



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

Via email: [mconnors@hamiltonma.gov](mailto:mconnors@hamiltonma.gov)

May 29, 2025

Mark Connors  
Planning Director  
650 Asbury Street  
P.O. Box 429  
Hamilton, MA 01982

**Re: Hamilton - Pre-Adoption Feedback for Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mr. Connors,

The Executive Office of Housing and Livable Communities (EOHLC) received a pre-adoption review application from the Town of Hamilton, requesting that EOHLC review the Town's proposed "Willow Street Mixed Use District," "Bay Road Mixed Use District," "Downtown Residential District," and "Asbury Street 3A Multi-family Overlay District," (together, the District), based on the criteria set forth in Section 3A and 760 CMR 72.00 (the Regulations).

EOHLC appreciates all the work the Town has done to prepare for compliance with Section 3A. MBTA Communities staff at EOHLC were pleased to meet with Hamilton staff and consultants last week to discuss this feedback in detail. This letter serves as the formal notice of EOHLC comments.

Hamilton is designated as Commuter Rail community with 2,925 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum multi-family unit capacity of 731 units, a minimum land area of 49 acres and a gross density of at least 15 dwelling units per acre. At least twenty percent of the district's minimum unit capacity and land area requirements must be met within one half mile of Hamilton's commuter rail station.

EOHLC identified the following issues which may affect the District's compliance with Section 3A and the Regulations:

1. EOHLC recommends reviewing Section 10.6: Site Plan Review to ensure that the standards set forth are objective and nondiscretionary, and consult with town counsel to ensure that this section aligns with the existing case law concerning site plan review for as of right uses.

MBTA Communities staff at EOHLC will meet with you and your staff should you want to review the details of this letter. If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Caroline 'Chris' Kluchman".

Caroline "Chris" Kluchman  
Director, Livable Communities Division

cc: Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Kristin Kassner, [Kristin.Kassner@mahouse.gov](mailto:Kristin.Kassner@mahouse.gov)  
Joseph J. Domelowicz Jr., Town of Hamilton, [jdomelowicz@hamiltonma.gov](mailto:jdomelowicz@hamiltonma.gov)