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Hamilton Planning Board – Agenda

Tuesday 7:00 PM – August 16, 2022

Memorial Room – Town Hall - 577 Bay Road, Hamilton, MA 01982

THIS MEETING WILL BE HELD ENTIRELY BY ZOOM WEBINAR FOR ALL PARTICIPANTS AND INTERESTED PARTIES

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AGENDA

1. SENIOR HOUSING SPECIAL PERMIT PUBLIC HEARINGS – CONTINUED: The Hamilton Planning Board will hold a continued public hearing on the application of Chebacco Hill Capital Partners LLC in accordance with the following described applications for the development of the property located at 133 Essex Street, Hamilton, MA, and shown on the Town Assessor's Map as Parcel ID No. 65-000-0001: (1) Senior Housing Special Permit pursuant to §8.2 of the Town of Hamilton Zoning Bylaw, to develop the Property as a fifty (50) unit age-restricted condominium development; and (2) Stormwater Management Permit pursuant to Chapter XXIX of the Town of Hamilton Bylaws, dated April 2, 2016.

Meeting Content:

1. Town Counsel shall present the applicable legal standard for issuance of special permits.
2. Board deliberation regarding 133 Essex special permit application materials.
3. The Board will discuss its agenda for the August 30, 2022 meeting.

2. ANR REQUEST – 300 Bridge Street / Assessors Map 58 Lot 47A - In accordance with MGL Ch. 41, Sec.81 the owners/applicants(Bruce Kennedy) are seeking a Form A / Approval Not Required (ANR) endorsement from the Board regarding said property to modify the existing lot at 300 Bridge St by severing off PARCEL B (54,071 sf +/- square feet) into another parcel which is to be purchased by an abutter at 340 Bridge Street (Sunshine Realty Trust). The owners / applicants seek to create a new lot line and create two new parcels. Both resulting parcels will still be in excess of the required 20,000 lot minimum as required by the R-1A zoning district with 125 foot of frontage.

3. BOARD BUSINESS – Liaison, board business, future meeting dates and staff reports.

NOTE: Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.