board Meetings: April 2, 2019; April 23, 2019; April 29, 2019 (Master Plan Forum).

**NOTE:** 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.