

THE TOWN OF HAMILTON ZONING BOARD OF APPEALS

AMENDED AGENDA FOR WEDNESDAY, OCTOBER 1, 2025

Original agenda was posted: 8/12/25 @ 4:41 PM

THE MEETING WILL COMMENCE AT 7:00 PM. 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.

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Meeting ID: 813 8261 9156

Passcode: 222099

One Tap Mobile: US: 1-929-205-6099

Or Telephone: US: 1-305-224-1968

PUBLIC HEARING: 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.

PUBLIC HEARING: The applicant/owner is 20 Beech Street LLC, Danvers MA. The property is located at 20 Beech St Ext, Assessor's Map 66, Lot 01B-000B, Zoning District R1A. Applicant is seeking a Finding under Zoning Bylaw Sec. 5.3.4 for Dimensional Relief in order to construct a second-floor addition to the existing non-conforming structure, on a non-conforming lot.

REGULAR BUSINESS:

- Meeting Minutes – 09-03-25
- 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.