



TOWN OF HAMILTON PLANNING BOARD MEETING AGENDA

Wednesday, September 24, 2025, 7:00 PM
Hamilton Council on Aging, 299 Bay Road, 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/81042674700?pwd=a0jVjIFz0xDw3oFXkBdxQnTzrerpMR.1>

Meeting ID: 810 4267 4700 Passcode: 942463 Dial by location: (929) 205-6099

1. LAND USE APPLICATIONS:

- a. SPECIAL PERMIT APPLICATION - The Hamilton Planning Board will review a Special Permit application, in accordance with MGL Chapter 40A, Section 10, and the Hamilton Zoning Bylaw, relative to a Special Permit application, under Section 7.3 of the Bylaw, for a proposed small wireless facility within the public right-of-way for Walnut Road near 18 Walnut Road. The applicant, New Cingular Wireless PCS, LLC d/b/a AT&T, proposes to replace an existing utility pole with a new 37-foot tall utility pole retrofitted to include a wireless antenna. The project is proposed within the Residence – 1A (R-1A) zoning district. Continued from April 1, 2025 Planning Board meeting. *The applicant is requesting a continuance to the Planning Board's October 7, 2025 meeting when the Board will consider a new Special Permit application for an alternative site.*

2. 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. Planning Board Workshop on potential Brown's Hill Overlay District:
 - The Board will discuss the potential rezoning of the Gordon Conwell Theological Campus and whether to schedule a public hearing on the measure.
- c. Discussion/Follow-up of July 14, 2025 Special Town Meeting including review of potential public outreach materials

3. ADJOURNMENT