

Village at Chebacco Hill
50-unit senior housing development in Hamilton, MA
Permitting Timeline and Status

September 21, 2020 – Project overview meeting with the Town Planner and the Town Manager.

October 30, 2020- A meeting was held with the Town of Hamilton (TOH) planning director and relevant municipal departments before the first pre-application meeting with the applicable boards.

November 17, 2020- Pre-application Meeting #1 with TOH planning board

February 10, 2021- ANRAD Public Hearing opened with TOH Conservation Commission

February 20, 2021 – Abutter catered breakfast information meeting.

April 6, 2021- Pre-application #2 meeting with TOH planning board

June 9, 2021- 3 RDA filings were made before the Hamilton Conservation Commission for temporary disturbances on the property for 1.) The extension of a water within Chebacco Road 2.) to use an existing wood road within the board's jurisdiction to access the septic area via a temporary stream crossing and 3.) To utilize directional drilling techniques to install wastewater pipes below wetlands between the development and septic area.

July 2, 2021- Submitted permit applications (Senior Housing Special Permit & Stormwater Permit)

August 3, 2021- A Public Hearing on the Special Permit and Stormwater Permit was opened.

September 8, 2021- An NOI is filed before the TOH Conservation Commission, combining the three previously filed RDAs and ANRAD into one comprehensive filing.

September 14, 2021- A presentation to the Hamilton Affordable Housing Committee regarding an affordable housing payment in lieu of units totaling \$2.2 million.

September 29, 2021- Submitted ANR plan to divide into parcels A and B

November 17, 2021- Presentation to TOH Finance Committee regarding the benefits of development.

December 2, 2021- Approval of 50-unit septic design

January 12, 2022- After 11 months of public hearings for various submittals, the Conservation Commission closes the public hearing on NOI.

February 2, 2022- Order of Conditions under both DEP and local bylaw regulations approved by a unanimous vote.

February 9, 2022- Order of Conditions under both DEP and local bylaw regulations issued.

February 22, 2022- Approved Order of conditions was appealed to DEP by local abutters. This order was upheld by DEP, with a Superseding Order of Conditions issued on August 24, 2022.

March 30, 2022- Approved Order of conditions under the local by-law was appealed to Essex Superior Court by local abutters. This appeal was dismissed with prejudice by Essex Superior Court on April 3, 2023

July 26, 2022- After 13 months, the TOH planning board closes the public hearing for the Senior Housing Special Permit and Stormwater Permit for a 50-unit project.

September 20, 2022- TOH Planning Board voted 5-2 in denial of both the Senior Housing Special Permit and Stormwater Permit

October - 11, 2022- TOH Planning Board issues written their decision.

November 7, 2022- TOH Planning Board Denial of Senior Housing Special Permit was appealed to Massachusetts Land Court by Chebacco Hill Capital Partners. This appeal is stayed for mediation through November 17, 2023.

November 23, 2022- TOH Planning Board's Denial of Stormwater Permit was appealed to Essex Superior Court by Chebacco Hill Capital Partners. This appeal is stayed for mediation through November 17, 2023.

July 26, 2023- Mediation session with TOH planning representative yields little hope for common ground on the 50-unit proposed development.