



TOWN OF HAMILTON PLANNING BOARD MEETING AGENDA

Tuesday, October 7, 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/86103206285?pwd=be5j6VkiAaGARCxWIUSTdWVW3bUH2N.1>

Meeting ID: 861 0320 6285 Passcode: 120886 Dial by location: (929) 205-6099

1. REVIEW AND VOTE ON DRAFT MINUTES FROM PREVIOUS MEETINGS:

- a. September 2, 2025

2. PUBLIC HEARINGS:

- a. SPECIAL PERMIT APPLICATION – The Hamilton Planning Board will hold a public hearing to review a Special Permit application, pursuant to M.G.L. Chapter 40A, § 9, and the Hamilton Zoning Bylaw, Section 7.3, for a proposed small wireless facility. The applicant, New Cingular Wireless PCS, LLC d/b/a AT&T, proposes to install a small wireless facility, including antenna and associated equipment, on an existing utility pole which will reach a total height of 30.5-feet. The proposed facility is located within the public right-of-way for Walnut Road adjacent to 15 Walnut Road, Assessors Map 61, Lot 51, in the Business (B) zoning district.
- b. 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. *This application was originally opened on April 1, 2025 and has been continued by the Planning Board several times at the request of the applicant, most recently on September 24, 2025.*

3. OTHER BUSINESS:

- a. FORM A / APPROVAL NOT REQUIRED REQUEST – In accordance with M.G.L. c. 41, § 81, the applicant, Louis Pearlstein, requests the Planning Board's endorsement of a plan depicting an existing lot with frontage along an unconstructed private way known as Glendale Avenue.

- b.** Planning Board Workshop on potential Brown's Hill Overlay District: The Board will discuss the draft zoning language related to the creation of a proposed new zoning overlay district governing the Gordon Conwell Theological Campus parcel at 130 Essex Street, Assessor's Map 65, Lot 1.
- c.** The Planning Board will discuss the following matters and determine whether to schedule a public hearing for consideration of:
 - i.** Revisions to the Planning Board Schedule of Fees
 - ii.** Adoption of Site Plan Regulations

4. ADJOURNMENT