



**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

**REQUEST FOR FINDINGS OF FACT
EXTENSION OR ALTERATION OF A NON-CONFORMING USE**

Date Submitted: 9/16/25

Applicant Name: Myopia Hunt Club

Non-Conforming Property Located at: 435 Bay Road (Map 56 Lot12)

Note the Existing Non-Conformity (check all that apply):

- ☐ Lot Size
- ☐ Front Yard Setback
- ☐ Side Yard Setback
- ☐ Rear Yard Setback
- ☐ Lot Coverage
- ☒ Property/Building Use
- ☐ Other: _____

Will the proposed extension or alteration meet current zoning requirements:

- ☐ Yes
- ☒ No: State non-compliance of extension/alteration: *Alteration of a non-conforming use: Myopia Hunt Club is a private club whose use of property predates the By Law.*

Will the proposed extension or alteration further encroach on the existing non-conformity

- ☐ Yes: State further encroachment
- ☒ No

Applicant shall state that the extension or alteration reflects the nature and purpose of the previous use (or) that the extension or alteration is no different in kind in its effect on the neighborhood as compared with the previous use, for the following reasons:

The proposed project is a new Maintenance Facility which consolidates 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. The proposed use is no different in kind in its effect on this portion of the Myopia as compared to the existing use.

Applicant shall state that the extension or alteration will not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure for the following reasons:

The alteration will be a substantial improvement. The effects of the maintenance activities on the abutting portions of the campus will be mitigated by the interior storage of equipment currently stored outside, by the removal of underground fuel tank and its replacement by an above ground fuel tank with containment, dispensing slab and fire protection, and by the improvement of the handling of fertilizers and pesticides in an environmental center within the building designed for storage and management of liquid pesticides and fertilizers with sumps for capture of equipment wash down and any material spilled during handling and a waste water treatment and recycling system for any effluent from operations. The new building will be protected by a sprinkler system and fire alarm system.

All stormwater from the new building and pavements will be collected, directed to an infiltration/detention basin in conformance with current best management standards and the Stormwater Management Regulations of the Town.

The Maintenance Facility is designed to fit within the existing complex of the existing maintenance operations building and equestrian facilities where it is buffered from the center of the campus by the existing trees and buildings. The equestrian staff residence is moved out of the maintenance yard work area and is located with views of the paddocks and equestrian facility. The site itself located at the center of the Myopia Hunt Club campus is not visible from any public way or other abutter.

Signed: _____



Address: 435 Bay Road

South Hamilton MA 01982

Phone: 978-468-2231