



## **TOWN OF HAMILTON PLANNING BOARD MEETING AGENDA**

Tuesday, October 21, 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/87950513974?pwd=DrqTVtKVa39XOGBSTF8mN1SCjBppNZ.1>

Meeting ID: 879 5051 3974    Passcode: 556547    Dial by location: (309) 205-3325

### **1. PUBLIC HEARINGS:**

- a. ZONING AMENDMENTS, SCHEDULE OF FEES, SITE PLAN REGULATIONS – The Hamilton Planning Board will conduct a public hearing pursuant to M.G.L. ch. 40A, § 5, for consideration of the following proposed matters:
  - i. The proposed implementation of the Brown's Hill Overlay District for the parcel of land containing the Gordon-Conwell Theological Seminary located at 130 Essex Street (Assessor's Map 64, Lot 5). The proposed overlay zoning district would replace the underlying zoning (R-1B) on the parcel and would permit certain residential and institutional uses by right or Special Permit and limited commercial uses by Special Permit. The proposed rezoning includes dimensional, use, and building type regulations governing development on the parcel. The purpose of the proposed amendments is to guide the future redevelopment of the property, including the potential re-use of campus buildings, to encourage contextual forms of development under a new regulatory framework, to enhance the Town's tax base, and to preserve the character of the property and its surroundings, including open spaces and landscapes.
  - ii. Proposed revisions to the Planning Board Schedule of Fees containing the application fees for all Planning Board applications.
  - iii. The proposed enactment of Site Plan Regulations governing the ministerial requirements for all Site Plan applications.

### **2. OTHER BUSINESS:**

### **3. ADJOURNMENT**