



Town of Hamilton
Zoning Board of Appeals
Meeting Minutes of October 1, 2025

Pursuant to the Open Meeting Law, MGL Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Zoning Board of Appeals members, a meeting of the Hamilton Zoning Board of Appeals was posted for October 1, 2025 at 7pm. This meeting was held at the Hamilton Wenham Public Library at 14 Union St.

Call to order: *With a quorum present, Chair Gingrich called the Zoning Board of Appeals meeting to order at 7:00 PM, identified the meeting was being recorded and those present:* Bruce Gingrich (Chair), Andrea Philip (via zoom), Steven Derocher. Not present: David Perinchief, Michael Madden (alternates). Others Present: Mark Connors, Director of Planning.

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.

Attorney Adam Costa, of Mead, Talerman, and Costa, representing the applicant, appeared on Zoom to present the project. He explained under chapter 40B, there is an expedited timeline within which the public hearing needs to be opened. Although they (the applicant) extended the deadline, it was later realized, they were not going to be prepared to present the application this evening. A continuance was requested, but because it had already been noticed to abutters and the public, he was present to request a continuance to the November meeting to make a full presentation. Attorney Talerman was also present and explained according to State regulations, the Zoning Board must conclude the public hearing and take action on an application within 180 days of opening the public hearing; this would be from the current meeting. He noted the applicant is willing to approve an additional 34 days from today's meeting to the next meeting to be added to the 180 deadline. Attorney Talerman will send that approval to the town in writing tomorrow.

Vote: *The Board voted unanimously by roll call to continue the public hearing for 133 Essex St to the next meeting on November 5, 2025.*

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.

Audrey Lopez was present to speak to the application for alteration of a single-family dwelling at 20 Beech St including a second-floor addition. The footprint of the house is not being expanded, the septic has been approved, and the Order of Conditions from the Conservation Commission has been filed. The building has been posted as an unsafe structure in major disrepair by the Hamilton Building Department. The renovation will enhance the neighborhood by removing a blighted building and transforming it to a habitable dwelling. There was discussion about the plans that were submitted and the diagrams showing the elevations.

➤ Bob Allen, 22 Beech St, said he welcomes these owners into the neighborhood, they have been more than accommodating.

Vote: *The Board voted unanimously by roll call to approve the proposal for 20 Beech St to add a second floor to the existing structure without expanding the footprint.*

REGULAR BUSINESS:

- Meeting Minutes – September 3, 2025

Vote: *The Board voted unanimously by roll call to approve the September 3, 2025 minutes.*

- **Updates from the Chair** – there were none.

Adjournment: Vote: *The Zoning Board of Appeals voted unanimously by roll call to adjourn at approximately 7:22PM.*

Documents:

- [133 Essex Street – 40B – Public Hearing Notice](#)
- [133 Essex Street Comprehensive Permit Application](#)
- [Extension Agreement submitted by the applicant](#)
- [133 Essex Street Board of Health Comments](#)
- [Request from Applicant\(s\) for Continuance to November 5, 2025](#)
- [20 Beech Street Ext Application Packet](#)
- [20 Beech Street Ext – Site Plans](#)
- [Draft Meeting Minutes September 3, 2025](#)

*Respectfully submitted by D. Pierotti, Recording Secretary, 10/2/25.
The minutes were prepared from video.*