

131 Essex Street
Hamilton, Ma. 01982
June 22, 2022
via email to Mary-Ellen Feener
permitting@hamiltonma.gov

Town of Hamilton Zoning Board of Appeals:

I am writing as a long-time friend of the Gordon Conwell Seminary and abutter to the Seminary property, for the following reasons:

- to express disappointment over the scope of the plan to sell six of their student housing dormitories to Harborlight Community Partners;
- to respectfully request that the Harborlight Variance requests related to this plan and scheduled for discussion on July 6, 2022 be denied; and,
- to offer a brief outline for a different vision and process leading to a plan that is in the best long term interests of the citizens of Hamilton and surrounding communities.

In brief, this vision is for a series of new apartment and/or condominium buildings that would replace at least four of the six student dormitories, Pilgrim Hall, and the Retreat House. The target market for these new buildings would be retirees and citizens who work in the schools and provide municipal services. Housing to be a series of two story structures spread around the loop that services four of the six student dormitories, Pilgrim Hall, and the Retreat House. (This implicitly assumes none of these structures could be renovated to be suitable for the proposed target market, an assumption that may not be valid).

Hopefully, if these Variance requests are denied, that would be sufficient leverage to bring the Trustees of the Seminary into constructive discussions along the lines of the brief outline proposed above. One possible incentive: Town of Hamilton consideration of a new Harborlight Variance request for the remaining two student dormitories located on Woodbury Street (the ones nearest Essex Street). To be considered when appropriate performance benchmarks on the rest of the vision are completed.

Respectfully,

Fred Vyn
131 Essex Street, Hamilton