**MEMORANDUM**

To: Hamilton Planning Board Members

 Jonathan Witten, Code Consultant Attorney, Town of Hamilton

Ken Barnes, Project Manager - Gordon Conwell Theological Seminary

Joe Domelowicz Jr, Hamilton Town Manager

Patrick Reffett, Hamilton Director of Planning & Inspection Services

From: Emil Dahlquist, Planning Board Clerk

Date: June 26, 2023

Re: Brown’s Hill Site Reuse Initiative: Progress Data for Development Standards

The main subject of our next Planning Board meeting on June 27th is the continuation of the Brown’s Hill Overlay District (BHOD) draft including discussions on 1) the conceptual framework, 2) the preferred development buildout and 3) the regulatory standards accurately reflecting a development based on sound town planning principles and enhancements to the value of the property while respecting the Preferences of the Planning Board.

The BHOD including the development standards is intended to provide predictable built results and high-quality public spaces by using the physical form as the organizing principle for development with a lesser focus on land use. Form standards will specify the required physical form of development in each of the districts. The overall “vision” for the BHOD then will be delineated by an illustrative plan and visualizations.

The attachments herein, some updated and some new, are intended to organize and focus our discussions to achieve the overall goals for the BHOD. These standards/graphics/data will be discussed in detail on Tuesday, and it is important to note that the numerical data are placeholders to be determined later. The organization and the breadth of the development standards, and not the numbers, are what should be discussed.

In summary, the BHOD with the planned districts is intended to provide:

* A highly interconnected street and trail network that disperses traffic and provides convenient routes for pedestrians and bicyclists;
* Effective perimeter buffering using natural materials to provide visual separation for privacy and potentially unwanted nuisances;
* High-quality public spaces, with building façades having windows and doors facing tree-lined streets, squares, or neighborhood parks;
* Compact development, creating a walkable environment and conserving land;
* Diversity, not homogeneity, with a variety of building types, open spaces, and land uses serving people of all ages; and
* A resilient and sustainable development that will be integrated into the preexisting surrounding neighborhood.