



## TOWN OF HAMILTON PLANNING BOARD

### NOTICE OF PUBLIC HEARING

Notice is hereby provided that the Hamilton Planning Board will conduct a public hearing pursuant to M.G.L. ch. 40A, § 5, for consideration of proposed amendments to the Hamilton Zoning Bylaw, to update the Planning Board Schedule of Fees, and to enact Site Plan Regulations. The public hearing will be held on **Tuesday October 21, 2025 at 7 pm** at the **Hamilton-Wenham Public Library**, 14 Union St., in Hamilton. The matters under consideration by the Planning Board include:

- 1.) 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 valuable open spaces and landscapes.
- 2.) Proposed revisions to the Planning Board Schedule of Fees containing the application fees for all Planning Board applications.
- 3.) The proposed enactment of Site Plan Regulations governing the ministerial requirements for all Site Plan applications.

Remote electronic log-in access via Zoom will be provided as a courtesy, however, the meeting will not be terminated in the event that technological issues disrupt the Zoom broadcast. Log-in information will be included on the October 21, 2025 Planning Board Meeting Agenda. The full text of the proposed zoning bylaw amendments, Schedule of Fees, and Site Plan Regulations may be reviewed at the Town Clerk's Office, located at the Patton Homestead, 650 Asbury Street, during regular business hours, or by visiting the Hamilton Planning Board webpage at <https://www.hamiltonma.gov/government/planning-board/>