

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

## **AGENDA**

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

- 1. PUBLIC HEARING - 227 Willow Street (est. – 1 hour)** – The Hamilton Planning Board will hold a public hearing in the Town Hall Memorial Room to consider modifications to a Special Permit which was issued on September 24, 2013 for a mixed use project at 227 Willow Street (located in the Willow Street Overlay District (WSOD) with Business (B) District underlying zoning) in accordance with MGL Chapter 40A, Section 9, and the Hamilton Zoning Bylaw. The focus of the discussion will be whether the project is in compliance with the Special Permit and how to resolve non-compliances, including but not limited to issuance of a superseding Special Permit and amendment the Special Permit.
  
- 2. Board Discussion Regarding Zoning Bylaw Revisions (est. 1.5 hour)** –
  - 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.
  
- 3. Board Business (est. 10 mins.)** – Updates from other boards, groups, events; other such Board related matters including upcoming need to prepare 2016 Planning Board Annual Report.
  
- 4. Minutes – (est. 15 mins.)** Dec 6, 2016; Dec 20, 2016; Jan 3, 2017; Jan 17, 2017; Jan 14, 2017 Site Visit.
  
- \* **Next meeting dates:** Feb 28, 2017; Mar 7, 2017; Mar 21, 2017.