THE TOWN OF HAMILTON ZONING BOARD OF APPEALS

AMENDED AGENDA FOR WEDNESDAY, SEPTEMBER 3, 2025

ORIGINAL AGENDA POSTED BY TOWN CLERK: 7/31/25 @ 3:47 PM

THE MEETING WILL COMMENCE AT 7:00 PM & BE HELD AT THE HAMILTON-WENHAM PUBLIC LIBRARY, 14 UNION STREET, HAMILTON AND VIA ZOOM

Join Zoom Meeting:

https://us02web.zoom.us/j/83820303435?pwd=Rp3bBD4w5REBU66ZFY1B508aIhHBmO.1

Meeting ID: 838 2030 3435

Passcode: 925774

One Tap Mobile: US: 1-929-205-6099 Or Telephone: US: 1-305-224-1968

PUBLIC HEARING: The application is for the property located at 505 Bay Road owned by Harrigan's Hamilton Property LLC. Applicant is seeking to amend a 2002 Site Plan Review and Extension or Alteration of a Non-Conforming Use Decision to remove a condition that the dwelling unit be owner-occupied.

CONTINUATION OF A PUBLIC HEARING: The application is for the property owned by William Eggleston & the Applicant is Attorney Charles Clapp representing Jonathan Collins. The property is located at 42 Maple Street, Assessor's Map 57, Lot 111, Zoning District R1A. Applicant is seeking a Special Permit under Section 5.5.1.3 of the Zoning Bylaw to demolish a single-family dwelling and build a new single-family dwelling which will exceed the current footprint but comply with setback requirements.

PUBLIC HEARING: The application is for a Comprehensive Permit under Massachusetts General Laws Chapter 40B and the Comprehensive Permit Rules of the Zoning Board of Appeals, for a portion of the property at 133 Essex Street, Assessor's Map 65, Lot 0001, Zoning District R-1B. The owner is Country Squire Realty, Inc. The applicant is Chebacco Hill Capital Partners, LLC. The applicant seeks authorization to construct 59 mixed income age-restricted residential for sale units in 32 buildings; 15 of which will be affordable units which will require at least one occupant over 55 years of age.

REGULAR BUSINESS:

- Meeting Minutes
- Updates from the Chair

Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Meeting dates, time, and location are subject to change as allowed by the Open Meeting Law. Please refer to the Town web page: hamiltonma.gov for details regarding a specific agenda. The Zoning Board of Appeals typically meets the first Wednesday of the month. To review applications prior to the meeting date, please contact the Building Department/Inspectional Services Office at permitting@hamiltonma.gov or 978-626-5250, to inquire how you may view the applications.