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## **Hamilton Planning Board – Agenda**

Tuesday 7:00 PM – August 18, 2020

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

**Town Hall is Open but Public Meetings are Being Held  
With Only Online or Phone-In Options:**

Join Zoom Meeting –

<https://us02web.zoom.us/j/86236097323?pwd=a3pkSzc3aVQxeUNaZkQxOWJrbldQT09>

Meeting ID: 862 3609 7323

Passcode: 034194D

One tap mobile

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1. **REQUEST TO MODIFY A SITE PLAN REVIEW PERMIT** – Traggorth Companies, LLC., received a Site Plan Review permit from the Hamilton Planning Board on December 17, 2019 to develop the Hamilton Development Corporation property at 59-63 Willow Street which is in the B (Business) Zoning District and located upon Assessors Map 61-000, Lots 20 and 21. The proposed development is permitted to be a multi-family, multi-use dwelling with 18 residential units which shall remain. The issued permit requires 2 restricted, affordable units. Traggorth proposes to now increase the number of affordable restricted units to 9 rather than the approved 2 (out of the permitted 18 units total). The Board will review and potentially vote upon the request. Additionally Traggorth would like to update the Board and the public regarding progress made to the conceptual design plans.
2. **REVIEW & DISCUSSION OF VARIOUS POTENTIAL BYLAW LANGUAGE** – The Board is reviewing the text of a “flexible” residential zoning bylaw and considering it’s application to the Town of Hamilton. The Board is also to consider the potential of creating an open space fund to offset density on development parcels.
3. **BOARD BUSINESS** – Review/approve Meeting Minutes of July 21, 2020 and August 4, 2020; Liaison reports; Staff reports; Future agenda items; Etc.

**Upcoming Board Meeting(s):** Sept. 8, 2020; Sept.15, 2020; Oct. 6, 2020; Oct. 20, 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.