



TOWN OF HAMILTON PLANNING BOARD AGENDA

Tuesday, December 17, 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/82397501219?pwd=FLIYSUUqkct13Gfj0NEE8hbacxKZJf.1>

Meeting ID: 823 9750 1219 Passcode: 687269 Dial by location: (929) 205-6099

1. REVIEW AND VOTE ON DRAFT MINUTES FROM PREVIOUS MEETINGS:

- a. September 20, 2022, March 21, 2023, April 20, 2023, and October 17, 2023

2. DISCUSSION REGARDING POTENTIAL AMENDMENTS TO THE ZONING BYLAW AND ZONING MAP:

- a. Vote on Memorandum to Select Board regarding amendments to Section 8.3, Inclusionary Housing Bylaw following Town Counsel Review
- b. Discussion of Draft Memorandum to Select Board regarding amendment to Section 9.1.4 of the Groundwater Protection Overlay District (GPOD) and transmittal to Town Counsel for review
- c. Discussion of draft state regulations concerning Accessory Dwelling Units (ADUS) related to the passage of the Affordable Homes Act and potential 2025 bylaw amendments, including how proposed ADU regulations promulgated by the Executive Office of Housing and Livable Communities relate to ADUs in the GPOD
- d. d. Scrivener's error corrections to the Zoning Bylaw

3. 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. *This application was continued from the December 3, 2024 Planning Board meeting.*

4. OTHER ITEMS:

- a. Potential update of land use applications
- b. Potential revisions to 2025 Planning Board Schedule

5. ADJOURNMENT

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.