

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

TOWN OF HAMILTON  
MEMORIAL ROOM  
2017 JAN 10 PM 12 03

## AGENDA

**Tuesday, January 17, 2017 – 7:00 PM – Hamilton Town Hall, Memorial Room**

1. **PLANNING BOARD REORGANIZATION** – Elect new officers (Chair and Clerk)
2. **577 BAY ROAD (rear) – Varsity Wireless - Cell Tower PRE-APPLICATION** – Petitioner (Varsity Wireless, LLC) will informally present to the Planning Board a Wireless Communication Tower proposal for 577 Bay Road (rear) property which is owned by the Town of Hamilton. The property is within the R1A zoning district and a lease from the Town has been executed with the Petitioner. At a later date the Applicant (Varsity Wireless) is to pursue a full Special Permit from the Board in accordance with the Hamilton Zoning Bylaw Section VI. J and MGL Chapter 40A, Section 9.
3. **227 Willow Street** – Discussion regarding the Board site visit conducted Jan 14, 2017; owner's 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.
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 matters; 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 including upcoming need to prepare 2016 Planning Board Annual Report.
6. **Minutes** – Dec 6, 2016; Dec 20, 2016

\* **Next meeting dates:** Feb 7, 2017; Feb 28, 2017; Mar 7, 2017.