



**TOWN OF HAMILTON
PLANNING BOARD MEETING AGENDA**

Tuesday, August 19, 2025, 7:00 PM
Hamilton-Wenham Public Library, 14 Union Street, Hamilton, MA

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

ZOOM Log-in link:

<https://us02web.zoom.us/j/89248810862?pwd=COzRHHCblb6ugLriXLOybSAkKAbPIC.1>

Meeting ID: 892 4881 0862 Passcode: 630999 Dial by location: (929) 205-6099

1. REVIEW AND VOTE ON DRAFT MINUTES FROM PREVIOUS MEETINGS:

- a. August 5, 2025

2. LAND USE APPLICATIONS:

- a. FORM A / APPROVAL NOT REQUIRED REQUEST – In accordance with M.G.L. c. 41, § 81, the applicant, Harborlight Community Partners, Inc., requests the Planning Board's endorsement of a plan to amend the parcel boundaries between two parcels transferring approximately 19 acres from 466 Highland Street (Assessor's Map 20, Lot 11) to 461 Asbury Street (Assessor's Map 28, Lot 8.1). Both parcels are owned by Britton Family, LLC.

3. OTHER BUSINESS:

- a. 133 Essex Street, 'The Village at Chebacco Hill' Comprehensive Permit Application – Discussion of potential comments to the Zoning Board of Adjustment regarding a Comprehensive Permit application for 133 Essex Street (Assessor's Map 65, Lot 1) to develop a 59-unit age-restricted housing development with 15 affordable units.
- b. Discussion/Follow-up of July 14, 2025 Special Town Meeting
- c. Brown's Hill Overlay District – Discussion of a potential rezoning of the Gordon Conwell Theological Campus.
- d. Master Plan Implementation

4. ADJOURNMENT