

April 24, 2025

Mark Connors
Planning & Development Director
Town of Hamilton
577 Bay Road
Hamilton, MA 01936

utile

RE: Hamilton Town Center Zoning and 3A-MFOD, Summary of Changes Draft 1 to Draft 2

Dear Mark,

Please find below a summary of changes made to the proposed amendments to the Hamilton Zoning Bylaw to incorporate the new Hamilton Town Center Base Zoning and Hamilton 3A Multifamily Overlay District.

Changes to General Bylaw:

Modified Existing Use Table in Section 3 rather than carry a stand-alone table. Accessory Uses included in the table. Additional edits of allowed uses are based on the last round of proposed changes from Town Meeting.

Deleted Willow Street Overlay as it has been superseded by the new underlying code and is no longer applicable.

Senior Housing provisions limited to R1-A, R 1-B and RA districts. Town Center district allows all housing by right including Senior Housing.

Deleted all references to the Business District which has been replaced in its entirety. Where applicable, affected sections refer to Depot Square and Mixed Use areas.

Refined definition of FAR to align with recent definition changes and the requirements of 3A regulations and model.

Changes to 3A-MFOD:

Sunset Clause added to 3A-MFOD with modified language from Wenham (have not added it to the Town Center districts).

Added some design constraints on footprint, roof forms and materials

Changes to Town Center:

Elaboration on interpretation, response to individual edit requests and additional imagery.

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Clarified intent and imagery for Depot Square
Lot Dimensions clarifications/imagery

Building Dimensions clarifications/imagery

Use table moved to Section 3, clarified applicability of allowances for garage, and ground floor criteria for mixed use in Depot Square.

Expanded Site development standards to include smaller parking areas, front yards planting and paving, tree planting requirements, curb cuts, lighting and shared driveways.

We look forward to reviewing this second draft with the Planning Board at their upcoming meeting on April 29, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mi' with a stylized flourish.

Matthew Littell
Principal
Utile, Inc.