



## Hamilton Planning Board – Amended Agenda

Tuesday 7:00 PM – Oct. 17, 2023

Town Hall – Memorial Room, Hamilton, MA

**THIS MEETING WILL BE HELD IN-PERSON AND WITH ZOOM ACCESS**

**ZOOM Code** – <https://us02web.zoom.us/j/84668214846>

**Or One tap mobile :** +1 929 205 6099 US (New York)

**Webinar ID:** 846 6821 4846

1. **STORMWATER MANAGEMENT BY-LAW PUBLIC HEARING** - The Hamilton Planning Board will hold a public hearing on October 17, 2023 at 7:00 p.m. in the Memorial Room, Hamilton Town Hall, 577 Bay Road, to consider proposed changes to Chapter XXIX of the Town's By-Laws which are specific to Stormwater Management. The proposed changes are posted on the Planning Board's webpage as part of the Town's website ([www.hamiltonma.gov](http://www.hamiltonma.gov)). Any person interested or wishing to be heard on the proposed changes to the Town's Stormwater Management By-Law may appear at the time and place designated.
2. **ANR REQUEST** – 370 Chebacco Road / Assessors Map 72, Lots 7 and 11. In accordance with MGL Ch. 41, Sec.81 the owners/applicants (Thomas and Elizabeth Spang) are seeking a Form A / Approval Not Required (ANR) endorsement from the Board regarding said property. The land area is within the RA zoning district which requires lots to be a minimum of 80,000 sq. ft.
3. **STATUS REPORT REGARDING BHOD**– GCTS representatives are to provide an update as to its position regarding the conceptual Brown's Hill Overlay District zoning proposal, as well as the Development Agreement which is also in progress. This review is to occur based upon the Seminary having received bids upon campus property.
4. **BOARD DISCUSSIONS REGARDING VARIOUS POTENTIAL CHANGES TO HAMILTON BYLAW**. The Board will discuss a number of possible areas to modify and/or add to the existing Hamilton Zoning Bylaw including; MBTA Communities 3A Zoning; Form Based Zoning; a Flexible Residential Development bylaw; rezoning of Winthrop School Campus area; Inclusionary Housing bylaw; the Groundwater Protection Overlay District zoning map; and other possible areas of zoning improvement interest as time allows.
5. **BOARD DISCUSSION REGARDING DRAFT MASTER PLAN**. The Board will briefly discuss the on-going Master Plan process, draft documentation and upcoming related efforts regarding the effort.
6. **BOARD BUSINESS**. Board will discuss upcoming scheduling, hearing dates, etc; review individual reports if available. Review and vote upon meeting minutes for August 1, 2023; August 15, 2023; April 27, 2023; and Sept 19, 2023.

**NOTE:** The Board convenes pending establishment of a quorum. The above items shall be discussed in order subject to the discretion of the Chair and the Members.