



TOWN OF HAMILTON PLANNING BOARD MEETING AGENDA

Tuesday, January 21, 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/84069392507?pwd=ypxlfYIi15mDbHTET3ah6G6TXZyqxM.1>

Meeting ID: 840 6939 2507 Passcode: 768216 Dial by location: (929) 205-6099

1. **REVIEW AND VOTE ON DRAFT MINUTES FROM PREVIOUS MEETINGS:**
 - a. December 3, 2024
2. **LAND USE APPLICATIONS:**
 - a. **SITE PLAN REVIEW:** Town of Hamilton, Owner, Hamilton Recreation Department, Applicant – Request for Site Plan Review of a proposed open air, wood-framed pavilion at the Patton Homestead property at 650 Asbury Street (Assessors Tax Map 19, Parcel 1) Hamilton, MA 01936. The applicant and property owner is the Town of Hamilton and the proposed use of the structure is for cultural, social, and civic programming. *Please note that consideration of this application will be postponed to the February 4, 2024 meeting.*
3. **DISCUSSION of COMPREHENSIVE PLAN FOR DOWNTOWN and IMPLEMENTATION of EOHLC EMERGENCY MBTA COMMUNITIES REGULATIONS**
4. **DISCUSSION REGARDING POTENTIAL AMENDMENTS TO THE ZONING BYLAW AND ZONING MAP:**
 - a. Discussion of proposed amendments to Accessory Apartments regulations (Section 3.6 of the Zoning Bylaw) necessitated by the passage of the Affordable Homes Act and draft ADU regulations promulgated by the Executive Office of Housing and Livable Communities
 - b. Discussion of comprehensive overhaul to Site Plan Regulations (Section 10.6 of the Zoning Bylaw), including potential Design Review Regulations.
5. **OTHER ITEMS:**
 - a. Master Plan Implementation
6. **ADJOURNMENT**