



July 28, 2025

Hamilton Planning Board  
Attn: Mr. Mark Connors  
650 Asbury Street  
Hamilton, MA 01936

**Subject: ANR Subdivision Background – 461 Asbury Street**

Dear Planning Board members,

At the request of Planning Director Mark Connors, I have prepared this brief background for the proposed ANR Subdivision at 461 Asbury Street. The subdivided lot will be developed into 45 units of affordable family housing by Harborlight Homes and was permitted via a 40B Comprehensive Permit by the Hamilton Zoning Board of Appeals on March 21, 2023. Harborlight Homes has site control through an Option Agreement with Britton Family LLC, which is the owner of the land to be subdivided. Harborlight expects to purchase the land by the end of October as part of the project's closing.

The subdivision parcel started as an approximately 4-acre parcel created in 1989 (Plan Book 285, Plan 89). This is the parcel boundary currently reflected in the Town's database. This is also the only unrestricted land within the proposed subdivision parcel (Plan Book 308, Plan 11). The remainder of the subdivision parcel is subject to multiple conservation easements explained below. During the ZBA permitting process, additional land was needed to mitigate potential nitrogen loading from the development's septic system within a Zone II, so Britton Family LLC has agreed to sell an additional 19+ acres to Harborlight to satisfy DEP regulations. The 23.76 total acres (4 existing + 19 additional) is what is proposed to be subdivided here.

The entire 19+ acres have been subject to an Essex County Greenbelt Association conservation easement since 1987 (west of dashed line) and 1993 (remainder). This land will further be restricted by a Nitrogen Loading Restriction granting the Hamilton Board of Health a perpetual restriction. The additional 19 acres will not be further developed. Harborlight's development remains unchanged since ZBA approval and will exist entirely within the original 4+ acre parcel; however, the combined 23.76 acres is necessary for the project to meet all local and state regulations.

The proposed subdivision meets all ANR requirements.

Sincerely,

*Patrick Connolly*

Patrick Connolly  
Project Manager