



Received by Town Clerk 11/27/24 @ 12:20 pm

Town of Hamilton Planning Board Meeting Agenda

Tuesday, December 3, 2024, 7:00 PM

Hamilton-Wenham Public Library Meeting Room – 14 Union Street, 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 Log-in link:

<https://us02web.zoom.us/j/86971132631?pwd=shUgaKcCED9XDhahFKyDyskQ8FI7m9.1>

Meeting ID: 869 7113 2631 Passcode: 288377 Dial by location: (929) 205-6099

- 1. REVIEW AND VOTE ON DRAFT MINUTES FROM PREVIOUS MEETINGS**
 - a. July 16, 2024
- 2. LAND USE APPLICATIONS:**
 - a. **SITE PLAN REVIEW:** Owner: Town of Hamilton, Applicant: Hamilton Fire Department – Request for site plan review of proposed improvements to the Public Safety property at 265 Bay Road (Tax Map 56, Parcel, 32), to include a 308 square-foot display structure housing and for public viewing of an antique Model T fire engine and associated pedestrian pathways and landscaping. The subject property is located within the R-1A zoning district.
- 3. STATUS REPORT ON THE COMPEHENSIVE PLAN FOR THE TOWN CENTER**
 - a. Follow-up from December 2, 2024 Select Board discussion
- 4. DISCUSSION REGARDING POTENTIAL AMENDMENTS TO THE ZONING BYLAW AND ZONING MAP:**
 - a. Discussion of proposed modifications to the Inclusionary Housing Bylaw with town legal counsel
 - b. Update and discussion regarding promulgation of proposed state regulations concerning accessory dwelling units related to the passage of the Affordable Homes Act and potential 2025 bylaw amendment
- 5. ADJOURNEMENT**

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 Board Members. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Meeting dates, time, and location are subject to change as allowed by the Open Meeting Law.