



**Hamilton Planning Board – 2<sup>nd</sup> AMENDED Agenda**

Tuesday 7:00 PM – October 5, 2021

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

**Town Hall is open (see Town website for hours) with Public Meetings being held remotely with online facilities via Zoom and phone-in options:**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84516608189>

Or One tap mobile :

US: 19292056099

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: 1 929 205 6099

1. **ANR REQUEST** – 617 Highland Avenue / Assessors Map 13-0015, Lot 2A - In accordance with MGL Ch. 41, Sec.81 the owners/applicants( Paul and Amy Roberts) are seeking a Form A / Approval Not Required (ANR) endorsement from the Board regarding said property to modify the existing lots into one parcel. The owners / applicants seek to remove an existing lot line and merge the property into the 617 Highland as one parcel. The proposed new parcel would be in excess of the required 20,000 lot minimum as required by the R-1A zoning district with 125 foot of frontage.
2. **ANR REQUEST** – 133 Essex Street /Assessors Map 65-000-0001. In accordance with MGL Ch. 41, Sec.81 the owners/applicants( Country Squire Realty/Chebacco Hill Capital Partners, LLC) are seeking a Form A / Approval Not Required (ANR) endorsement from the Board regarding said property to modify the existing property into two parcels. The owners / applicants are seeking to subdivide the one parcel into two lots (Lot 1 and Lot 2). Both proposed parcels will have appropriate size and frontage for the R-1B zoning district.
3. **SENIOR HOUSING SPECIAL PERMIT PUBLIC HEARINGS - CONTINUED** - The Hamilton Planning Board will hold a continued public hearing on the application of Chebacco Capital Partners LLC in accordance with the following described applications for the development of the property located at 133 Essex Street, Hamilton, MA, and shown on the Town Assessor's Map as Parcel ID No. 65-000-0001: (1) Senior Housing Special Permit pursuant to §8.2 of the Town of Hamilton Zoning Bylaw, to develop the Property as a fifty (50) unit age-restricted condominium development; and (2) Stormwater Management Permit pursuant to Chapter XXIX of the Town of Hamilton Bylaws, dated April 2, 2016. Any person interested or wishing to be heard on the Applications should appear at the time and place designated, herein.
4. **BOARD BUSINESS** – Discuss upcoming schedule and agenda items; Possible STM Articles; Review/approve Meeting Minutes of Sept. 21, 2021; Liaison reports; Staff reports; Etc.

**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.