



Hamilton Planning Board – AMENDED Agenda

Thursday 7:00 PM – June 23, 2022

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

THIS MEETING WILL BE HELD ENTIRELY BY ZOOM WEBINAR FOR ALL PARTICIPANTS AND INTERESTED PARTIES

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89016872415?pwd=U2krZldzT3N5NHlTRDhsNk8yM2dTdz09>

Passcode: 032838 Or One tap mobile : US: 1 929 205 6099

1. SENIOR HOUSING SPECIAL PERMIT PUBLIC HEARINGS – CONTINUED –

The Hamilton Planning Board will hold a continued public hearing on the application of Chebacco Hill 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 in being heard on the Applications should appear at the time and place designated, herein.

A. Meeting content:

(1) Submission of Final Evidence for Senior Housing Special Permit and Stormwater Management Permit;

(2) Presenters to include: Petitioner, Chebacco Trails and Watershed, and Public

ALL WRITTEN SUBMISSIONS BY PRESENTERS TO BE TRANSMITTED TO THE PLANNING BOARD NO LATER THAN JUNE 16, 2022 AT 4:00 P.M.

B. Vote to continue Public Hearing regarding the application until July 12, 2022

2. BOARD TO DISCUSS OTHER POTENTIAL REZONING & BYLAW AMENDMENTS INCLUDING –

A. Rezoning of Town owned land area including Council on Aging, Public Safety Building and Winthrop School campus from existing R-1A to B zoning.

B. MBTA Communities zoning upon land area within .5 miles of the MBTA Station.

C. Potential amendment of the Stormwater Management Bylaw (part of Town Bylaws – Ch XXIX, Sec.4); possible amendments to Inclusionary Housing Bylaw, Ch 8.3; potentially others.

3. BOARD BUSINESS –

A. Board to discuss, potentially vote on a subcommittee to make recommendations of Form Based Zoning

B. Email dated May 21, 2022 from Richard Boroff to all Planning Board members.

B. Discuss agenda for July 12, 2022 meeting.

C. liaison and staff reports.

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.