



Hamilton Planning Board – Agenda

Tuesday 7:00 PM – December 3, 2019

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

1. **SITE PLAN REVIEW (CONTINUED)** – 59-63 Willow Avenue – On November 5, 2019 at 7:00 pm the Hamilton Planning Board initiated a public hearing at Hamilton Town Hall – Memorial Room to begin its formal Site Plan Review of a project proposed for 59-63 Willow Street as submitted by the Hamilton Development Corporation (HDC). The proposal is for a multifamily, multi-use dwelling. The location is located within the B (Business) Zoning District; the two parcels are also known as Assessors Map 61-000, Lots 20 and 21. The Applicant also proposes to construct associated appropriate site improvements to accommodate the intended uses. The Site Plan Review will be in accordance with Section 10.6 of the Hamilton Zoning By-Law. Those wishing to speak on the matter should attend the formal board review.
2. **AMENDMENT TO EXISTING SPECIAL PERMIT** – 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 request 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. Specific modifications include the request to modify the bond release and suggest an alternative security approach from that in the existing decision.
3. **ANR REQUEST** – 6 Bridge Street (Assessors Map 49 Lot 31); Owner – Christopher L. and Jennifer L. Woodin. In accordance with MGL Ch. 41, Sec 81 the Owner/Applicant is seeking a Form A / Approval Not Required (ANR) endorsement from the Board to reconfigure lot lines to form two lots in compliance with ZBA decision Number 11 of 2019, dated November, 12, 2019.
4. **REVIEW OF OPEN SPACE AND FARMLAND PRESERVATION DEVELOPMENT (OSFPD) BYLAW** - The Board will review and discuss the OSFPD Bylaw text and possible amendments thereto. The goal is to prepare and provide an amended text for 2020 Annual Town Meeting.
5. **BOARD BUSINESS** – Review/approve Meeting Minutes of November 19, 2019; Committee reports; Future agenda items; Discuss preparations for 2020 ATM; Etc.

Upcoming Board Meetings: Dec. 17, 2019; January 7, 2020; January 21, 2020; February 4, 2020.

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 be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.