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THE TOWN OF HAMILTON ZONING BOARD OF APPEALS

AGENDA FOR WEDNESDAY, OCTOBER 1, 2025

THE MEETING WILL COMMENCE AT 7:00 PM & BE HELD AT THE HAMILTON-WENHAM PUBLIC LIBRARY, 14 UNION STREET, HAMILTON AND VIA ZOOM

Join Zoom Meeting:

<https://us02web.zoom.us/j/81382619156?pwd=cU4va9LZifTHiFnLmhRiLmp71D3khW.1>

Meeting ID: 813 8261 9156

Passcode: 222099

One Tap Mobile: US: 1-929-205-6099

Or Telephone: US: 1-305-224-1968

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.

REGULAR BUSINESS:

- Meeting Minutes – 09-03-25
- Updates from the Chair

Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Meeting dates, time, and location are subject to change as allowed by the Open Meeting Law. Please refer to the Town web page: hamiltonma.gov for details regarding a specific agenda. The Zoning Board of Appeals typically meets the first Wednesday of the month. To review applications prior to the meeting date, please contact the Building Department/Inspectional Services Office at permitting@hamiltonma.gov or 978-626-5250, to inquire how you may view the applications.