



TOWN OF HAMILTON PLANNING BOARD AGENDA

Tuesday, January 7, 2025, 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/81361056075?pwd=iJiWQ48Akb3IEkdRcSTAmPSrRv9MyD.1>

Meeting ID: 813 6105 6075 Passcode: 759509 Dial by location: (929) 205-6099

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

- a. November 26, 2024

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

- a. Vote on Memorandum to Select Board regarding amendments to Section 9.1.4 of the Ground Water Overlay District (GPOD).
- b. 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 proposed ADU regulations promulgated by the Executive Office of Housing and Livable Communities and amendments to Section 3 of the Zoning Bylaw, including the Table of Use Regulations.
- c. Discussion of amendment to Section 10.6, Site Plan Review and draft of amended bylaw
- d. Discussion of amendments proposed by the Building Commissioner

3. DISCUSSION OF FORM-BASED CODE and the COMPREHENSIVE PLAN FOR THE DOWNTOWN.

4. OTHER ITEMS:

- a. Master Plan Implementation
- b. Revisions to 2025 Planning Board Meeting Schedule

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.