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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, SECOND AGENDA POSTED BY TOWN CLERK
ON 8/8/25 AT 10:48 AM

**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=Rp3bBD4w5REBU66ZFY1B508alhHBmO.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 applicants are Louis & Nancy Levesque. The property is located at 62 Pine Tree Drive, Assessor's Map 54, Lot 9, Zoning District R1A. Applicants are seeking a Finding under Zoning Bylaw Sec. 5.3.4 for Dimensional Relief for side yard set-backs in order to construct a second-floor addition to the existing structure.

REGULAR BUSINESS:

- Meeting Minutes – 05-06-25 & 08-06-25
- 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.