



Hamilton Planning Board – REVISED Agenda

Tuesday 7:00 PM – April 6, 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/89936213581?pwd=OGd0cWdzRkVZdGRjSkNrV2RvNmM0dz09>

Meeting ID: 899 3621 3581 Passcode: 717694 One tap mobile - +19292056099, (New York)

1. **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. 10-15 minutes of public comment.
2. **BOARD CONSIDERATION / VOTE** – 354 Highland Street- In accordance with MGL Chapter 40A, Section 11 the Board will discuss a request from the Permittee Canter Brook Capital LLC., for a Minor Modification to the Canter Brook Senior Housing Special Permit to approve a modification to the approved Site Plan.
3. **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.
4. **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 Campus from R-1A to Business.
5. **BOARD BUSINESS** – Interview Associate member Candidate; Review/approve Meeting Minutes of March 16, 2021; Introduce Asbury Street 40B project; Liaison reports; Staff reports; Future agenda items; Etc.

Upcoming Board Meeting(s): April 20, 2021; May 4, 2021; May 18, 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.