



Hamilton Planning Board – Amended Agenda

Tuesday 7:00 PM – Dec. 19, 2023

Town Hall – Memorial Room, Hamilton, MA

THIS IS AN IN -PERSON MEETING. NOTE: AS A COURTESY FOR THE PUBLIC, ZOOM ACCESS WILL BE PROVIDED VIA THE LINK BELOW. HOWEVER THE MEETING WILL NOT BE TERMINATED IN THE EVENT THAT TECHNOLOGICAL ISSUES DISRUPT THE ZOOM BROADCAST.

Zoom Code : <https://us02web.zoom.us/j/88437823611>

Phone one-tap – 1-929-205-6099

Webinar ID: 884 3782 3611

1. NOTICE OF PUBLIC HEARING. The Hamilton Planning Board will undertake a review of a site plan application and a stormwater management application for a project proposed at 775 Bay Road by the Hamilton Wenham Regional High School. The Applicant is Superintendent Eric Tracy and represented by Consultant Kathleen Hervol, Director of Athletics, Gale Associates, Inc. The site plan review shall be as per the Hamilton Zoning Bylaw and state regulations in addition to the Hamilton stormwater management Bylaw Article XXIX as recently amended and under review by the MA Attorney General. The subject property is located at the rear of 775 Bay Road and is also known as Assessors Maps 40, Lot #11 and Map 41, Lot #1. The proposed plan is to add small structures and facilities related to an athletic facility and artificial turf fields, artificial turf tracks, tennis courts, lighting, grandstands, press-box, amenities building and ADA access improvements. Plans and reports are available electronically or can be viewed at the Planning Office, Patton Homestead, 650 Asbury Street, Hamilton, MA 01982. All wishing to speak on the matter should attend the hearing either in person or electronically via Zoom Webinar.

2. DISCUSSION REGARDING BROWNS HILL OVERLAY DISTRICT ZONING. The Planning Board will discuss the redlined version of the Brown's Hill Overlay District produced by GCTS and presented by Attorney Meirwyn Walters on behalf of GCTS at the Planning Board's November 21, 2023 meeting.

3. BOARD DISCUSSION 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 property transition and development opportunities for commercial and residential.

3. BOARD BUSINESS. The Board will consider and set a 2024 meeting schedule. Review and vote upon any available board minutes.

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