



TOWN OF HAMILTON
Planning Department/Planning Board
650 Asbury Street, Hamilton, MA 01982
Mailing: P.O. Box 429
(978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

SITE PLAN REVIEW APPLICATION

1. APPLICATION TYPE:

Application: ☐ **Pre-Application Conference** ☐ **Abbreviated Site Plan Review**
(check one) ☐ **Site Plan Review** *Contact the Planning Director to determine if project is applicable.*

This completed application (including all application package contents noted in the Site Plan Review Checklist) and associated fees must be filed with the Planning Board no later than 12:00 PM on the deadline day published in the Planning Board's schedule of Board meetings.

Fees must be paid by check. Make checks payable to the Town of Hamilton.

Complete this application thoroughly and accurately. Incomplete applications may not be accepted for processing.

2. APPLICANT AND PROPERTY OWNER INFORMATION:

Applicant Name:

Phone Number:

Email Address:

Mailing Address:

Property Owner Name (If different from Applicant):

Phone Number:

Email Address:

Mailing Address:

3. PROPERTY INFORMATION:

Street Address:

Assessor's Map & Lot Number:

Total Parcel Area:

☐ acres

☐ SF

Property Deed Book:

Page:

Zoning District(s):

Town Center Sub-District:

☐ Residence District (R-1A)

☐ Residence District (R-1B)

☐ Residence-Agricultural

☐ Town Center

☐ Bay Road Civic

☐ Bay Road Mixed-Use

☐ Depot Square

☐ Downtown Residential

☐ Willow Street Mixed-Use

Overlay District(s):

Check all that apply

☐ Groundwater Protection

☐ Flood Plain

☐ Estate Overlay

☐ Commercial

☐ 3A Multi-Family

☐ Brown's Hill



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4. PROFESSIONAL SUPPORT (Include additional sheets if necessary.):			
Engineer	Name:		Contact:
	Phone Number:		Email Address:
	Mailing Address:		
Architect	Name:		Contact:
	Phone Number:		Email Address:
	Mailing Address:		
Other	Name:		Contact:
	Phone Number:		Email Address:
	Mailing Address:		
Other	Name:		Contact:
	Phone Number:		Email Address:
	Mailing Address:		
5. PROJECT DESCRIPTION:			
Briefly describe your existing and proposed use(s): (If needed, you may attach the narrative on a separate document.)			
Existing Residential Building Area (SF):		Existing Commercial Building Area (SF):	
Additional Residential Building Area (SF):		Additional Commercial Building Area (SF):	
Does the site plan include a commercial use? ☐ Yes ☐ No			
If yes, what are the anticipated hours and days of operation?			



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5. PROJECT DESCRIPTION (cont.):			
Current Assessed Value of Parcel:		Estimated Cost of Proposed Improvements:	
Please briefly describe how the project aligns with the Site Plan Standards (Section 10.6.10 of the Hamilton Zoning Bylaw). *<u>Not required for Pre-Application Conference</u>* 1. <i>Site Suitability</i>. Describe how the project complies with Zoning Bylaw requirements for parking, signage, dimensional requirements, performance standards, loading, landscaping, and other applicable requirements of the Bylaw.			
2. <i>Compatibility with Surroundings</i>. Describe how the project is compatible with existing natural features of the site, as well as the architecture and scale of the surrounding area.			
3. <i>Open Spaces and Aesthetic Value</i>. Describe how the project provides landscaping and open spaces that enhance the development, provide screening and buffers as needed, and maximize amenity for customers, neighbors, and the general public.			
4. <i>Public Access</i>. Describe how the project provides safe and convenient vehicular and pedestrian access, compliance with handicapped access requirements, and access for emergency vehicles.			
5. <i>External Impacts</i>. Describe how the project provides screening of exposed storage areas, machinery, service areas, dumpsters, utility buildings and structures, and other unsightly uses to maximize neighborhood amenity, or provides needed buffers such as landscaping or fencing.			



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5. PROJECT DESCRIPTION (cont.):

6. *Infrastructure Capacity.* Describe how the project is compatible with local infrastructure, including water supply, utilities, drainage, and streets.

7. *Compliance with Regulations.* Describe how the project complies with Board of Health, Conservation Commission, and other Town and state regulations.

6. APPLICANT'S CERTIFICATION: *Required for all applications*

I/We declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I/We have read and agree to abide by the regulations of the Town of Hamilton. I/We understand that any misrepresentation of submitted data may invalidate any approval of this application. If the use is not operated in compliance with these regulations, the permit may be revoked by the Town of Hamilton.

By signing this application, you are agreeing to all rules and regulations of the Town of Hamilton and are agreeing to allow agents of the Town of Hamilton to conduct inspections, during normal town business hours, on your property, to ensure compliance with all Hamilton Zoning, Subdivision, and/or Site Plan Review regulations while your application is under consideration. The Town accepts electronic signatures on this application. Electronic signatures carry the same validity, enforceability and admissibility, as handwritten signatures.

I/We, the undersigned, authorize _____ to act as the professional and primary contact representing this application before the Hamilton Planning Board. Communications related to this application, including those from the Hamilton Planning Department, will be directed to this representative.

Signature of Applicant

Print Applicant's Name

Date

Signature of Property Owner

Print Property Owner's Name

Date



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SCHEDULE OF FEES & ABUTTER LIST:

Please refer to the Planning Board website for a full schedule of application filing fees.
Associated materials and/or fees due with this application include:

- a. The applicant must submit a certified abutter list from Hamilton's Tax Assessor with the application. The fee for the abutter list is \$35. Please email Jane Dooley, Tax Assessor at jdooley@hamiltonma.gov for assistance with the abutter list.
- b. The applicant is responsible to pay the cost of newspaper notification required under state law. The Planning Department will place the ad and the applicant will be invoiced directly by the newspaper (*H-W News* or *Salem News*).



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SITE PLAN REVIEW CHECKLIST

Not required for Pre-Application Conference

Note: Applicants are strongly encouraged to meet with the Planning Director prior to application submission to ensure applications are complete. Applicants are also strongly encouraged to schedule a preliminary consultation with the Planning Board in order to obtain additional guidance and feedback prior to the submission of a final site plan application.

Yes	Application Materials Required by the Planning Department:	
	Completed and signed application	
	A certified Abutters List from the Hamilton Tax Assessor	
	Application fee (in the form of a check to the Town of Hamilton)	
	Three (3) full size plan sets	
	Twelve (12) sets of plans in 11" by 17" format	
Yes	Application Materials Required by the Town Clerk:	
	Completed and signed application	
	One (1) 11" by 17" plan	
Applicant:		
Location of Project:		
Proposed Project:		
Date Submitted:		
Yes	N/A (Write "W" for items you propose to waive)	Requirements: (The following information must be shown on the plan or, if applicable, provided separately.)
		Names and contact information of Owner and Applicant
		Plans stamped by a registered Professional Engineer, Land Surveyor, Architect, and/or Landscape Architect
		North Arrow
		Date/Revision block



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Yes	N/A (Or write "W" for items you request to be waived)	Requirements:
		Plan scale
		Locus map showing parcel in relation to surroundings
		Abutting parcel information, including location, property owners, and Parcel IDs for all immediately abutting parcels (including parcels located across the street from subject parcel)
		Locations and boundaries of existing and proposed lots
		Locations of adjacent streets or ways
		Location and brief description of any easements
		Size of lot
		Architectural elevation drawings (in color) of building(s) for every façade face <i>Note: Additions/Alterations need to show only affected side</i>
		Architectural narrative, including proposed exterior building materials
		Dimensions of frontage and yards
		Location and dimensions of existing and proposed buildings, including heights and uses of buildings
		Location of existing structures and their uses
		Locations and dimensions of all parking areas and number of total parking spaces provided on the plan
		Number of parking spaces relative to Zoning Bylaw requirements
		Locations and dimensions of handicapped parking and associated accessways
		Locations and dimensions of driveways/walkways
		Existing zoning information, including District, minimum lot size, minimum lot frontage, and setback requirements
		Location/Description of water supply
		Location/Description of storm drainage
		Location/Description of existing and proposed utilities, including underground utilities



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Yes	N/A (Write "W" for items you propose to waive)	Requirements:
		Location and specifications for proposed exterior trash refuse facilities and screening <i>Note: If trash will be stored indoors, this should be noted on the plan.</i>
		Photometric Plan (Location, height, and other specifications, including illumination levels, for all exterior lighting)
		Existing natural features, including location and species of mature trees
		Location/Description of landscaping, including the number, species, and size of all proposed plantings
		Location of existing and proposed tree lines (if modifications are proposed)
		Location/Description of existing and proposed screening/buffers/fencing
		Location/Description of open space/recreation areas, if applicable
		Location, dimensions, and elevations of proposed signage, if applicable
		Location and number of existing and proposed dwelling units and number of bedrooms per dwelling unit, if applicable
		Proposed and existing topographical lines at 2' intervals
		Location/Description of proposed and existing sewage disposal system
		Location/Description of underground storage tanks
		Traffic Study or Traffic Impact Report <i>Note: If no Traffic Report is submitted, the applicant must provide a narrative explaining why there will be no or de minimis levels of traffic impact.</i>
		Location, dimensions, and proposed screening of loading areas
		Overall area of disturbances should be shown on plan and cumulative area of disturbance should be noted on plan
		Area of proposed grading and site work
		Locations and dimensions of access/egress
		Location, height, and proposed materials of retaining walls



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OTHER APPLICABLE PERMITS

Please check if permit applies.

Yes	Permit:
	Trench and Street Opening Permit (DPW)
	Septic Disposal Permit (Board of Health)
	Stormwater Management Permit (Planning Board)
	A Finding, Special Permit, or other relief from Zoning Bylaw requirements (Zoning Board of Appeals)
	Wetland Permit, including NOI or RDA (Conservation Commission)
	Certificate of Appropriateness (Historic District Commission) <i>(Applies when a project is proposed in the Hamilton Historic District)</i>
	Demolition Delay Review (Historical Commission) <i>(Applies when a structure constructed prior to 1940 is proposed for demolition.)</i>