

Hamilton Town Center & Section 3A Zoning

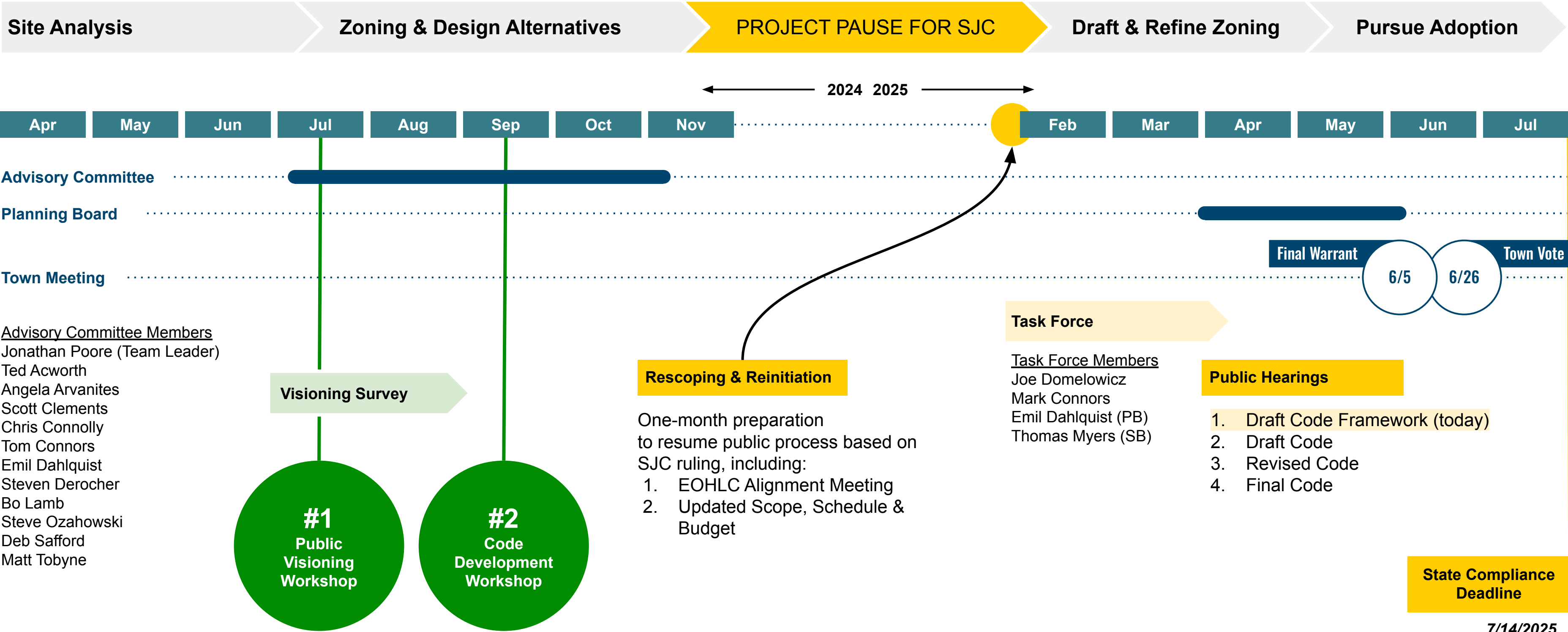
Planning Board Meeting
April 1, 2025

Agenda

Hamilton Town Center & Section 3A Zoning
Planning Board Meeting
April 1, 2025

- 1. Process Update**
- 2. Orientation & Overall Approach**
- 3. Town Center Vision Plan**
- 4. Town Center Zoning Subdistrict Standards**
- 5. State Compliance Model Output**
- 6. Next Steps**

Revised Schedule



commuter rail community that did not submit a district compliance application to EOHLC by December 31, 2024

Remaining Public Process

The development of the draft code framework was completed under the guidance of the Task Force in lieu of the Planning Board with the goal of having a full draft of the code by early April.

1. Draft Code Framework (today)

Today’s April 1st Planning Board meeting focuses on presenting the draft code framework developed with the Task Force to orient the Planning Board, in anticipation of sharing the first full written draft of the code as a follow-up to today’s meeting. This is the first opportunity for public comment on the code.

2. Draft Code

To be shared as a follow-up to April 1st Planning Board meeting, the Planning Board meeting, anticipated to be a joint meeting with the Select Board, will be an opportunity for more detailed feedback from the Planning Board on the full draft code. Public comment will be admitted at this point as well.

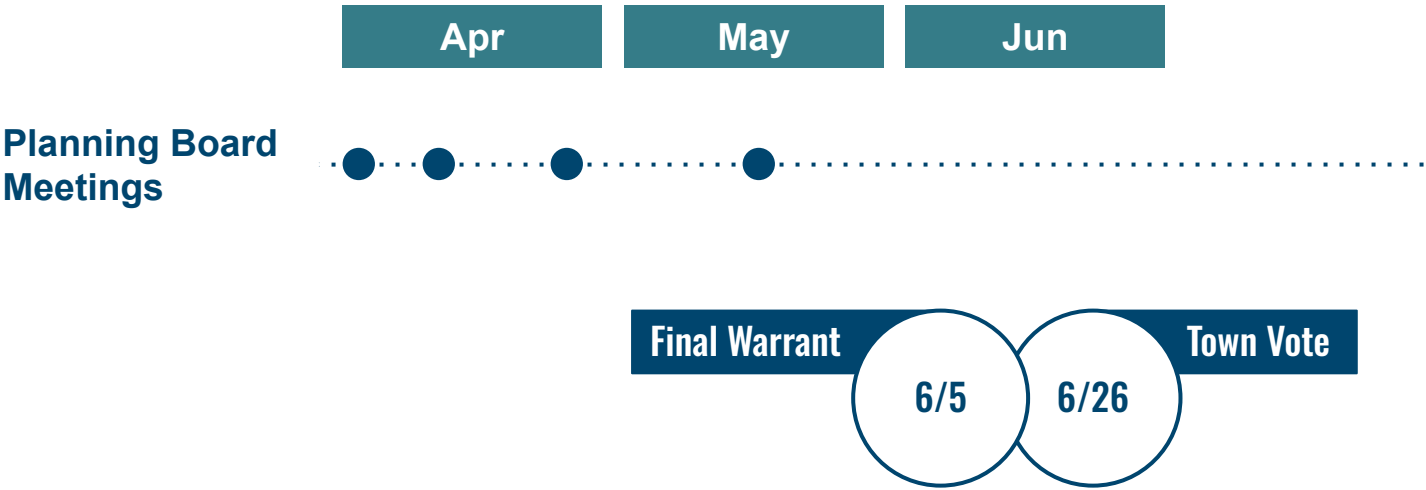
3. Revised Code

A yet-to-be scheduled Planning Board meeting, anticipated to be a joint meeting with the Select Board, will be the final opportunity for Planning Board and public comment on the code.

4. Final Code

A yet-to-be scheduled Planning Board meeting, anticipated to be a joint meeting with the Select Board, will serve as a handoff from the Planning to the Select Board.

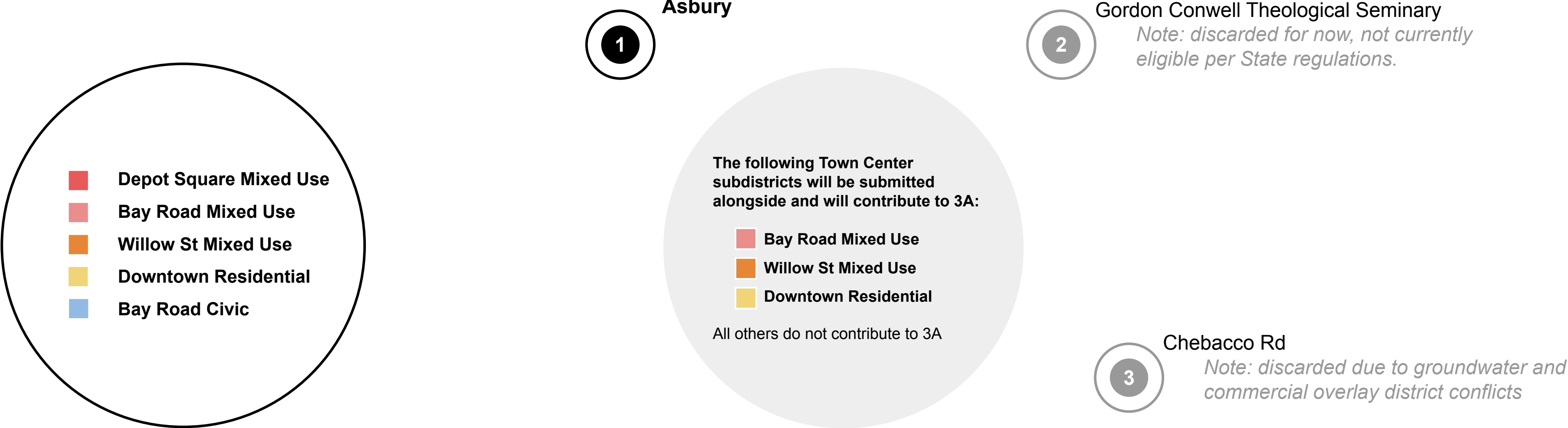
Note: code needs to be final and go to warrant by no less than 2 weeks prior to Town Meeting. Suggest 6/5 as a target date.



Help us confirm dates
We will circle back to this at the end of the meeting to confirm dates for the remaining 3 suggested Planning Board meetings.

Orientation & Overall Approach

Overall Zoning & Compliance Approach



Town Center Zoning with Design Standards

This to includes 5 subdistricts, each with distinctive patterns and standards. This would replace existing zoning in these areas.

Outlying 3A Overlay District Approach

This relies on 3 of the Town Center subdistricts. The Asbury subdistrict outside of the boundaries of the Town Center provides the final piece of the puzzle to meet 3A requirements. Outside of the Town Center, this would be an alternative to existing zoning.

Town Center Zoning Subdistricts



Outlying 3A Overlay Subdistricts Considered

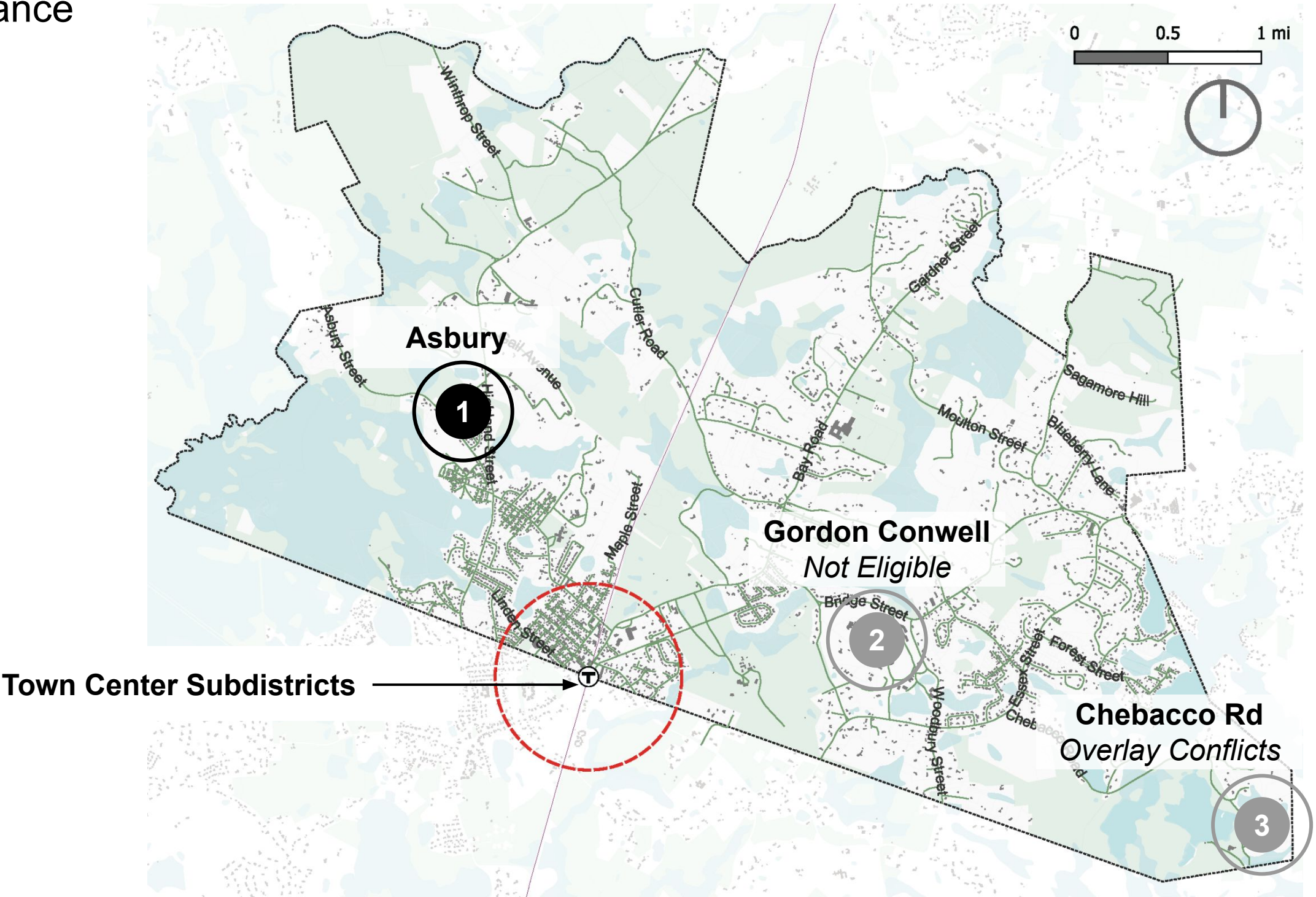
Hamilton is a **Commuter Rail** Community with a compliance deadline of 07/14/2025.

Min. Multifamily Unit Capacity:
731 units

Min. Land Area:
49 acres

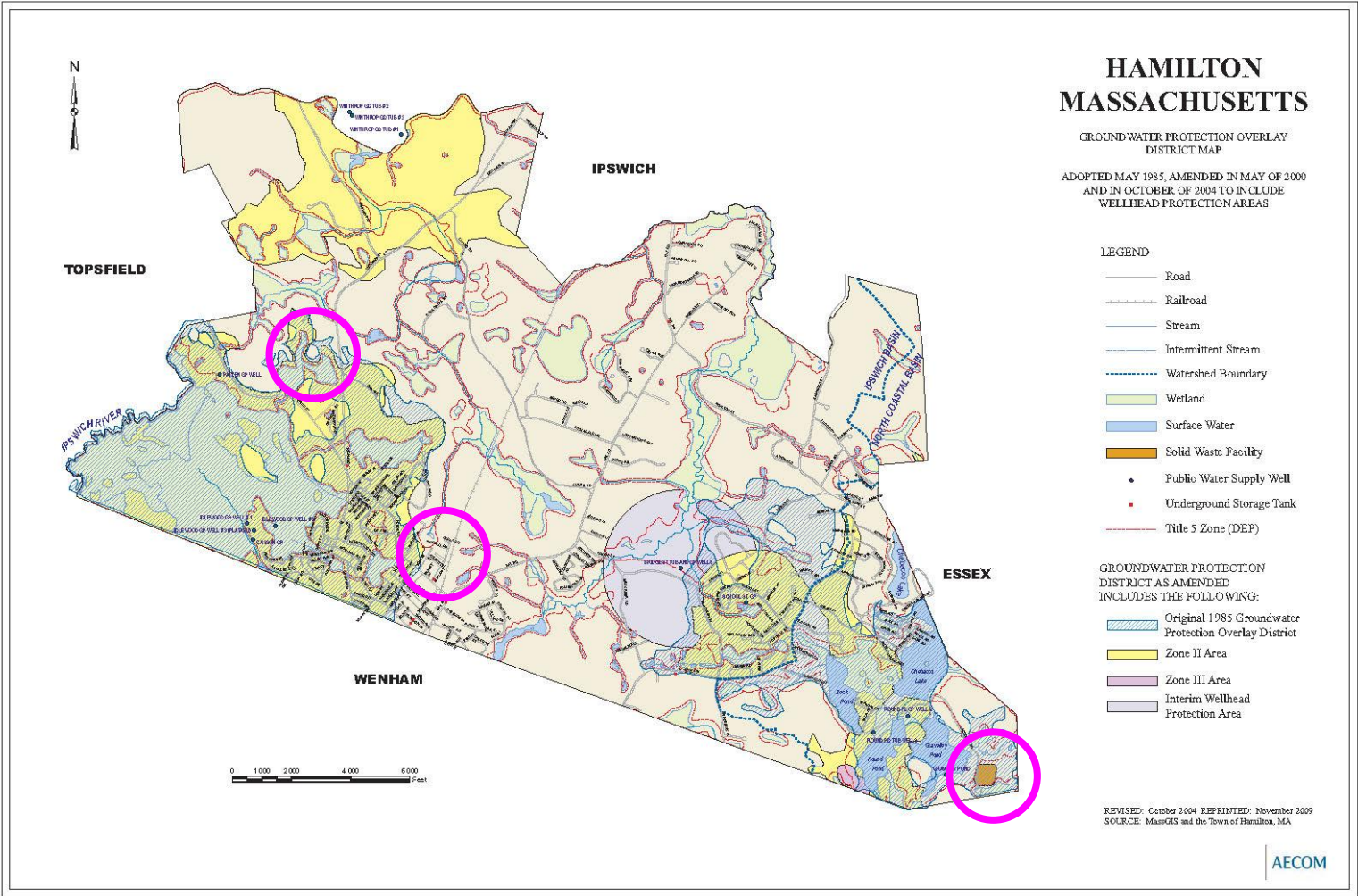
Min. Density:
15 units/acre

% of Land Area & Unit Capacity
Within ½ mile Station Area:
20%



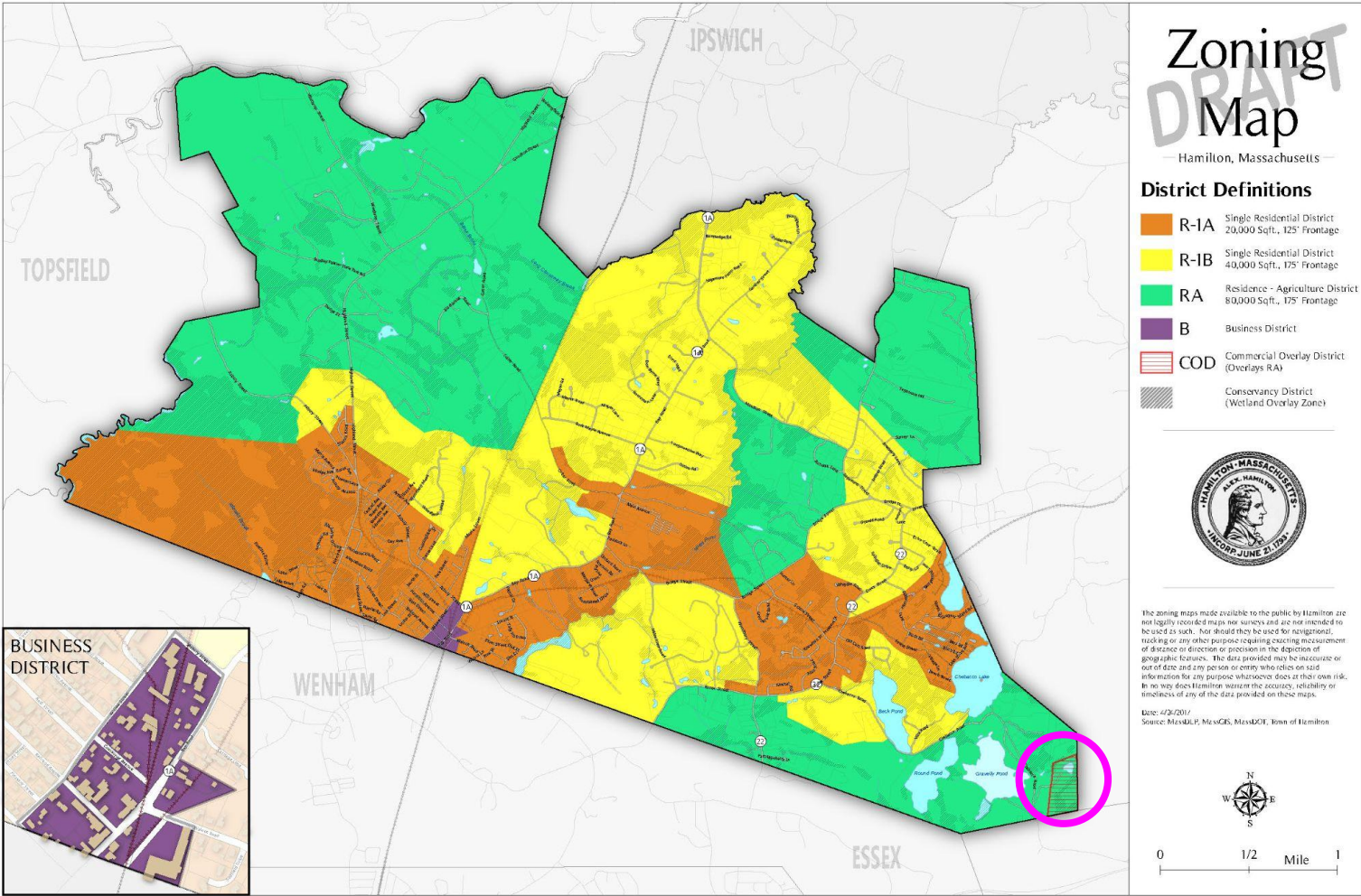
Overlay District Interactions

Outlying 3A Subdistricts Considered



Groundwater Protection Overlay District (GPOD):

- All sites under consideration outside of the Downtown
- Includes 1985 GPOD, DEP approved Zone II and IWPA's
- 80,000 sf minimum Building lot area
- Special Permit required for any use rendering more than 15% or 2,500sf of the lot area impervious (whichever is greater)
- [Map](#)



Commercial Overlay District (COD):

- Applies to Chebacco Road only.
- Focus on recreational and commercial uses by special permit
- Underlying zoning is RA (Residence Agriculture)
- [Map](#)

Chebacco Rd - Eliminated

Outlying 3A Subdistricts Considered



Key Stats	
Acres	15.5
Density Denominator	8.1
Existing/Planned Units	0
Existing Density (with DD)	0
Current Use	Abuts Gun Club, Solar
Current Ownership	Town of Hamilton
Potential Issues	
Groundwater Protection Overlay District (GPOD) Interaction	<i>All Parcels Mostly Within 1985 Boundary</i> Min lot size 80k sf per unit Impervious surface 15% / 2,500sf triggers SP
Commercial Overlay District	Would have to be eliminated or modified for compliance
Developable Land	Town Ownership, included in HPP
Parcelization	Some parcels are below 80k sf
40B Interaction	n/a

Notes:

- Eliminated due to GPOD and COD interaction

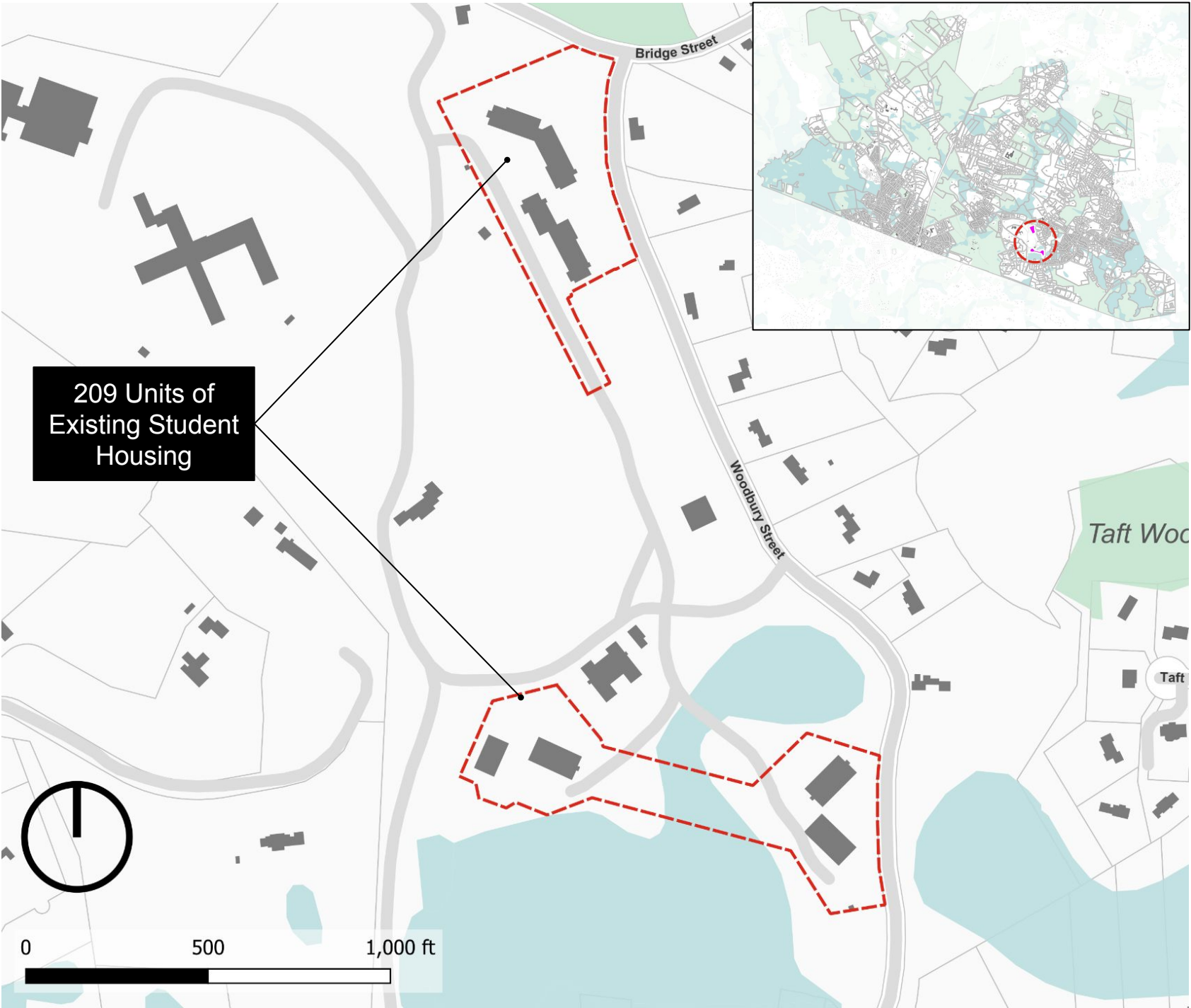
3

Town-Owned Land on Chebacco Rd

No existing units, but would increase town control, if the State considers it to be “Developable Public Land”, GPOD interaction

Gordon Conwell - Not Eligible

Outlying 3A Subdistricts Considered



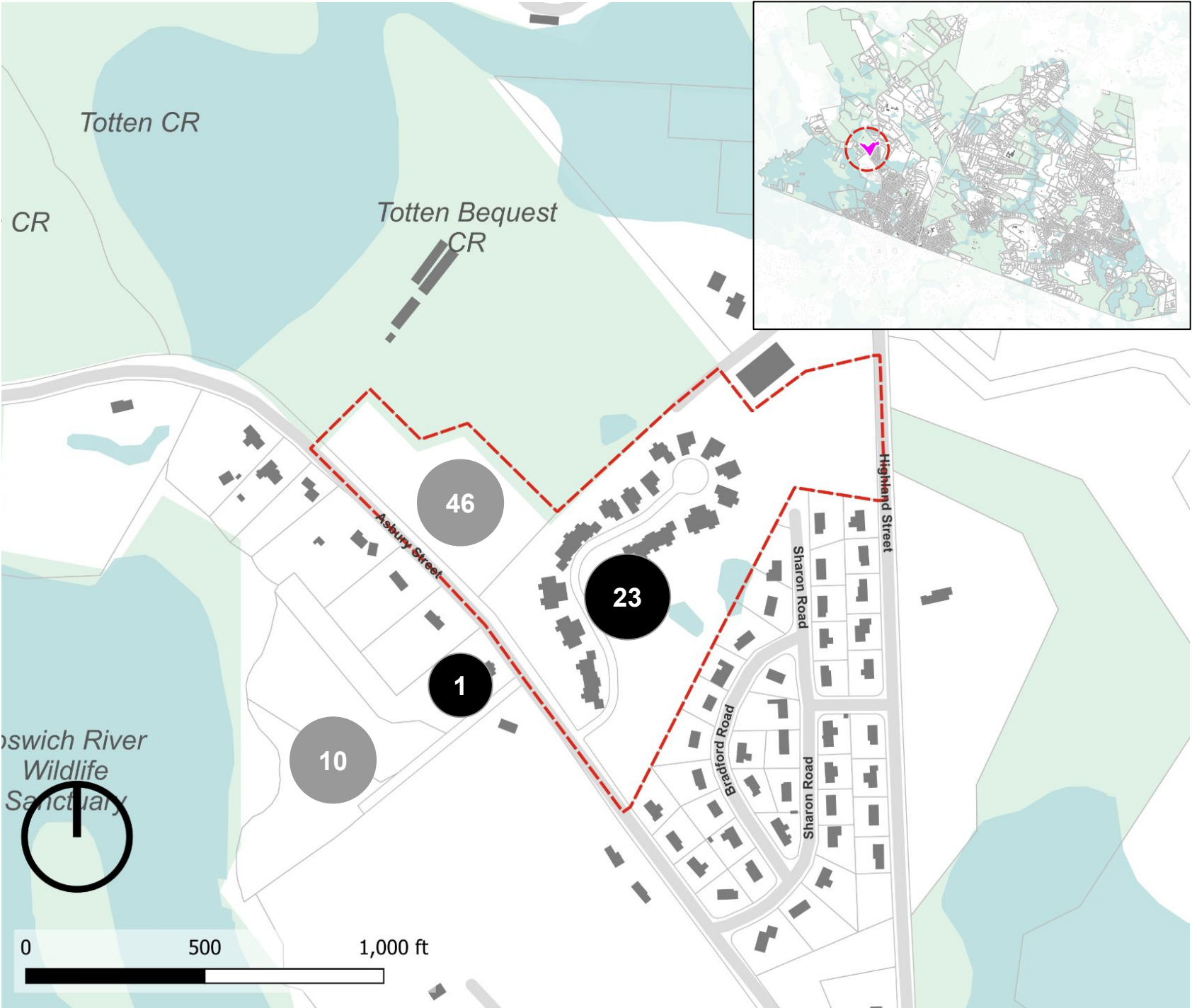
2 Gordon Conwell Theological Seminary Campus
209 Existing Student Housing Units

Key Stats	
Acres	12.1
Density Denominator	10.6
Existing/Planned Units	209
Existing Density (with DD)	19.8 units per acre
Current Use	Student Housing
Current Ownership	Institutional (sale in negotiations)
Potential Issues	
Groundwater Protection Overlay District (GPOD) Interaction	<i>Some 1985 + Some Interim Wellhead Protection Area</i> Min lot size 80k sf per unit Impervious surface 15% / 2,500sf triggers SP
Developable Land	Institutional Ownership
Parcelization	Density contribution relies on subdivision of property
40B Interaction	Desire to negotiate affordable housing commitment above 10%

- Notes:**
- Eliminated from consideration for now due to institutional ownership not being allowable under emergency regulations
 - This is premised on a re-parcelization of the larger site

Asbury North

Outlying 3A Subdistricts Considered



1 Multi-family homes along Asbury Street
69 units in planned and existing projects

Key Stats	
Acres	19.1
Density Denominator	16.4
Existing/Planned Units	69
Existing Density (with DD)	4.2 units per acre
Current Use	Housing
Current Ownership	Private
Potential Issues	
Groundwater Protection Overlay District (GPOD) Interaction	<i>All Parcel Have Some 1985 + Fully Zone II</i> Min lot size 80k sf Impervious surface 15% / 2,500sf triggers SP
Developable Land	n/a
40B Interaction	n/a

- Notes:**
- 23 existing condo units on one parcel, 46 units permitted via 40B are moving into construction on the other parcel

Town Center Vision Plan

The vision and framework guiding the zoning approach for the Town Center

Proposed Street Frontage Types

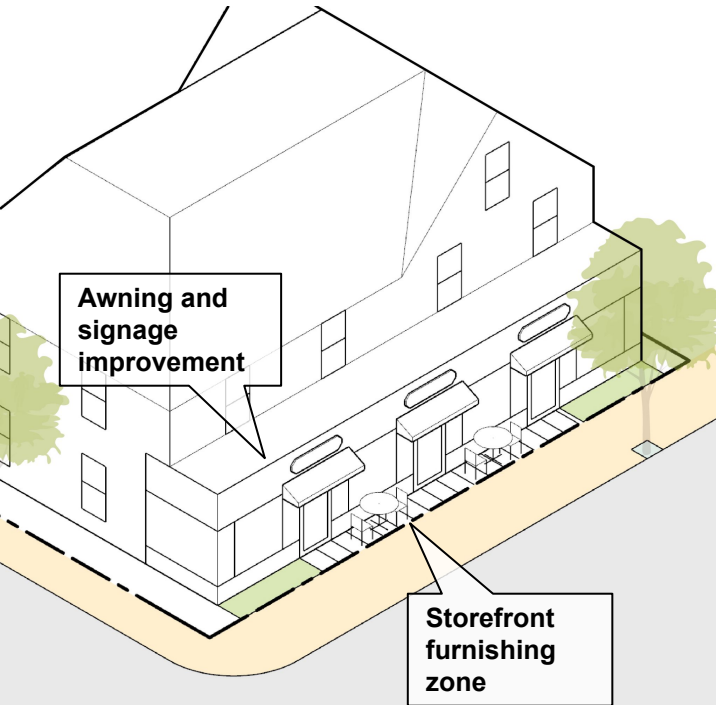
5 frontage types



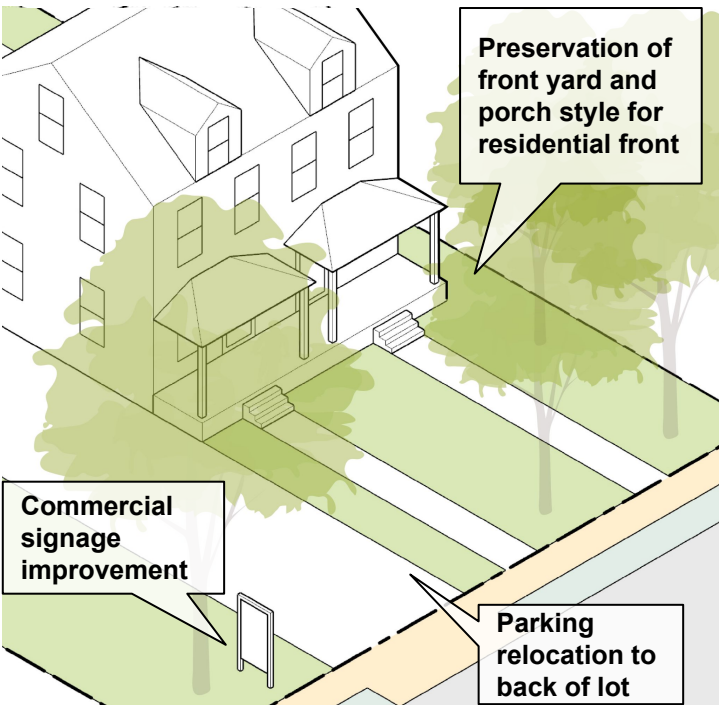
Bay Rd Scenic Corridor & Greenway Inspiration



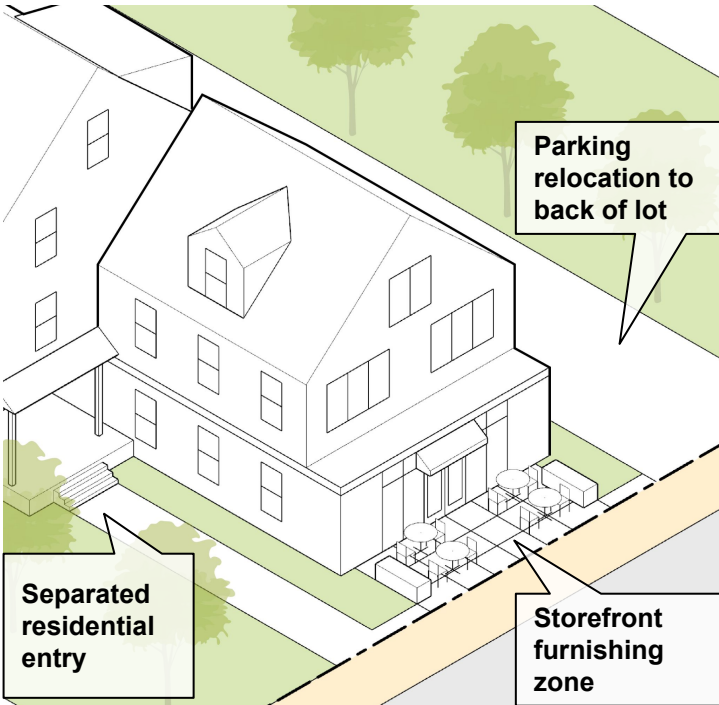
Proposed Frontage Types



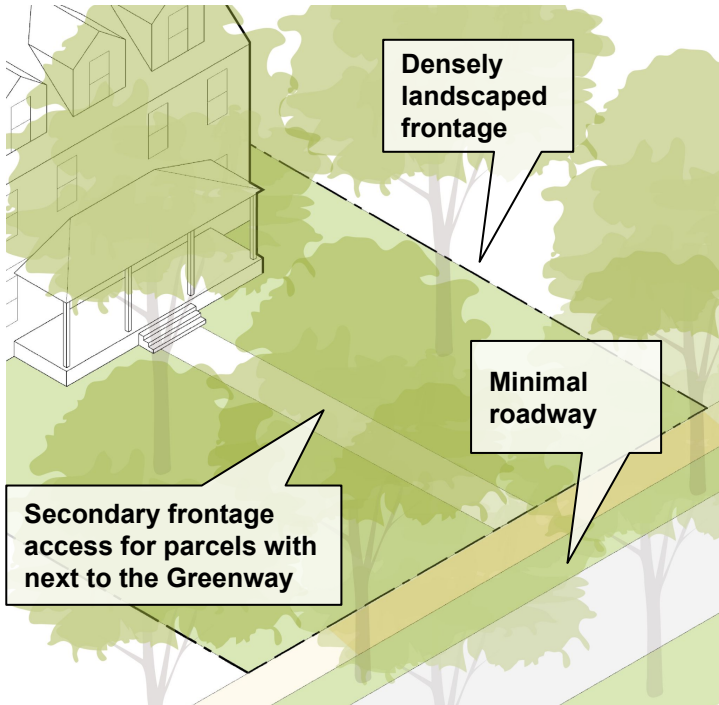
 **Historic Village Center**
Existing Pattern



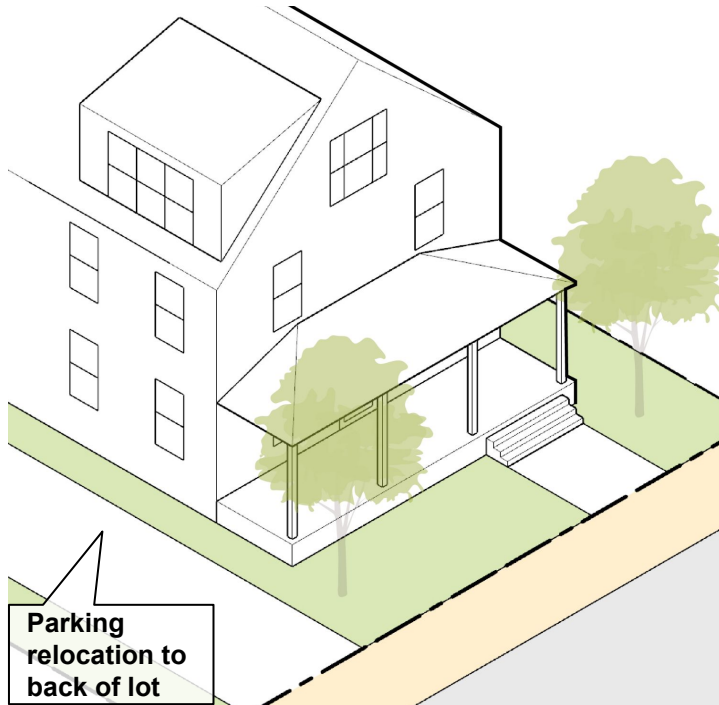
 **Bay Rd Scenic Corridor**
Existing Pattern



 **Willow St Mixed Use**
New Pattern



 **Greenway**
New Pattern



 **Willow St Residential**
Existing Pattern

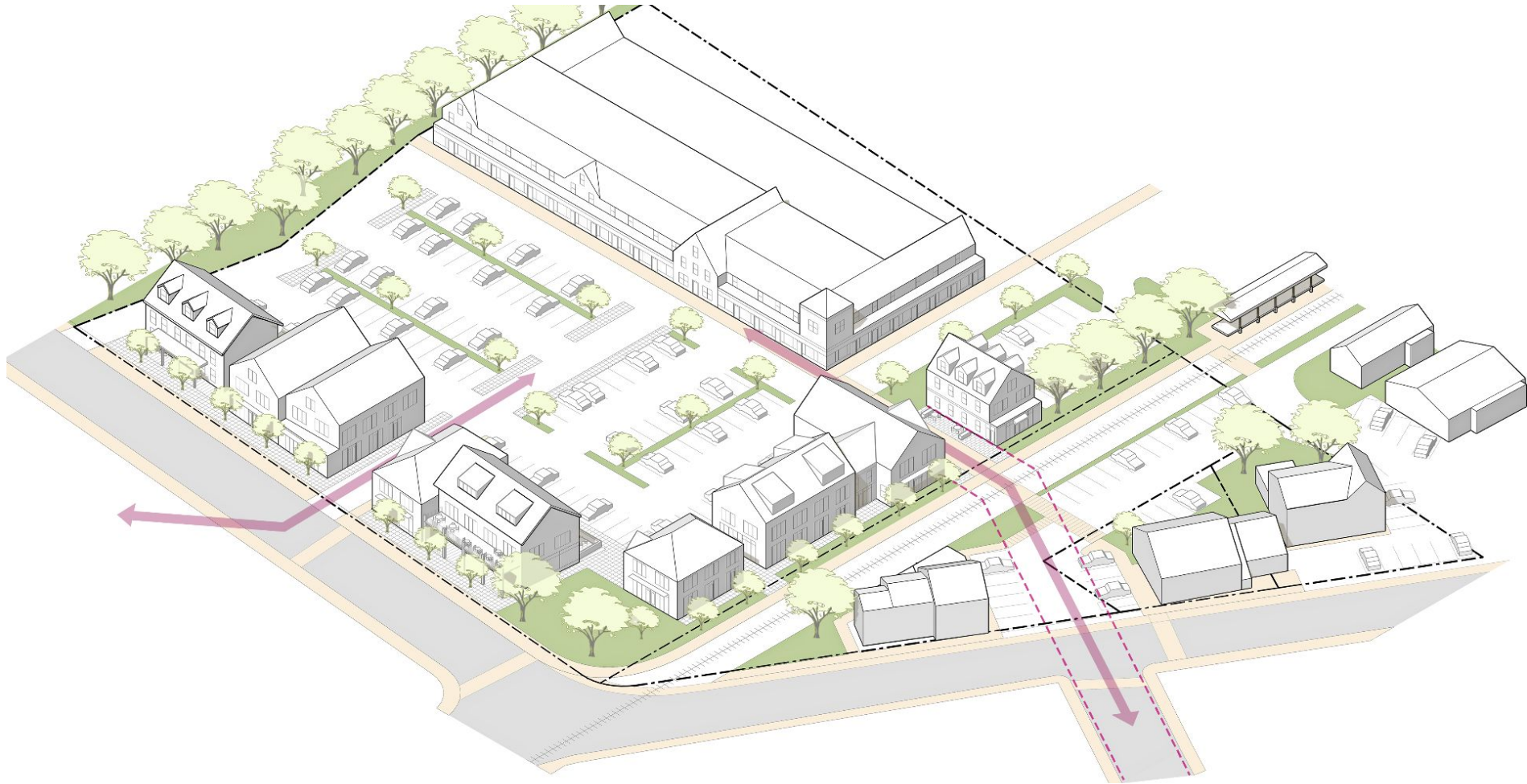
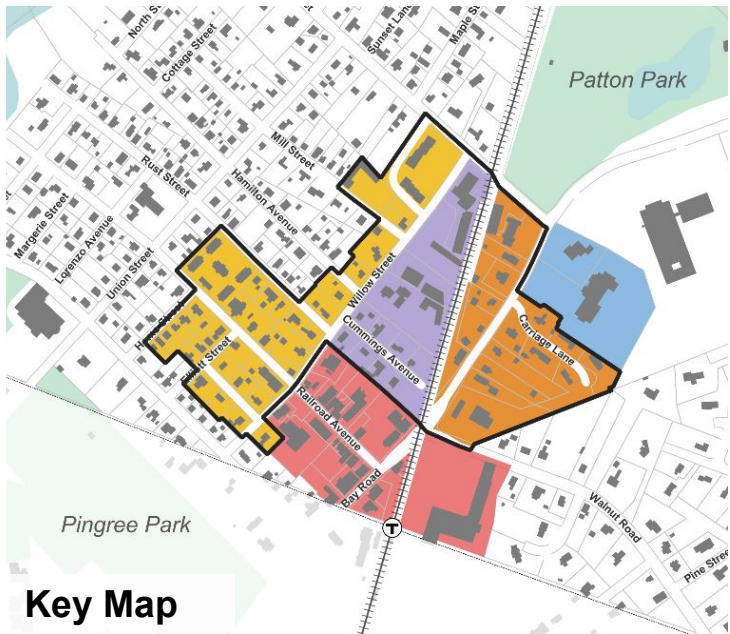


Town Center Zoning Subdistrict Standards

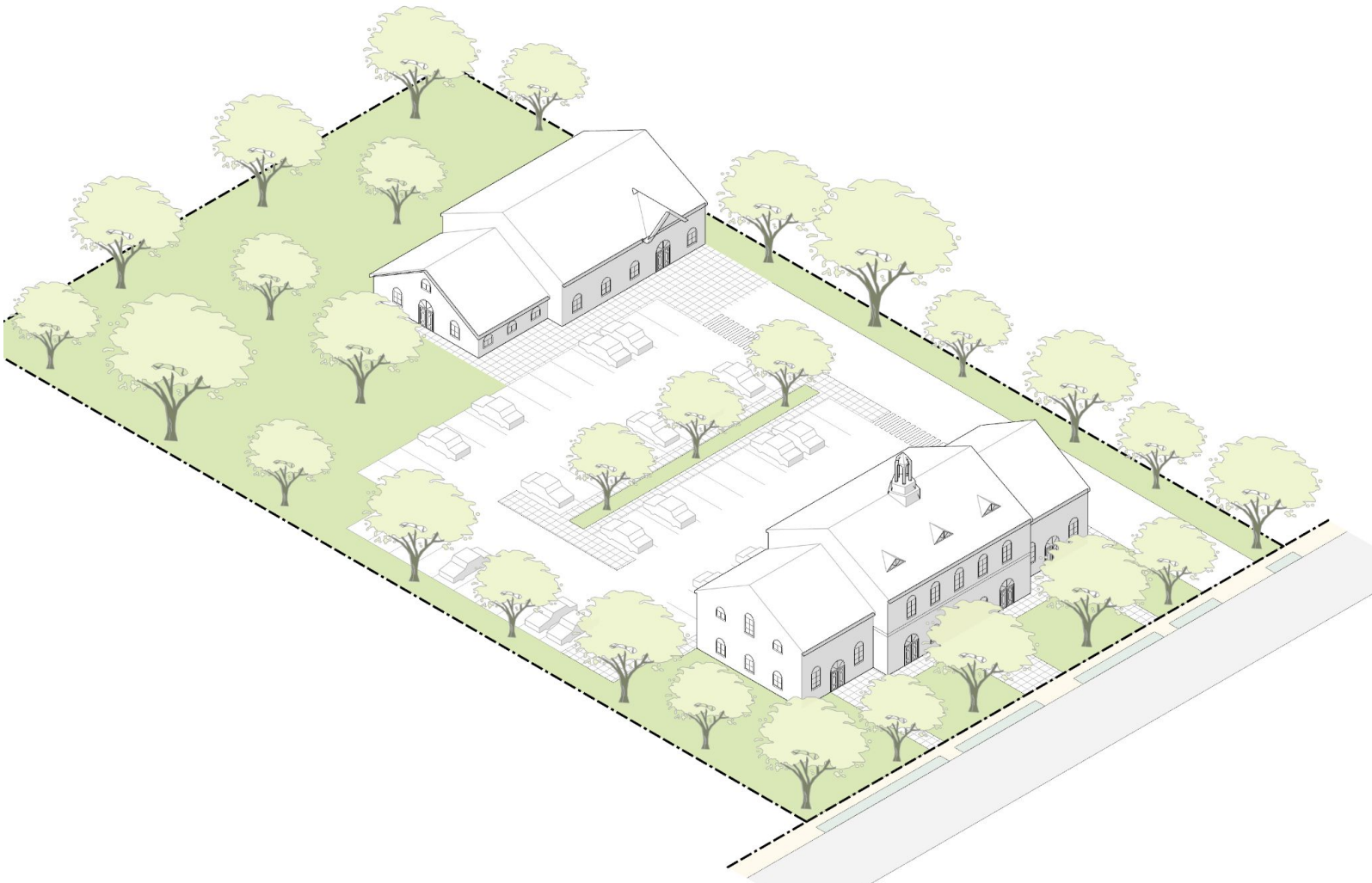
Suggested subdistricts and dimensional standards for the Town Center zoning

Town Center Subdistricts NOT Contributing to 3A

These two Town Center Subdistricts will NOT contribute to 3A, and therefore are independent of the constraints of 3A.

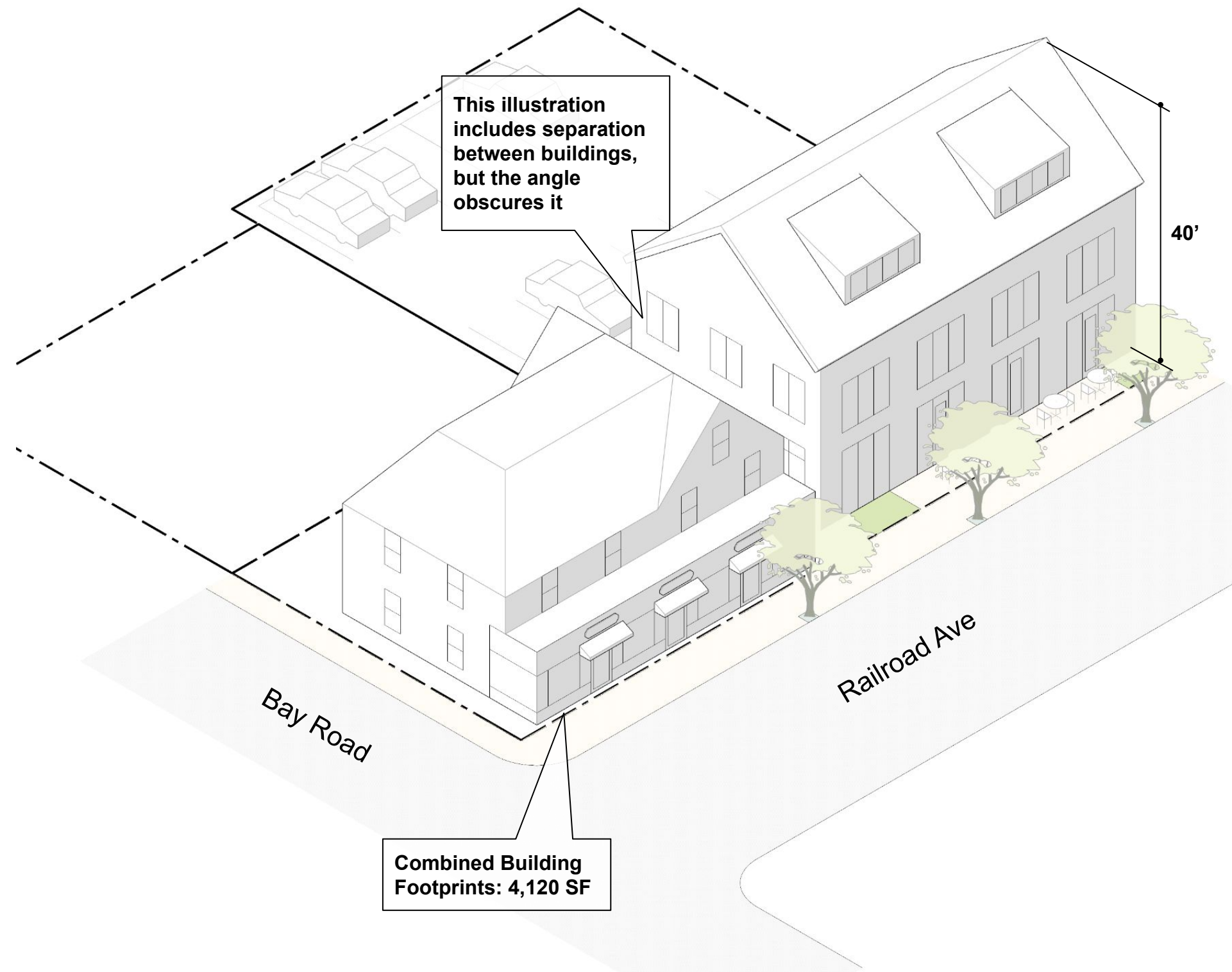


■ Depot Square Mixed Use



■ Bay Rd Civic

Railroad Ave Building Form Standards



Relationship to 3A:

- This subdistrict does not contribute to 3A.

Special Massing Rules:

- We are considering allowing flat roofs in this subdistrict given it is already present
- Different rules for first 60' vs rear buildings
- Parcels over a certain size trigger a special permit process

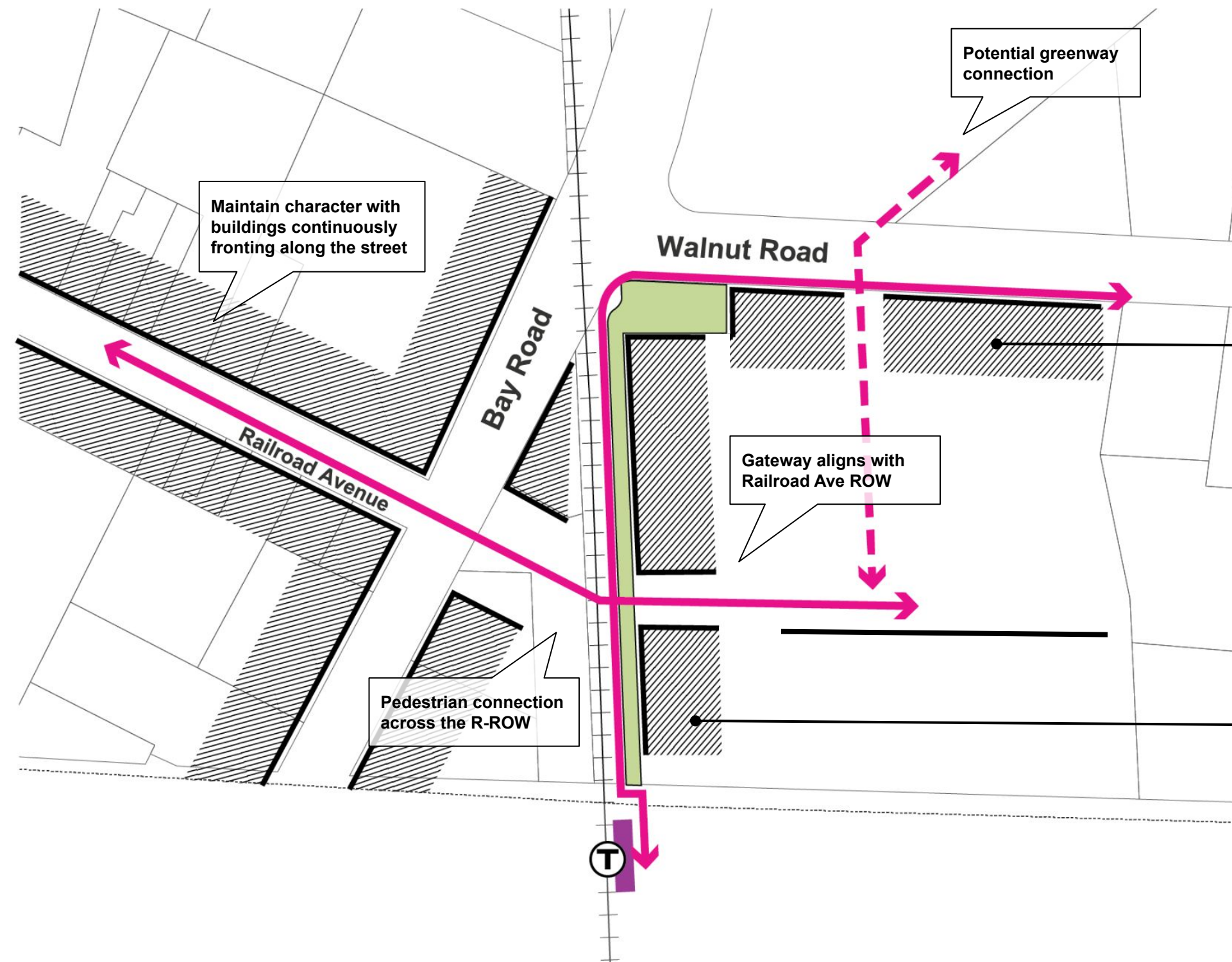
Dimensional Standards

Building Footprint, max.	5,000 SF
Building Height, max.	42' / 2.5 stories
Ground Floor Height, min/max.	13' / 15'
Half-Story Height, max.	14'
Setback - Front, min/max.	0' / 10'
Setback - Side, min.	0'
Setback - Rear, min.	10'
Open Space, min.	0%

Note: for more intuitive understanding, we have used the top of the ridgeline for all measurements of height in this table (e.g. building height, half-story height). This will be updated in the final zoning article to be consistent with how Hamilton measures building height.

Hamilton Crossing Site Design Framework

Frontage Approach



Overall Approach

- Merge Hamilton Crossing parcel with Railroad Ave subdistrict to form unified “Depot Square” Subdistrict
- Control frontage heavily for first 60’ then have lighter formal controls for rear buildings
- Require any parcel over a certain square footage to go through a special permit process

Walnut Road Frontage

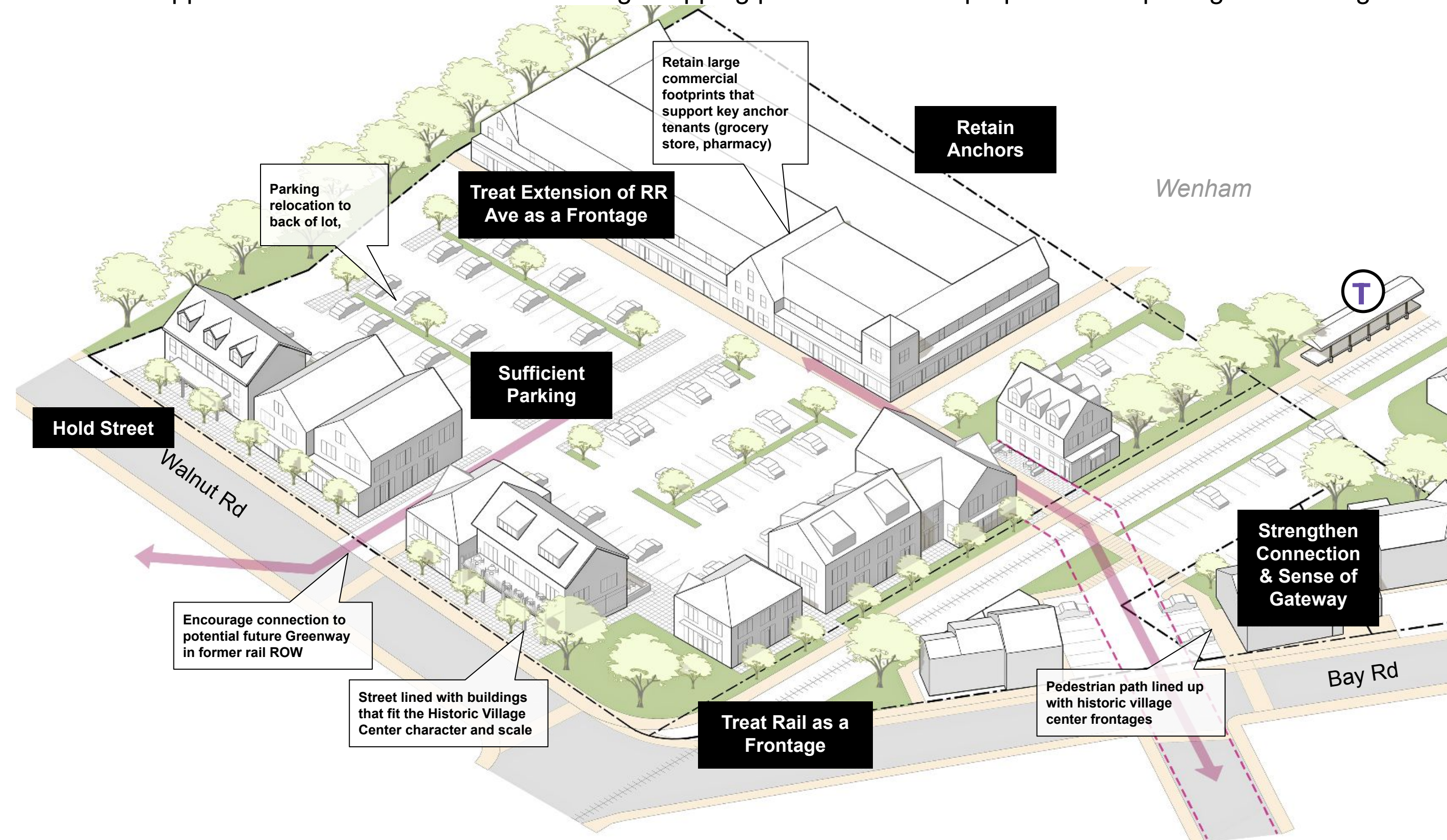
- Residential scale (up to 2.5 stories)
- Setback transition to residential pattern to the east
- Looser building clustering with landscaping and breaks in massing
- Create clear opening for potential future greenway connection

Railroad Track Frontage

- Residential scale (up to 2.5 stories)
- Match Railroad Ave frontage type, but with more pedestrian cut-throughs to rear parking and mall area
- Create clear gateway that aligns with Railroad Ave

Hamilton Crossing Building Form Framework

This is an approximation of the Hamilton Crossing shopping plaza site for the purposes of exploring the building form vision for this subdistrict



Key Features:

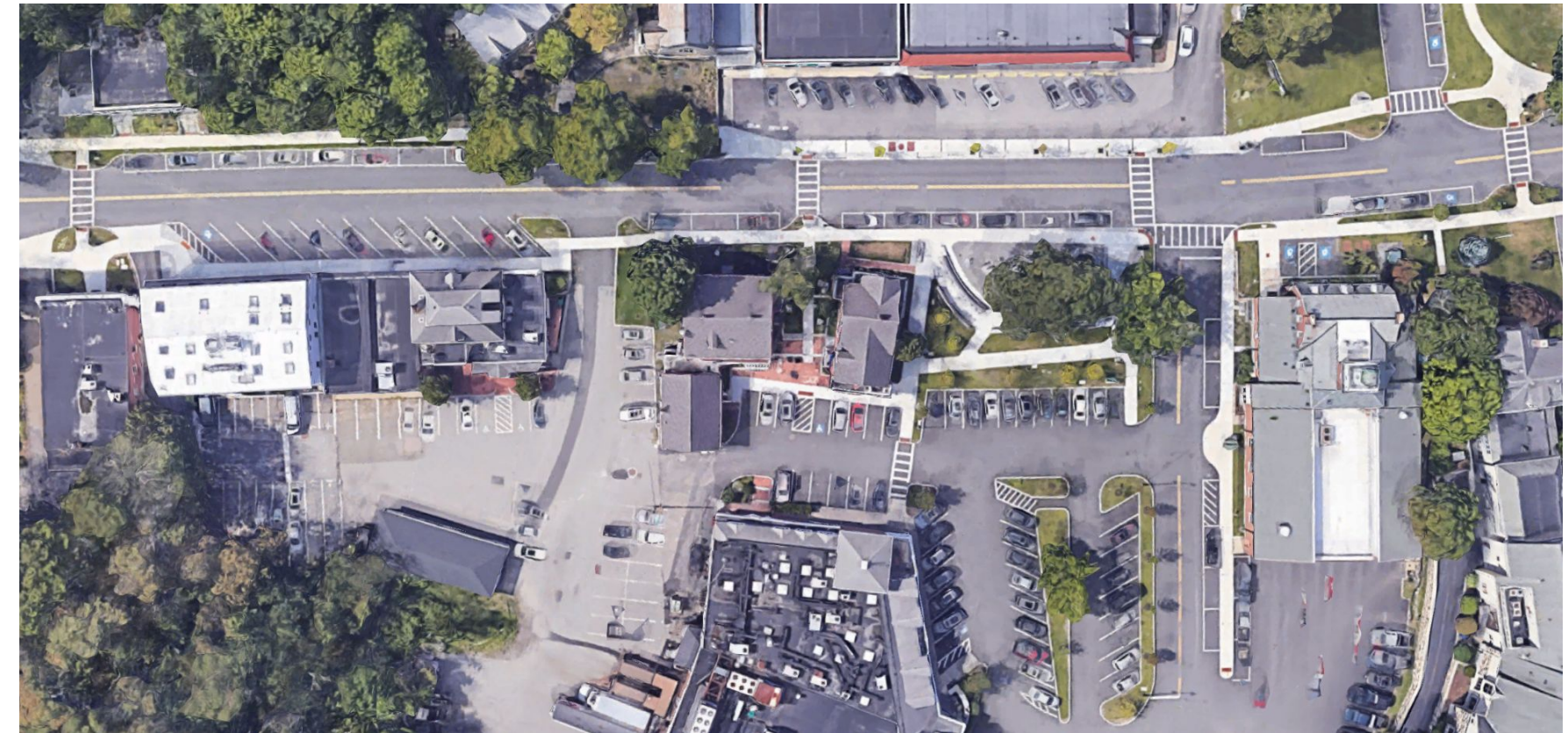
1. Retain existing landscaped corner at Walnut & Bay
2. Create gateways that encourage pedestrian through connections in alignment with Railroad Ave and potential future Greenway connection
3. Emulate Railroad Avenue frontage along rail line but with more generous setback, and along Walnut Rd with less intensity
4. Allow for connected building forms to encourage variety in the massing while still providing larger commercially viable tenant spaces. Encourage cut-through pedestrian alleys to access the parking lot and rear lot uses.
5. Allow for larger footprint buildings set back from the street

Hamilton Crossing Precedent

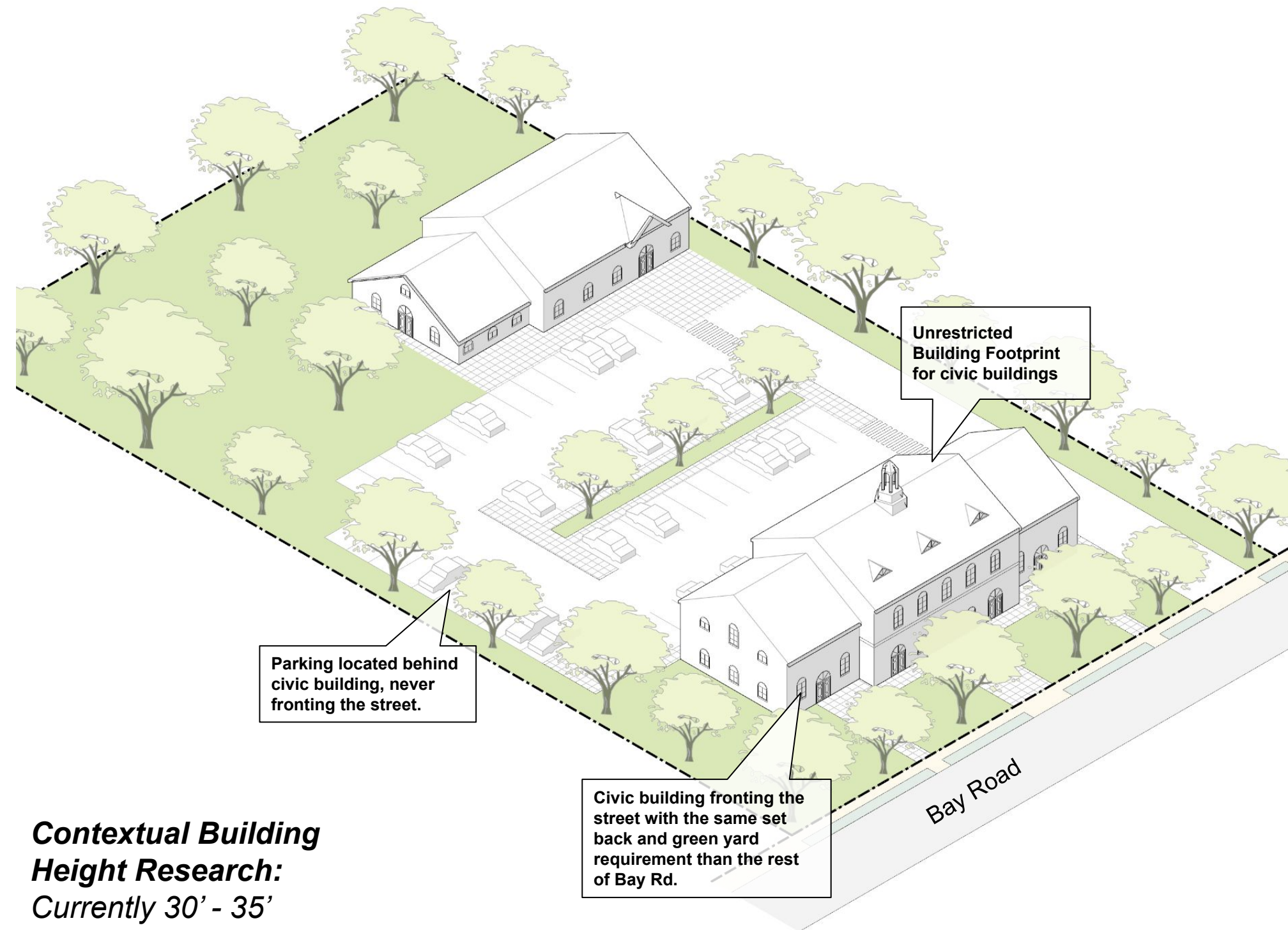
This precedent from Weston, MA shows an example of how a shopping plaza can be successfully integrated into a traditional town center pattern.



Weston Town Center
Weston, MA



Bay Road Civic Building Form Standards



Contextual Building Height Research:

Currently 30' - 35'

Most commercial businesses are using residential building forms.

Relationship to 3A:

- This subdistrict does not contribute to 3A.

Special Massing Rules:

- Civic buildings are allowed to have more freedom of form and massing.
- Allow flat roofs for rear buildings only.

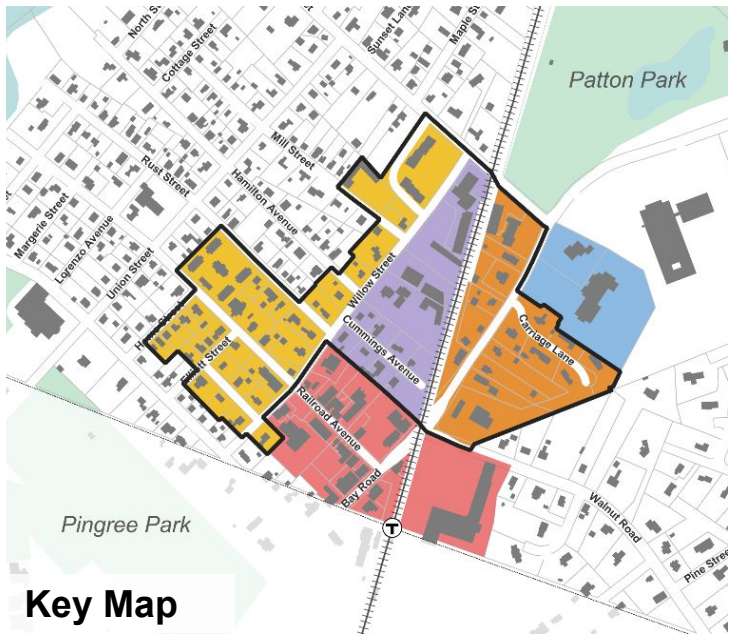
Dimensional Standards

Building Footprint, max.	—
Building Height, max.	2.5 stories
Ground Floor Height, min/max.	13' / 15'
Half-Story Height, max.	14'
Setback - Front, min/max	30' or Average / 40'
Setback - Side, min.	5'
Setback - Rear, min.	20'
Open Space, min.	—

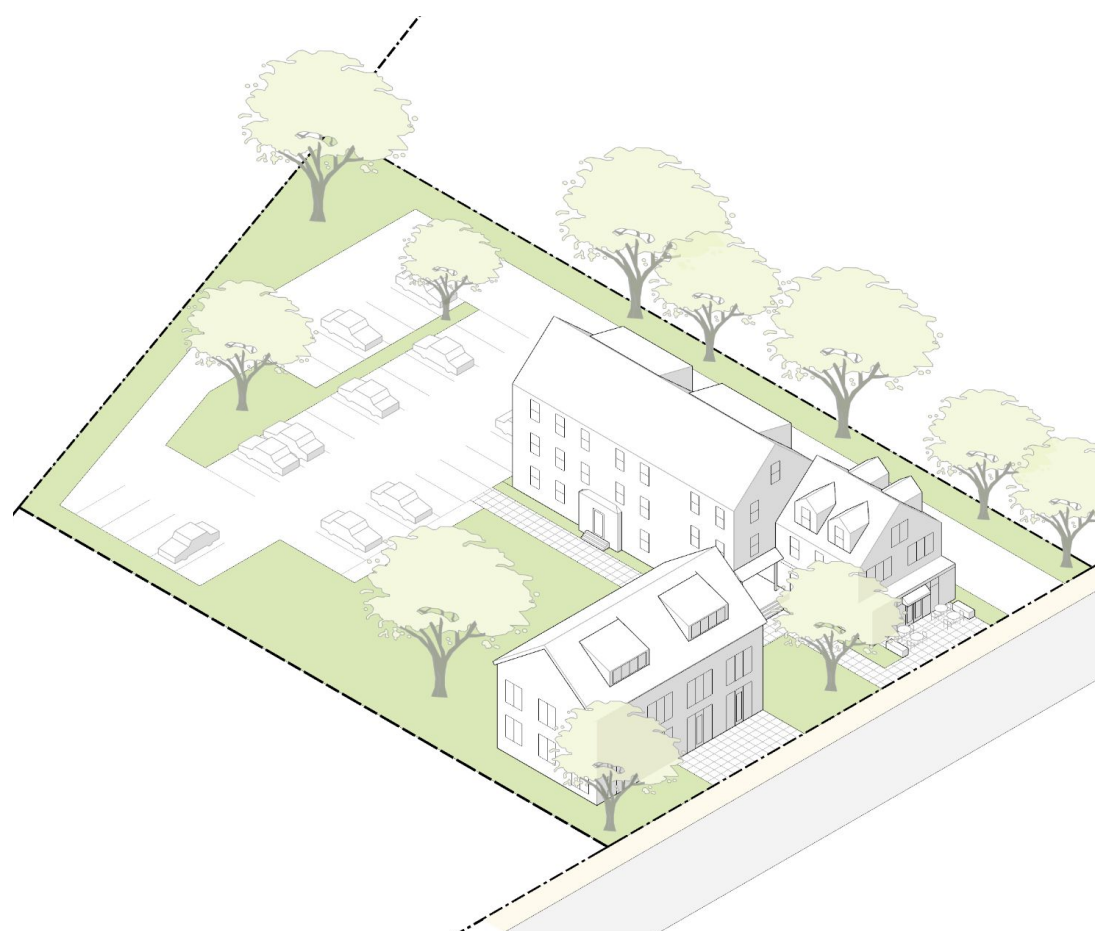
Note: for more intuitive understanding, we have used the top of the ridgeline for all measurements of height in this table (e.g. building height, half-story height). This will be updated in the final zoning article to be consistent with how Hamilton measures building height.

Town Center Subdistricts Contributing to 3A

All three of these, as shown, can contribute to 3A compliance, when combined with other 3A overlay subdistricts outside the Town Center.



■ Bay Rd Mixed Use

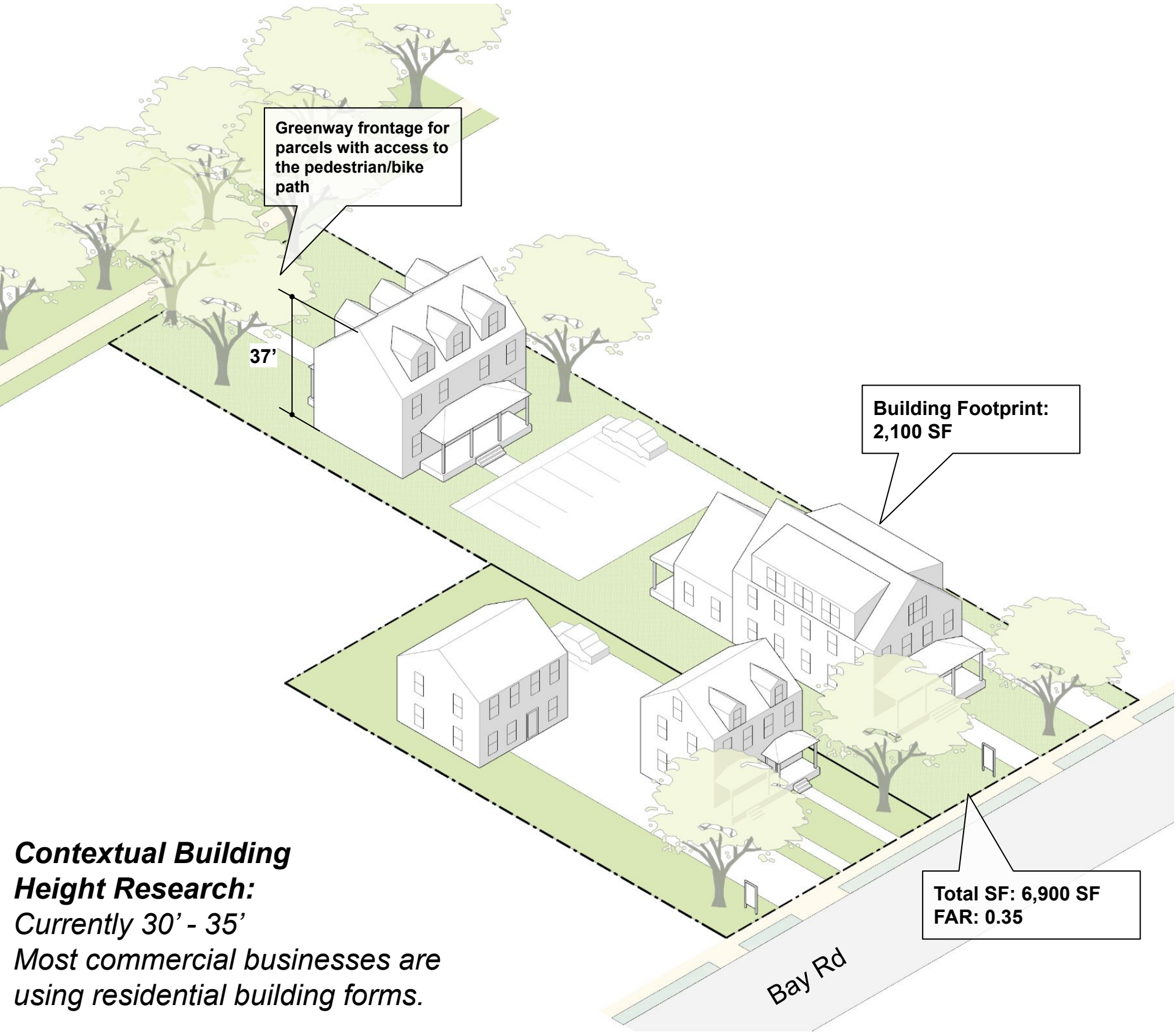


■ Willow St Mixed Use



■ Downtown Residential

Bay Road Scenic Corridor Building Form Standards



Contextual Building Height Research:
Currently 30' - 35'
Most commercial businesses are using residential building forms.

Relationship to 3A:

- This subdistrict does contribute to 3A.

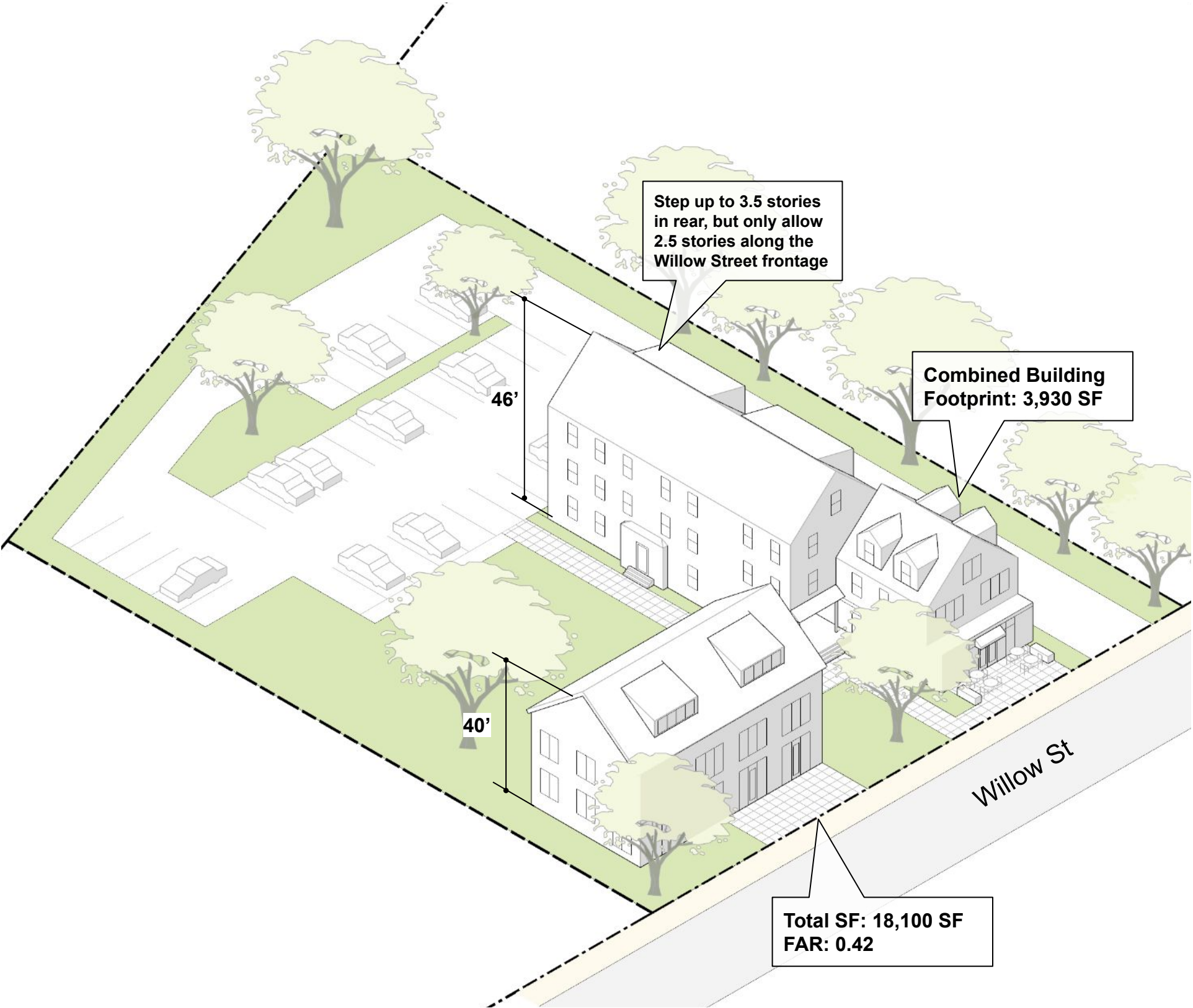
Special Massing Rules:

- We will include rules around the relationship of a second accessory structure to the primary structure (e.g. minimum distance between primary and secondary structure)

Dimensional Standards	
Building Footprint, max.	3,000 SF
Building Height, max.	42' / 2.5 stories
Ground Floor Height, min/max.	12' / 15'
Half-Story Height, max.	14'
Setback - Front, min	30' or Average / 40'
Setback - Side, min.	5'
Setback - Rear, min.	20'
Open Space, min.	30%

Note: for more intuitive understanding, we have used the top of the ridgeline for all measurements of height in this table (e.g. building height, half-story height). This will be updated in the final zoning article to be consistent with how Hamilton measures building height.

Willow Street Mixed Use Building Form Standards



Relationship to 3A:

- This subdistrict does contribute to 3A.

Special Massing Rules:

- Building height may increase to 3.5 stories after setback of 60' from the front lot line

Dimensional Standards	
Building Footprint, max.	5,000 SF
Building Height, max.	40' / 2.5 stories
Building Height after 60' setback, max	51' / 3.5 stories
Ground Floor Height, min/max.	12' / 15'
Half-Story Height, max.	14'
Setback - Front, min/max	15' or Average / 25'
Setback - Side, min.	5'
Setback - Rear, min.	20'
Open Space, min.	30%

Note: for more intuitive understanding, we have used the top of the ridgeline for all measurements of height in this table (e.g. building height, half-story height). This will be updated in the final zoning article to be consistent with how Hamilton measures building height.

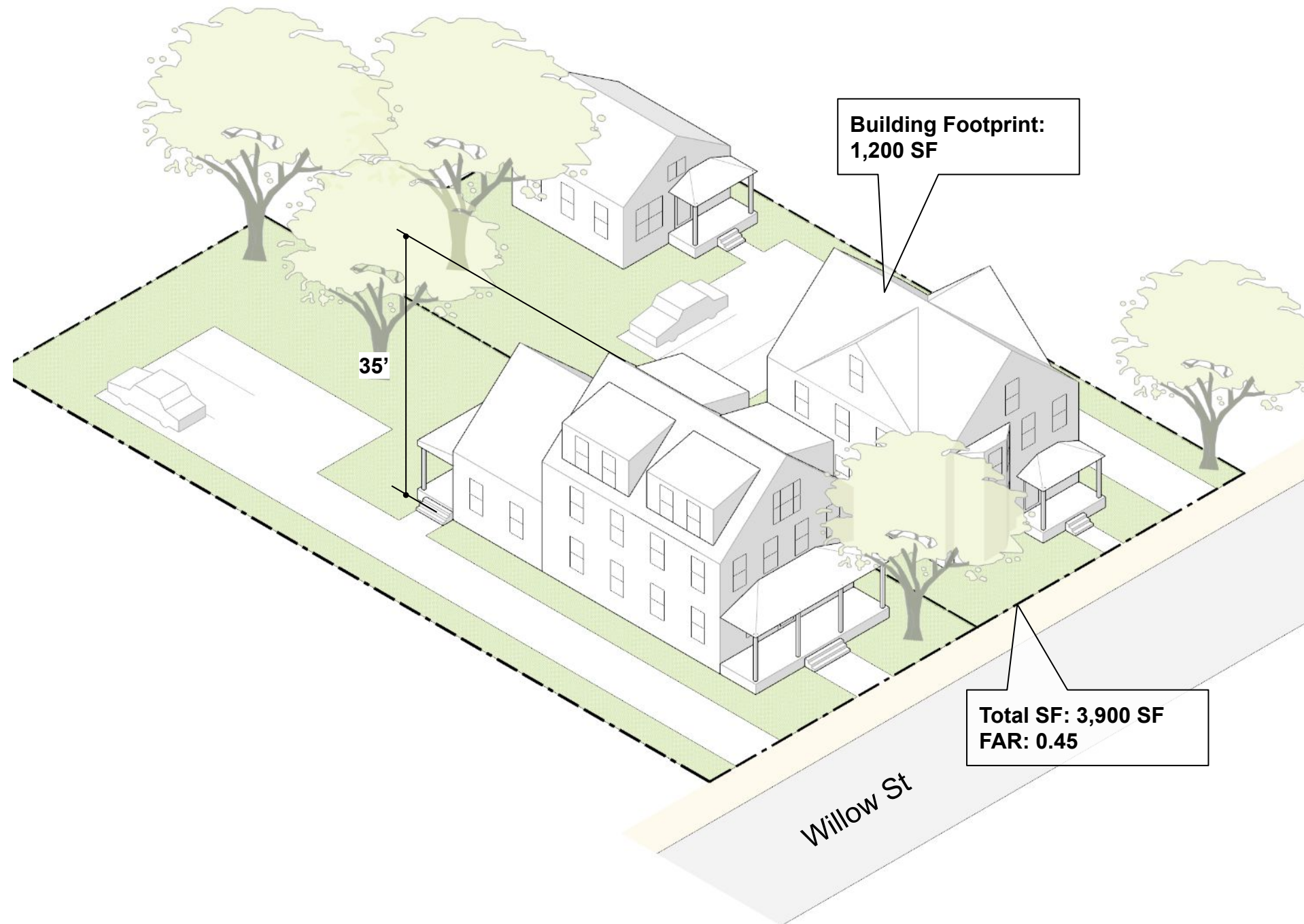
Downtown Residential Building Form Standards

Relationship to 3A:

- This subdistrict does contribute to 3A.

Special Massing Rules:

- Adaptive reuse standards allow an addition along the rear and side elevations of the existing structure, up to 50% of the footprint of the existing structure.
- Additions along the side elevation must be set back at least 20' from the front facade of the existing structure.



Dimensional Standards

Building Footprint, max.	1,500 SF
Building Height, max.	36' / 2.5 stories
Ground Floor Height, min/max.	—
Half-Story Height, max.	14'
Setback - Front, min./max.	10' or Average / 20'
Setback - Side, min.	10'
Setback - Rear, min.	20'
Open Space, min.	40%

Note: for more intuitive understanding, we have used the top of the ridgeline for all measurements of height in this table (e.g. building height, half-story height). This will be updated in the final zoning article to be consistent with how Hamilton measures building height.

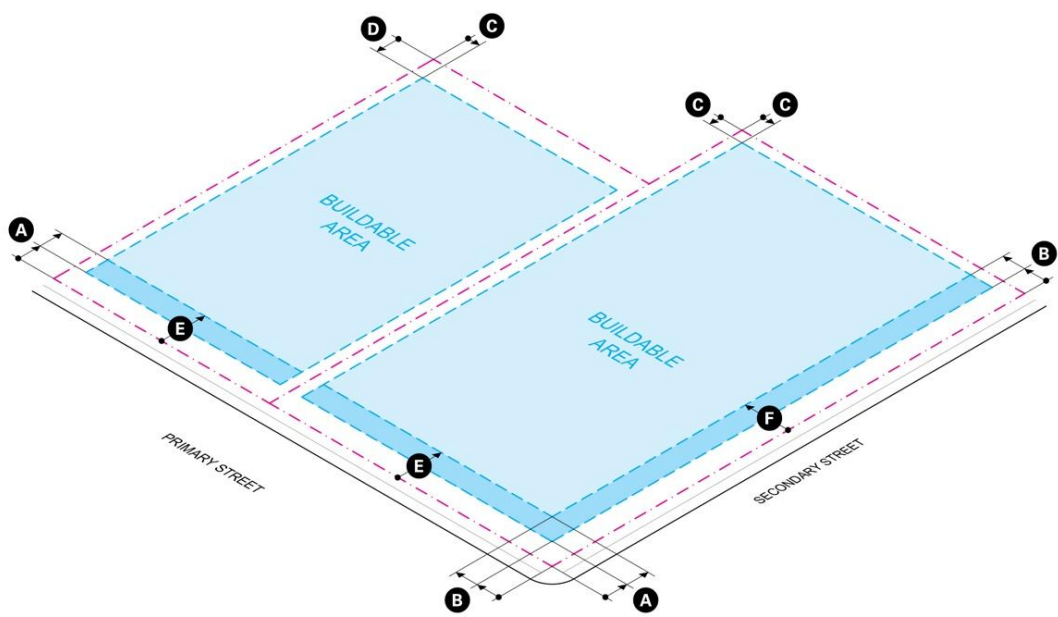
Structure of the Town Center Zoning Code

1. INTRODUCTION - Purpose, Intent, and Applicability
2. INTERPRETATION - Defining Standards, and Measurements
3. TOWN CENTER DISTRICTS

Metrics per District:
 - Description
 - Lot Standards
 - Building Standards
 - Use Provisions

Design and Development Standards
4. ADMINISTRATION - Process, Roles, and Responsibilities

Example of FBC sheet for each district (numbers are to illustrate structure and do not correspond to any specific district in Hamilton Town Center):



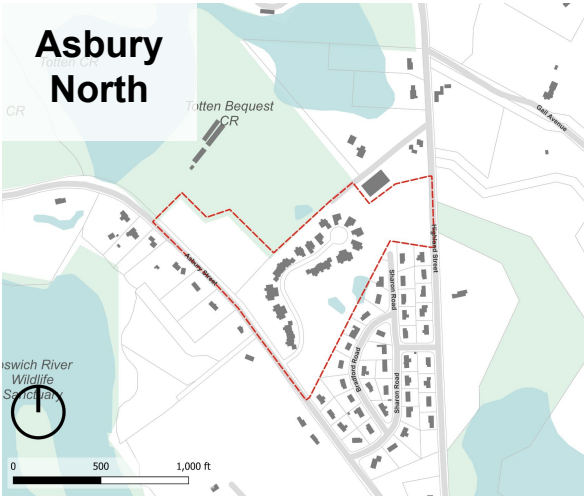
Building Placement			Façade Build Out	
	Front Setback (min/max)	--		Façade Build Out (min)
A	Primary Street	2 ft 12 ft		Primary Street 70%
B	Secondary Street	2 ft 12 ft		Secondary Street 50%
C	Side Setback (min)	--	Parking Placement	
	Abutting a non-R District with a Party Wall	0 ft		Parking Setback (min) --
	Abutting a non-R District without a Party Wall	5 ft	E	Primary Street 12 ft
	Abutting an R District	15 ft	F	Secondary Street 4 ft
D	Rear Setback (min)	--	Lot Development	
	Abutting a non-R District	10 ft		Open Space (min) 15%
	Abutting an R District	15 ft		
Building Separation				
	Building Separation Distance (min)	30 ft		

State Compliance Model Output

Townwide Compliance Summary Table

	Key Model Inputs					Model Outputs							
Subdistrict	FAR	Min. Lot Size	Min. Parking Spaces per Unit	Max. Bldg Height (stories)	Min. % Open Space	Unit Capacity	Acreage	Density Denominator	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	Zoning Type
Willow St Mixed Use	0.42	3,000	1.0	3.5	70%	115	7.2	7.2	15.9	contributing	100%	100%	Base
Bay Rd Mixed Use	0.40	5,000	1.0	2.5	70%	127	9.5	9.5	13.3	contributing	100%	100%	Base
Downtown Residential	0.40	3,000	1.0	2.5	70%	151	13.3	13.3	11.4	contributing	100%	100%	Base
Asbury North	0.45	80,000	1.0	3.0	70%	339	19.3	16.6	20.5		0%	0%	Overlay
TOTAL						732	49.3	46.6	15.7	60.9%	60.9%	53.7%	n/a
COMPLIANCE TARGET						731	49	n/a	15	50%	20%	20%	n/a

Downtown Modeled
Multifamily Unit Capacity
393



Note: we used 70% open space as a conservative assumption for the compliance model only in order to confirm that it was possible to fit the residential units necessary for compliance while acknowledging the reality that these areas are on septic and therefore may only be developable with substantial open space in excess of what the zoning would require.

Draft Zoning Elements for Asbury 3A-MFOD

Match underlying R-1B

- Exempt from GPOD Special Permit requirement
- Dimensional parameters to match underlying R-1B with the addition of FAR
- Inclusionary requirements in Section 8.3 modified to 10%
- Additional definition: FAR
- Expanded definition: Gross Floor Area, Residential

	Asbury North
Minimum Lot Size (ft)	80,000
Minimum Lot Frontage (ft.)	175
Minimum Lot width and depth (ft.) (for Dwellings, see also Sections 4.2.2, 4.2.6 and 4.3)	100 at building
Maximum Building Height (ft.)	35
Maximum Number of Stories	3.0
Minimum Open Space (%)	50
Minimum Front Yard (ft.) (See also Section 4.2.4)	25/50 (note 1)
Minimum Side Yard and Rear Yard (ft.)	15
Maximum Floor Area Ratio (FAR)	.45

Remaining Public Process

The development of the draft code framework was completed under the guidance of the Task Force in lieu of the Planning Board with the goal of having a full draft of the code by early April.

1. Draft Code Framework: today

Today’s April 1st Planning Board meeting focuses on presenting the draft code framework developed with the Task Force to orient the Planning Board, in anticipation of sharing the first full written draft of the code as a follow-up to today’s meeting. This is the first opportunity for public comment on the code.

2. Draft Code: early April (suggest 4/8)

To be shared as a follow-up to April 1st Planning Board meeting, the Planning Board meeting, anticipated to be a joint meeting with the Select Board, will be an opportunity for more detailed feedback from the Planning Board on the full draft code. Public comment will be admitted at this point as well.

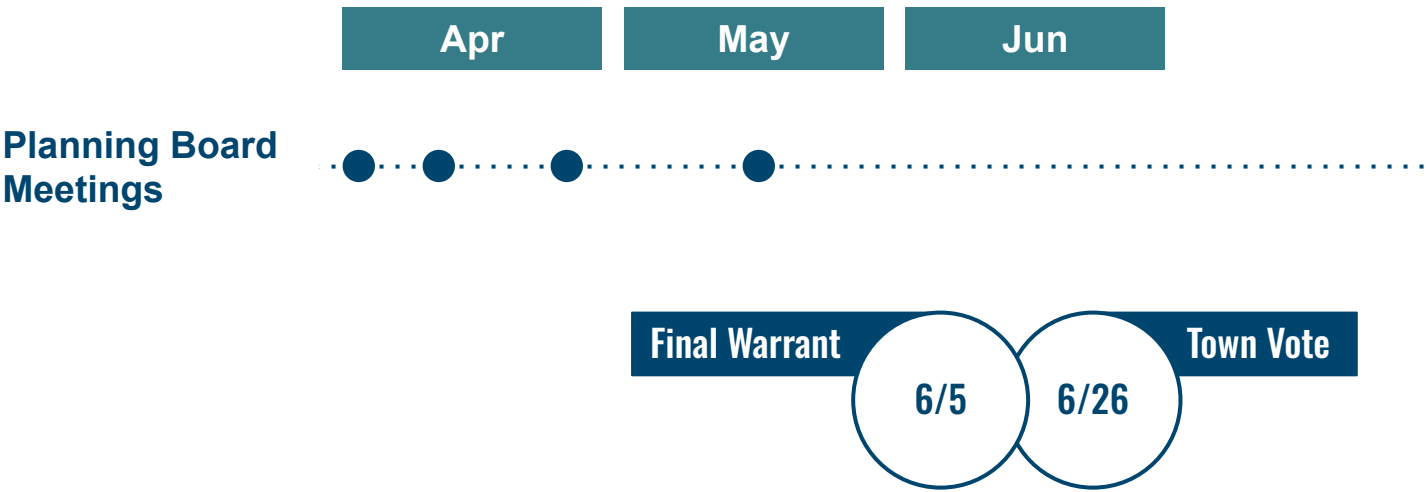
3. Revised Code: late April

A yet-to-be scheduled Planning Board meeting, anticipated to be a joint meeting with the Select Board, will be the final opportunity for Planning Board and public comment on the code.

4. Final Code: mid/late May

A yet-to-be scheduled Planning Board meeting, anticipated to be a joint meeting with the Select Board, will serve as a handoff from the Planning to the Select Board.

Note: code needs to be final and go to warrant by no less than 2 weeks prior to Town Meeting. Suggest 6/5 as a target date.



Help us confirm dates
Let’s confirm dates for the remaining 3 Planning Board meetings.

- 1. Draft Code: early April (4/8?)
- 2. Revised Code: late April
- 3. Final Code: mid/late May

Note: code needs to be final and go to warrant by no less than 2 weeks prior to Town Meeting. Suggest 6/5 as a target date.

An aerial photograph of a suburban town. The image shows a mix of residential houses with grey and brown roofs, interspersed with lush green trees. A prominent road runs diagonally from the bottom left towards the top right. Along this road, there are several commercial or institutional buildings, including a large school building with a dark roof and a large parking lot filled with cars. In the upper right corner, there is a green baseball field with a blue infield and a few other sports fields. The overall scene is a typical suburban landscape.

Thank you!