



Town of Hamilton Planning Board-3rd AMENDED Agenda

Tuesday – March 26, 2024 – 7:00 PM

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

THIS IS AN IN-PERSON MEETING. *NOTE: AS A COURTESY TO 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/84750641139>

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

Webinar ID: 847 5064 1139

- 1. NOTICE OF PUBLIC HEARING. (HEARING CLOSED/ BOARD DELIBERATING):** The Hamilton Planning Board will continue their 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.
- 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. ANR 25 GARDNER –ANR / APPROVAL NOT REQUIRED REQUEST:** In accordance with MGL Ch. 41, Sec 81 the applicant Jeffrey Allsopp, 587 Bay Road, Hamilton, MA, (owner 25 Gardner Street Nominee Trust of 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 24, Lots 26 and 34). The existing 57+/- Acre property is to be divided. The collective property is located within the R-1B Zoning District.
- 4. BOARD DISCUSSION – STATUS OF MASTER PLAN; RFP FOR DOWNTOWN COMPREHENSIVE PLAN.** The Board will discuss the status of the master plan document which is nearing finalization by the Master Plan Steering Committee and consultant. Process and next steps to be considered. Board to also discuss upcoming efforts to advance downtown area planning.
- 5. BOARD DISCUSSION OF STORMWATER MANAGEMENT BY-LAW RULES AND REGULATIONS.** The Board will discuss possible future amendments to the stormwater management by-law (Chapter XXIX of Hamilton By-Laws).
- 6. BOARD BUSINESS:** The Board will review and vote upon available minutes from prior meetings. Etc.

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.