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**Hamilton Planning Board – Agenda –**

Tuesday 7:00 PM – December 15, 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/81901595689?pwd=a0dET3B3eThPVFJ6bkFDWldRTTVIUT09>

Meeting ID: 819 0159 5689

Passcode: 267032

Tel # - 1 929 205 6099

1. **ANR REQUEST** – 0 Bridge Street / Assessors Map 58, Lot 53 - In accordance with MGL Ch.41, Sec. 81 the owner/applicant Summit Real Estate Strategies, LLC (60 Summer St., Manchester, MA), is seeking a Form A/Approval Not Required (ANR) endorsement from the Board regarding said property to modify an existing one-lot ANR. The owner / applicant seeks to re-divide the 0 Bridge Street property which consists of 19.75+/- acres into 9 individual lots. The property is within the R-1B zoning district.
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.
3. **REVIEW AND DISCUSSION OF POSSIBLE ZONING MAP CHANGE** – The Board is to conceptually review and discuss the possibility of a zoning map change for property associated with the Winthrop School from R-1A to Business.
4. **BOARD BUSINESS** – Review/approve Meeting Minutes of Nov. 17, 2020 and Dec.1, 2020; Liaison reports; Staff reports; Future agenda items; Proposed Planning Board Calendar for 2021; Upcoming preparation of Planning Board 2020 Annual Report; Etc.

**Upcoming Board Meeting(s):** Jan. 5, 2021; Jan. 19, 2021; Feb. 2, 2021; Feb. 16, 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.