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

## **AGENDA**

**Tuesday, December 6, 2016 – 7:00 PM – Hamilton Town Hall, Memorial Room**

- 1. 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.**
- 2. 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.**
- 3. 227 Willow Street project – The Board will review the status of that project and the legality of the present construction.**
- 4. Board Discussion Regarding Zoning Bylaw Revisions –**
  - Hand out Fall 2016 Town Meeting approved ZBL document.
  - Review and discuss Willow Street Overlay District related matters including but not limited to existing overlay district bylaw text including dimensions and possible future text 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. Presentation/discussion of cottage housing related information.
- 5. Board Business – 2017 Planning Board Schedule; Updates from other boards, groups, events; other such Board related matters.**
- 6. Minutes – Nov. 1, 2016; Nov. 15, 2016.**

\* **Next meeting dates: Dec 20, 2016; January 3, 2017.**