



## **Hamilton Planning Board – Agenda**

Tuesday 7:00 PM – March 2, 2021

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

**Town Hall is partially open (see Town website for hours) and by appointment; Public Meetings are being held online and with phone-in options currently:**

**Join Zoom Meeting –**

<https://us02web.zoom.us/j/87268721310?pwd=WU12NGUyMXdqdEFiRnNZR1I5SIF2UT09>

Meeting ID: 872 6872 1310

Passcode: 684425

One tap mobile - 1 929 205 6099 US (New York)

1. **REVIEW & DISCUSSION OF VARIOUS POTENTIAL CHANGES TO HAMILTON ZONING BYLAW LANGUAGE** –The Board is preparing a text for a “flexible” residential zoning bylaw and is considering its application for 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.
2. **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.
3. **BOARD BUSINESS** – Discussion regarding State changes to Zoning Law and Residential Zoning; Review/approve Meeting Minutes of Feb 16, 2021; Liaison reports; Staff reports; Future agenda items; Upcoming preparation of Planning Board 2020 Annual Report; Etc.

**Upcoming Board Meeting(s):** March 16, 2021; April 6, 2021; April 20, 2021; May 4, 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.