



WARRANT

For

Special Town Meeting

June 26, 2025

6:30 p.m.

Hamilton-Wenham Regional High School
Auditorium

Town By-Laws

CHAPTER II

RULES AND PROCEDURE OF TOWN MEETINGS

SECTION 1. All articles in the warrant shall be taken up in the order of their arrangement, unless otherwise decided by a two-thirds vote, except that unanimous consent shall be required for inclusion of an Article in a "Consent Motion" group of Articles that will be taken up by the meeting for voting on the group.

SECTION 2. In case of motions to amend, or to fill out blanks, the one expressing the largest sum or the longest time shall be put first, and an affirmative vote thereon shall be a negative vote on any smaller sum or shorter time.

SECTION 3. The report of a committee shall be deemed properly before a meeting if a request for its acceptance is included in an article of the warrant and a copy is published in the Special Report or is filed with the Town Clerk fifteen days prior to the meeting. A vote to accept a final report shall discharge the committee but shall not be equivalent to a vote to carry out its recommendations. A vote on recommendations included in a committee report shall only be in order under an article to that effect in the warrant. A vote to accept a report of progress shall continue the committee under its original authority unless otherwise specified.

SECTION 4. If an article of the Warrant has once been acted upon and disposed of, it shall not be again considered at the meeting except by a two-thirds vote.

SECTION 5. No money shall be appropriated from the Stabilization Fund except by a 2/3 vote at a Town Meeting.

SECTION 6. Only registered voters of the Town shall be admitted and entitled to vote at any Annual or Special meeting provided that upon prior request the Moderator may admit to the meeting persons who are not registered voters and in his discretion may permit them to speak on a subject. Any person so permitted to speak at a meeting shall announce his full name and address to the meeting.

SECTION 7. Motions at Town Meeting shall be made orally, but the Moderator may require any motion also to be submitted in writing. Unless otherwise directed thereby the Moderator shall appoint all committees created by the vote of the Town.

SECTION 8. The conduct of all Town Meetings not prescribed by law or by the foregoing rules shall be determined by the rules of practice contained in the most current edition of Town Meeting Time, A Handbook of Parliamentary Law.

SECTION 9. On matters requiring a two-thirds vote, either by statute or these By-Laws, a count need not be taken and the vote need not be recorded unless the vote declared is immediately questioned by seven or more voters as provided in General Laws, Chapter 39, Section 15.

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DRAFT



ESSEX, SS

TO THE CONSTABLE OF THE TOWN OF HAMILTON:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Hamilton qualified to vote in election and town affairs, to meet at the Hamilton-Wenham Regional High School Auditorium, 775 Bay Road in said town, on Thursday, the twenty-sixth day of June, in the year Two Thousand Twenty-five (June 26, 2025) at six thirty o'clock in the evening (6:30 p.m.), then and there to act on the following articles.

ARTICLE 2025/6 1

MBTA (G.L. c. 40A, §3A) Zoning

To see if the Town will vote to amend the Town of Hamilton Zoning Bylaw and Zoning Map to: (1) identify and create three new zoning districts, being the Bay Road Mixed-Use, Willow Street Mixed-Use and Downtown Residential Districts in the Town Center and to specify the uses allowed and prohibited therein, and the intent and purposes of, those districts; (2) re-zone certain land from the Business (B) District or the Residence (R-1a) District to the Bay Road Mixed-Use, Willow Street Mixed-Use or Downtown Residential Districts; (3) add or amend comprehensive provisions, including but not limited to, treatment of nonconformities and inclusionary housing, parking, design, site, dimensional and administrative/permitting requirements applicable to those three new districts; (4) create a new 3A Multi-family Overlay District in which multi-family housing is allowed as of right and add comprehensive provisions regulating that use in the new overlay district; (5) add or amend definitions; and (6) make related or necessary changes to other sections of the Zoning Bylaw, all as set forth in Appendix A attached hereto; and to authorize the Town Clerk to undertake any necessary and related renumbering of the Zoning By-law, or take any action thereon or relative thereto.

A majority vote is required to approve this article.

Brief Summary: *This article seeks to _____.*

Fiscal Year 2026 Tax Rate Impact: *None.*

Recommendations from the Select Board, Finance Advisory Committee, and Planning Board, if provided, and associated vote tallies.

<p>ARTICLE 2025/6 2</p> <p><i>Zoning Bylaw Amendment -</i></p> <p>_____</p>	<p>To see if the Town will vote to amend the Town of Hamilton Zoning Bylaw and Zoning Map to: (1) identify and create two new zoning districts in the Town Center, being the Depot Square and Bay Road Civic districts and to specify the uses allowed and prohibited therein, and intent and purposes of, those districts; (2) re-zone certain land from the Business (B) District or the Residence (R-1a) District to the Depot Square and Bay Road Civic Districts; (3) eliminate the Business District and Willow Street Overlay district and delete references to the Business District and Willow Street Overlay District on the Zoning Map and throughout the Zoning Bylaw; (4) re-zone certain land from the Business (B) District to the Residence (R-1a) District; (5) add or amend comprehensive provisions, including but not limited to, treatment of nonconformities and parking, design, site, administrative/permitting and dimensional requirements applicable to those two new districts; (6) specify additional provisions applicable to, and uses that are allowed in, the new Bay Road Mixed-Use, Willow Street Mixed-Use and Downtown Residential districts and uses prohibited in the Residence (R-1a and R-1b) and Residential Agricultural (RA) Districts; (7) add or amend definitions; and (8) make related or necessary changes to other sections of the Zoning Bylaw, all as set forth in Appendix B attached hereto; and to authorize the Town Clerk to undertake any necessary and related renumbering of the Zoning Bylaw, or take any action thereon or relative thereto.</p> <p><i>A 2/3 vote is required to approve this article.</i></p> <p><i>Brief Summary:</i> <i>This article seeks to</i> _____.</p> <p><i>Fiscal Year 2026 Tax Rate Impact:</i> <i>None.</i></p> <p><i>Recommendations from the Select Board, Finance Advisory Committee, and Planning Board, if provided, and associated vote tallies.</i></p>
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ADJOURNMENT

Given under our hands this _____ day of _____, 2025.

HAMILTON SELECT BOARD

William A. Olson, Chair

William W. Wilson

Rosemary I. Kennedy

Thomas B. Myers

Benjamin Galuza *Hamilton, Massachusetts*

I have this day served this warrant as directed by Chapter 1, Section 1b of the Town By-laws.

Constable, Town of Hamilton

Date

979585/HAML/0001

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Visit our website at www.hamiltonma.gov

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Thursday, June 26, 2025

SPECIAL TOWN MEETING

*Hamilton-Wenham Regional High School
Auditorium*

6:30 p.m.

DEMOCRACY IS NOT A SPECTATOR SPORT

Please bring this warrant with you to the Town Meeting. Thank you.