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**Hamilton Planning Board – REVISED Agenda**

Tuesday 7:00 PM – December 1, 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/83259281303?pwd=KzlJeVRlMjdoSUhUN1NuQzJMUlo5QT09>

Meeting ID: 832 5928 1303

Passcode: 587205

1. **EXTEND SITE PLAN REVIEW APPROVAL** – 59-63 Willow Street – On December 17, 2019 the Hamilton Planning Board granted a Site Plan Review approval to the Hamilton Development Corporation for a mixed residential commercial project at the site. The project is under a sales agreement with the Traggorth Companies, LLC which has sought various funding sources for the project and required appropriate timing to obtain those resources (State and local grants). The Hamilton Development Corporation and Traggorth Companies, LLC. are now requesting an extension of the Site Plan Review approval in accordance with Hamilton Zoning Bylaw Sec. 10.6.14 for a year from the date of the in-place approval in addition with the minor amendments which have been approved by the Board. If so approved by the Board the requested decision will extend the original approval for a period of one year per Section 10.6.14 and also extend the respective dates of individual minor modifications of the Site Plan Approval for a period of one year from their dates of Board approvals.
2. **REVIEW & DISCUSSION OF VARIOUS POTENTIAL CHANGES TO 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. Additionally the Board may consider the possibility of amending the Senior Housing Bylaw.

1. **BOARD BUSINESS –** Review/approveMeeting Minutes of Nov. 17, 2020; Liaison reports; Staff reports; Future agenda items; Proposed Planning Board Calendar for 2021; Etc.

 **Upcoming Board Meeting(s):** Dec. 15, 2020; January 5, 2021; January 19, 2021.

***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.