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## Town of Hamilton Zoning Board of Appeals Public Hearing Notice

A Public Hearing will be held on Wednesday, September 3, 2025, at the Hamilton-Wenham Public Library Meeting Room, 14 Union Street, Hamilton, MA 01982 and via Zoom, to commence at 7:00 PM. 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. A copy of the complete application is available for review in the Building Department, 299 Rear Bay Road, Hamilton, and on the Town website, [hamiltonma.gov](http://hamiltonma.gov), Zoning Board of Appeals page, Meeting Packets link.

Bruce Gingrich  
Chair