



TOWN OF HAMILTON PLANNING BOARD

Town Offices at Patton Homestead
650 Asbury Road / P.O. Box 429
Hamilton, MA 02148

NOTICE OF PUBLIC HEARING

Notice is hereby provided that the Hamilton Planning Board will conduct a public hearing pursuant to M.G.L. ch. 40A, § 5, for consideration of the following proposed amendments to the Hamilton Zoning Bylaw. The public hearing will be held on **Wednesday, March 12, 2025 at 7 pm** in the main meeting room of the **Hamilton-Wenham Public Library**, 14 Union Street, in Hamilton, Massachusetts. This hearing will be held in person with Zoom electronic log-in access provided as a courtesy. However, the meeting will not be terminated in the event that technological issues disrupt the Zoom broadcast. The Zoom meeting log-in information will be included on the March 12, 2025 Planning Board Meeting Agenda. Members of the public are invited to be heard regarding the following proposed Zoning Bylaw amendments under consideration by the Planning Board:

- To amend Section 3.1.2 *Table of Use Regulations*, to strike ‘Accessory Apartment’ as a use, add ‘Accessory Dwelling Unit’ as a permitted use, and add ‘Large Accessory Dwelling Unit’ as permitted by Special Permit by the Planning Board only; to delete Section 3.5 *Conversion for Temporary Living Area* in its entirety; to amend Section 3.6 *Accessory Apartment* by striking the section in its entirety and replacing it with a new section *Accessory Dwelling Unit*; and to amend Section 11.0 *Definitions* to add new definitions specific to accessory dwelling units. The purpose of this amendment is to permit accessory dwelling units by right on single-family residential properties subject to certain requirements, to permit accessory dwelling units larger than 900 square-feet by special permit only, and to eliminate obsolete sections of the bylaw. This amendment is necessitated, in part, by the state’s passage of the Affordable Homes Act (Chapter 150 of the Acts of 2024).
- To amend Section 4.1.2 *Table of Dimensional Requirements*, to clarify the Minimum Front Yard requirement and to clarify that developments in the Business District are subject to site plan review by the Planning Board; Section 6.5.3.4 *Temporary Signage* to clarify the requirements governing temporary signage; and Section 11.0 *Definitions*, to add definitions for ‘Gross Floor Area, Business’ and ‘Gross Floor Area, Residential.’ This amendment was recommended by the Hamilton Building Commissioner to add greater clarity to the Zoning Bylaw and to eliminate obsolete references in the bylaw.
- To amend Section 8.3, *Inclusionary Housing*, by amending certain subsections to clarify and update the Town’s requirements related to the provision of affordable housing, particularly the calculation of the number of mandatory units in Section 8.3.4 and the

calculation of the equivalent fee in lieu of units in Section 8.3.5; to add a provision providing that affordable units approved under the bylaw will be deed restricted in perpetuity in Section 8.3.9.4; to eliminate obsolete references in this section of the bylaw; and to amend Section 11.0, *Definitions*, by moving the definition to 'Area Median Income' so that it appears under *Inclusionary Housing*.

- To amend Section 9.1 *Groundwater Protection Overlay District*, Section 9.1.4 *Dimensional Requirements*, to change the requirement for a minimum 80,000 square-foot lot area to require a minimum of 80,000 square-feet per dwelling unit. The purpose of this amendment is to reduce development within proximity of drinking water supplies and recharge areas.
- To amend Section 10.6 *Site Plan Review* by striking that section in its entirety and replacing it with a new section under the same title; and to amend Section 11.0, *Definitions*, to clarify the definition of site plan review. The purpose of this amendment is to update and clarify the Town's requirements for Site Plan Review applications.

The full text of the proposed zoning bylaw amendments may be reviewed at the Town Clerk's Office, located at the Patton Homestead, 650 Asbury Street in Hamilton, during regular business hours, or by visiting the Hamilton Planning Board webpage at <https://www.hamiltonma.gov/government/planning-board/>