



TOWN OF HAMILTON PLANNING BOARD MEETING AGENDA

Tuesday, November 4, 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/83344995094?pwd=GhbHnFpx4lVj9cob5zpURQ6B5xGNtA.1>

Meeting ID: 833 4499 5094 Passcode: 637920 Dial by location: (929) 205-6099

1. REVIEW AND VOTE ON DRAFT MINUTES FROM PREVIOUS MEETINGS:

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| a. August 19, 2025 | c. October 7, 2025 |
| b. September 24, 2025 | d. October 14, 2025 |

2. PUBLIC HEARING:

- a. The Planning Board will hold a public hearing pursuant to M.G.L. ch. 40A, § 5, for consideration of the following proposed zoning amendments: The proposed implementation of the Brown's Hill Overlay District for the parcel of land containing the Gordon-Conwell Theological Seminary located at 130 Essex Street (Assessor's Map 64, Lot 5). The proposed overlay zoning district would replace the underlying zoning (R-1B) on the parcel and would permit certain residential and institutional uses by right or Special Permit and limited commercial uses by Special Permit. The proposed rezoning includes dimensional, use, and building type regulations governing development on the parcel. The purpose of the proposed amendments is to guide the future redevelopment of the property, including the potential re-use of campus buildings, to encourage contextual forms of development under a new regulatory framework, to enhance the Town's tax base, and to preserve the character of the property and its surroundings, including open spaces and landscapes. ***This public hearing was opened on October 21, 2025 and continued from that meeting.***

3. OTHER BUSINESS:

- a. Review and potential vote on draft comments to the Zoning Board of Adjustment re: 133 Essex Street 'The Village at Chebacco Hill' Comprehensive Permit Application to develop a 59-unit age-restricted housing development with 15 affordable units.
- b. Review and potential vote on a draft 2026 Planning Board Meeting Schedule.
- c. Review and potential vote on written decision for 15 Walnut Road Special Permit Small Wireless Facility application approved by the Planning Board on October 7, 2025.

4. ADJOURNMENT