

**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

APPLICATION FOR ZONING BOARD OF APPEALS HEARING
To be completed by all Applicants

Date Submitted: 9/16/25

Applicant Name: Myopia Hunt Club

Phone: 978-468-4433

Applicant Address: 435 Bay Road (Map 56 Lot 12)

Applicant respectfully petitions the Board of Appeal for the following:

That he/she is seeking (check all that apply):

- ☐ Variance: (State Type)
- ☒ Extension or Alteration of a Non-Conforming Use, Structure, or Lot
- ☐ Site Plan Review
- ☐ Abbreviated Site Plan Review
- ☐ Special Permit: (State Type)
- ☐ Appeal of Decision of the Building Inspector
- ☐ Conversion for Temporary Living Area
- ☐ Comprehensive Permit
- ☐ Other:

Address of Property if different from Applicant Address above:

Owner of property if different from Applicant noted above:

Note: If not the owner of the property, applicant must provide proof they are either the holder of a written option to purchase the property (or) verification they have authority to act on behalf of the owner of the property.

Zoning District: R1-B

Existing Lot Size: 328.4 acres

State Briefly what structures are on the property:

Two clubhouses, two dwellings, two maintenances buildings, kennel, and ancillary stables

State in detail what the petitioner desires to do at said subject property:

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.

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details: None

State if any Building Permit has been granted to said premises within the past two years. If yes, give details:

See next page

Signed: 

Address:

435 Bay Road
South Hamilton MA 01982

Phone:

978-468-2231

List of Permits Last Two Years

56 12 0	MYOPIA HUNT CLUB	435 BAY RD	Draft	Building Commercial		150.00	Payment Rcvd	temporary tent for gala. Tent may have sides; if used then e
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	25-24CB	Building Commercial	08/25/2025	130.00	Approved	temporary tent for myopia hunt four ball celebration - Tent w
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	25-20CB	Building Commercial	07/28/2025	100.00	Approved	temporary installation of one 46x106 and one 9x10 walkway
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	25-17CB	Building Commercial	06/17/2025	110.00	Approved	temporary 40 x 50 tent for June 21st event
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	25-89E	Electrical	06/03/2025	55.00	Approved	Install two temp panels & temp generator for 150th celebrat
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	25-15CB	Building Commercial	06/06/2025	90.00	Approved	erect temporary polo tents for 2025 season 20 x 30 and 16
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	25-7CB	Building Commercial	04/02/2025	180.00	Approved	temporary installation of a 46x86 and a 66x126 and a 46' ro
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	24-18CB	Building Commercial	08/26/2024	150.00	Closed	temporary 50 x 100 tent for myopia four ball tournament Au
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	Draft	Building Commercial		70.00	Closed	Erect Clients Temporary 16 x 64 and 20 x 30 for Myopia Poi
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	24-6CB	Building Commercial	03/20/2024	1050.00	Approved	Rebuild exterior dining room chimney and fireplace and line
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	23-55G	Gas	11/07/2023	330.00	Approved	replace heaters under paddle ball courts
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	23-166RB	Building Residential	11/03/2023	400.00	Closed	Repair existing deck at Lower Club House with new decking
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	23-31G	Gas	10/02/2023	125.00	Approved	installing an additional 1000ug lp tank & connecting to exist
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	23-13CB	Building Commercial	09/25/2023	750.00	Approved	Strip & re-roof shingle roof on old clubhouse attached to ma
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	23-27G	Gas	09/19/2023	65.00	Approved	gas pipe to generator
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	23-10CB	Building Commercial	08/24/2023	140.00	Closed	erect temporary 50 x 100 tent for Four Ball Tournament (Lal
56 12 0	MYOPIA HUNT CLUB	435 BAY RD	23-3CB	Building Commercial	07/11/2023	2050.00	Approved	Replace and repair paddle court deck and walkways, Repla