

THE TOWN OF HAMILTON ZONING BOARD OF APPEALS

AMENDED AGENDA FOR WEDNESDAY, NOVEMBER 5, 2025

ORIGINAL AGENDA POSTED 10-14-25 AT 10:38 A.M.

**THE MEETING WILL COMMENCE AT 7:00 PM & BE HELD AT THE HAMILTON-WENHAM
PUBLIC LIBRARY,
14 UNION STREET, HAMILTON AND VIA ZOOM.**

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/89907861590?pwd=ZolFossQzysC6bCX2KRKMeaBrzRrdk.1>

Meeting ID: 899 0786 1590 - Passcode: 536207

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

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

PUBLIC HEARING: The applicants are Lorraine & Leo Kulhavy. The property is located at 45 Central Place, Asbury Grove, Assessor's Map 37-46, Lot 38. Applicants are seeking a Finding under Zoning Bylaw Sec. 5.3.4 for Dimensional Relief to construct an addition.

PUBLIC HEARING: The applicant is the Myopia Hunt Club. The property is located at 435 Bay Road, Assessor's Map 56, Lot 12, Zoning District R1B. Applicants are seeking approval for a Finding for an Extension or Alteration of a Non-Conforming Use, Structure, or Lot, to construct a Maintenance Facility which will consolidate the existing maintenance activities currently conducted outdoors and within numerous maintenance storage buildings and sheds into one consolidated facility located on the same site as the existing. In addition, an existing building providing staff housing for the equestrian program, located within the maintenance yard, is relocated to a new site outside the yard.

COMPREHENSIVE PERMIT DETERMINATION FOR INSUBSTANTIAL CHANGES TO AN APPROVED BY THE ZBA:

The property is located at 461 Asbury Street, Assessor's Map 28, Lot 8.1. The applicant is seeking a Determination of Insubstantial Changes related to changes to the final design of a Comprehensive Permit application, including to the landscaping, walking paths, and terrace design, for a 45-unit affordable housing project approved by the Board in a Decision dated March 21, 2023.

CONTINUATION OF A 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.

REGULAR BUSINESS:

- Meeting Minutes – October 1, 2025
- 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.