



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

Tuesday 7:00 PM – November 17, 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/7360044541?pwd=N05rQTdQREVmdnV5WVZZWHZDakgxQT09>**

Meeting ID: 736 004 4541

Passcode: 775770

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 applicant wishes to present minor design changes to the Board who will review and potentially vote upon the requests. No changes to project density, height, massing or footprint(s) are being proposed.
2. **133 ESSEX SENIOR HOUSING SPECIAL PERMIT - PRELIMINARY REVIEW** – In accordance with the Hamilton Planning Board Rules and Regulations governing Special Permits and MGL Ch.40A Section 9 Special Permits – Applicant Larry Smith, President of Restoration Capital (of Sudbury, MA) will present a conceptual plan for a Senior Housing (Special Permit) Project for preliminary review by the Hamilton Planning Board. The property at 133 Essex Street is within the R1-B Zoning district and is designated by as Parcel 65-000-0001 upon Hamilton Assessors maps. A formal Special Permit application and process will take place at a later date once a complete application has been submitted to the Board.
3. **ANR REQUEST** – In accordance with MGL Ch.41, Sec. 81 the owner/applicant Britton Family LLC., is seeking a Form A/Approval Not Required (ANR) endorsement from the Board regarding property within Assessors Map 20, Lot 11 (466 Highland Street). The owner / applicant seeks to re-divide Lot 2B-1 which consists of 112.02 +/- acres depicted in (Plan 474, Plan 82) and create an unrestricted land lot with an area of 3.95 acres.
4. **REVIEW & DISCUSSION OF VARIOUS POTENTIAL BYLAW LANGUAGE** –The Board is reviewing the text of a “flexible” residential zoning bylaw and considering its application to the Town of Hamilton. The Board is also considering the potential of creating an open space fund to offset density on development parcels.
5. **BOARD BUSINESS** – Review/approve Meeting Minutes of October 20, 2020; Liaison reports; Staff reports; Future agenda items; Etc.

**Upcoming Board Meeting(s):** Dec. 1, 2020; Dec. 15, 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.