



Hamilton Planning Board – Agenda

Tuesday 7:00 PM – Nov. 21, 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/81790695414>

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

Webinar ID: 817 9069 5414

1. **VOTE TO ENTER EXECUTIVE SESSION; EXECUTIVE SESSION.** Pursuant to G.L. c.30A, section 21(a)(3): To discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the Planning Board and the Chair so declares – Chebacco Hill Capital Partners, LLC v. Planning Board, Massachusetts Land Court C.A. No. 22 MISC 000591 (HPS), and Chebacco Hill Capital Partners, LLC v. Planning Board, Essex Superior Court C.A. No. 2277CV01137.
2. **ANR / APPROVAL NOT REQUIRED REQUEST.** In accordance with MGL Ch. 41, Sec 81 the applicant 250 Cutler Road LLC, 14 Boardman Lane, Hamilton, MA, is seeking a Form A / Approval Not Required (ANR) endorsement from the Planning Board for multiple parcels at 250 Cutler Road (Assessors map 30, Lot 2). The existing 293,135 SF lot is to be divided into three parcels: Lots A, B and C. The collective property is located within the RA Zoning Districts.
3. **DISCUSSION REGARDING BROWNS HILL OVERLAY DISTRICT ZONING.** GCTS representatives are to present their comments to the public and the Planning Board for discussion regarding the draft Brown's Hill Overlay Zoning and related matters.
4. **BOARD DISCUSSIONS OF OPTIONS TO REZONE THE BUSINESS DISTRICT AND ADJACENT TOWN-OWNED PROPERTIES (CONTINUED FROM APRIL 2021).** As a continuation of work paused in April 2021 and recently resumed, the Board will discuss several new possibilities and resulting impacts with respect to revitalizing Hamilton's Town Center in light of a potential Town property transition and development opportunities both commercial and residential.
5. **BOARD DISCUSSION REGARDING DRAFT MASTER PLAN.** The Board will briefly discuss the on-going Master Plan process, draft documentation, a recent public meeting to discuss same, and a future Board vote.
6. **BOARD BUSINESS.** Board will discuss applicable considerations and vote upon available meeting minutes. Board to discuss and vote upon draft Annual Report 2022. Board to consider and potentially set a 2024 schedule.

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.