



**TOWN OF HAMILTON  
PLANNING BOARD MEETING AGENDA**

Tuesday, September 2, 2025, 7:00 PM  
Hamilton-Wenham Public Library, 14 Union Street, Hamilton, MA

**THIS IS AN IN-PERSON MEETING.**

**\*NOTE: AS A COURTESY TO THE PUBLIC, ZOOM ACCESS WILL BE PROVIDED VIA THE LINK BELOW.  
HOWEVER, THE MEETING WILL NOT BE TERMINATED IN THE EVENT THAT TECHNOLOGICAL  
ISSUES DISRUPT THE ZOOM BROADCAST.**

**ZOOM Log-in link:**

<https://us02web.zoom.us/j/82423050150?pwd=bcalqgnX5bhTbQYIAoXqYSxKbTndq7.1>

Meeting ID: 824 2305 0150    Passcode: 344382    Dial by location: (929) 205-6099

**1. PLANNING BOARD BUSINESS:**

- a. 133 Essex Street, 'The Village at Chebacco Hill' Comprehensive Permit Application – Discussion of potential comments to the Zoning Board of Adjustment regarding a Comprehensive Permit application for 133 Essex Street (Assessor's Map 65, Lot 1) to develop a 59-unit age-restricted housing development with 15 affordable units.
- b. Discussion/Follow-up of July 14, 2025 Special Town Meeting
  - i. Review of Frequently Asked Questions related to Town Center rezoning and other public outreach materials
- c. Brown's Hill Overlay District – Discussion of a potential rezoning of the Gordon Conwell Theological Campus
- d. Discussion of potential 2026 Zoning Bylaw amendments, including consideration of:
  - i. Revisions to the Estate Overlay District (Section 9.4) to encourage effectiveness and wider adoption of the bylaw
  - ii. Solar/Renewable Energy Bylaw
  - iii. Potential regulations concerning retaining walls
- e. Master Plan Implementation

**2. ADJOURNMENT**