2016 DEC 15 PM 3 09

Town of Hamilton Planning Board
PO Box 429, 577 Bay Road
Hamilton, MA 01936
978-626-5248

AGENDA

Tuesday, December 20, 2016 – 7:00 PM – Hamilton Town Hall, Memorial Room

1. **227 Willow Street** – Discussion regarding the owners compliance with the site plan approval and town zoning by-laws and the PB's letter to Town Building Department request for a cease and desist, and other issues regarding the construction project at said address.
2. **434 Asbury Street – (Public Hearing Closed – Board Preparation of Decision)** - Communication Tower Special Permit Petition by Blue Sky Towers, LLC. – In accordance with MGL Chapter 40A, Section 11 and the Hamilton Zoning Bylaw Section VI. J. Communication Towers and Telecommunication Antenna Facilities, the Planning Board of the Town of Hamilton has held and closed a Public Hearing on the petition. The Board shall prepare and review decision text for final approval.
3. **650 Asbury Street – (Prepare Decision)** - The Town of Hamilton has presented a modified request for a Site Plan Review to the Planning Board for a gravel parking lot plan at the Patton Homestead property (650 Asbury Street) for Site Plan review and approval. The Board shall review and prepare decision text for approval.
4. **Board Discussion Regarding Zoning Bylaw Revisions** –
   - Review and discuss Willow Street Overlay District related matters including but not limited to 227 Willow Street project specifics (approvals, graphics, permitting process and related matter; existing overlay district bylaw text including dimensions and possible future modifications.
   - Consideration of additional Phase II ZBL revision topics including but not limited to cottage housing and other bylaws that govern land development, district and Commercial Overlay District, retail sale of marijuana, and signs.
5. **Board Business** – Updates from other boards, groups, events; other such Board related matters.
6. **Minutes** – Dec 6, 2016

* **Next meeting dates:** January 3, 2017; January 17, 2017; Feb 21, 2017.