



**Town of Hamilton Planning Board
650 Asbury Street (P.O. Box 429)
Hamilton, MA 01936
978-626-5248**

Notice of Planning Board Public Hearing

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, on October 7, 2025 at 7:00 pm at the Hamilton-Wenham Library, 14 Union Street, in Hamilton, MA. 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 (*The Shoppes at Hamilton Crossing*), Assessors Map 61, Lot 51, in the Business (B) zoning district. Anyone wishing to speak on the matter is invited to attend the hearing.

The application and associated materials are on file and available for review electronically or in-person by contacting the Hamilton Planning Department at (978) 626-5252 or planning@hamiltonma.gov.

Mark Connors
Planning Director

**TOWN OF HAMILTON
PLANNING BOARD
CERTIFICATE OF PARTIES IN INTEREST**

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, the undersigned Assessor of the Town of Hamilton, hereby certifies that the names and addresses appearing on the list appended hereto are those of the:

- (a) abutters 100'
- (b) owners of land directly opposite on any public or private street or way
- X (c) owners of land within 300' of the property line of the property at:

15 Walnut Rd

So. Hamilton

Dated September 3, 2025

Prepared by Assessor's Office of the Town of Hamilton.

Jane Dooley
Director of Assessing



300 feet Abutters List Report

Hamilton, MA
September 03, 2025

Subject Property:

Parcel Number: 61-0051
CAMA Number: 61-000-0051
Property Address: 15 WALNUT RD

Mailing Address: HAMILTON/WENHAM LLC C/O SSG
COMMERCIAL LLC
204 N HOWARD AVE
TAMPA, FL 33606

Abutters:

Parcel Number: 55-0171
CAMA Number: 55-000-0171
Property Address: 51 CUMMINGS AV

Mailing Address: PETTY KRISTINA MARIE
51 CUMMINGS AV
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0172
CAMA Number: 55-000-0172
Property Address: 70 CUMMINGS AV

Mailing Address: HARWOOD LINDSAY DAVIS TRUSTEE
L&N DAVIS FAMILY IRREV
70 CUMMINGS AV
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0226
CAMA Number: 55-000-0226
Property Address: 164 BAY RD

Mailing Address: 164-176 BAY ROAD, LLC
1 INN STREET-SUITE 5
NEWBURYPORT, MA 01950

Parcel Number: 55-0227
CAMA Number: 55-000-0227
Property Address: 169 BAY RD

Mailing Address: BUFFALO HEAD LLC
161 BAY RD
SOUTH HAMILTON, MA 01982

Parcel Number: 56-0036
CAMA Number: 56-000-0036
Property Address: 7 CARRIAGE LN

Mailing Address: LANI ERIC BARTTER CHARLOTTE
7 CARRIAGE LN
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0027
CAMA Number: 61-000-0027
Property Address: 6 BAY RD

Mailing Address: SALEM FIVE CENTS SVGS BANK
210 ESSEX ST
SALEM, MA 01970

Parcel Number: 61-0028
CAMA Number: 61-000-0028
Property Address: 14-32 BAY RD

Mailing Address: RM BAY ROAD LLC
PO BOX 229
PRIDES CROSSING, MA 01965

Parcel Number: 61-0029
CAMA Number: 61-000-0029
Property Address: 30 RAILROAD AV

Mailing Address: CUTTER DAVID A & BRIAN D
PO BOX 1136
GLOUCESTER, MA 01930

Parcel Number: 61-0030
CAMA Number: 61-000-0030
Property Address: 44 BAY RD

Mailing Address: CONNOLLY GEORGE H TR 44 BAY RD
TRUST
14 CUNNINGHAM DR
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0031
CAMA Number: 61-000-0031
Property Address: 22 RAILROAD AV

Mailing Address: CUTTER DAVID A & SARAH S 22
RAILROAD CUTTER REALTY TR
PO BOX 1136
GLOUCESTER, MA 01931



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9/3/2025

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300 feet Abutters List Report

Hamilton, MA
September 03, 2025

Parcel Number: 61-0032
CAMA Number: 61-000-0032
Property Address: 34 RAILROAD AV

Mailing Address: RAILROAD AVENUE LLC
34 RAILROAD AV
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0041
CAMA Number: 61-000-0041
Property Address: 49 RAILROAD AV

Mailing Address: U S POSTAL SERVICE NORTHEAST
FSO ATTN: FCT
6 GRIFFIN RD NORTH
WINDSOR, CT 06006-0300

Parcel Number: 61-0042
CAMA Number: 61-000-0042
Property Address: 0 RAILROAD AV

Mailing Address: U S POSTAL SERVICE NORTHEAST
FSO ATTN: FCT
6 GRIFFIN RD NORTH
WINDSOR, CT 06006-0300

Parcel Number: 61-0045
CAMA Number: 61-000-0045
Property Address: 71 CUMMINGS AV

Mailing Address: CAROLINA JOSEPH P CAROLINA
ANTIONETTE M
71 CUMMINGS AVE
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0046
CAMA Number: 61-000-0046
Property Address: 161 BAY RD

Mailing Address: BUFFALO HEAD LLC
161 BAY RD
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0047
CAMA Number: 61-000-0047
Property Address: 121 BAY RD

Mailing Address: OBSIDIAN ML 6 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Parcel Number: 61-0048
CAMA Number: 61-000-0048
Property Address: 18 WALNUT RD

Mailing Address: KASSABIAN STEPHANIE LEE TRUSTE
18 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0049
CAMA Number: 61-000-0049
Property Address: 24 WALNUT RD

Mailing Address: DWYER SHAUN W ONDINE M TE
24 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0050
CAMA Number: 61-000-0050
Property Address: 23 WALNUT RD

Mailing Address: 129 EMERY REALTY TRUST O`CONNOR
JAYNE M TRUSTEE
23 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0052
CAMA Number: 61-000-0052
Property Address: 31 BAY RD

Mailing Address: TALBOTS #9 C/O ALTUS GROUP
PO BOX 92129
SOUTHLAKE, TX 76092

Parcel Number: 61-0053
CAMA Number: 61-000-0053
Property Address: 17 BAY RD

Mailing Address: MOULTON KAREN B TRUSTEE 17 BAY
RD REALTY TRUST
PO BOX 2412
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0055
CAMA Number: 61-000-0055
Property Address: 3 FAIRFIELD DR

Mailing Address: CARRIGAN CHARLES M 2012 TRUST
CARRIGAN BETH M 2012 TRUST
3 FAIRFIELD DR
SOUTH HAMILTON, MA 01982



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300 feet Abutters List Report

Hamilton, MA
September 03, 2025

Parcel Number: 61-0056
CAMA Number: 61-000-0056
Property Address: 1 FAIRFIELD DR

Mailing Address: SMITH DOUGLAS P MARCIA G
1 FAIRFIELD DR
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0057
CAMA Number: 61-000-0057
Property Address: RR BAY RD

Mailing Address: MBTA RE MANAGEMENT DIVISION
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 61-0058
CAMA Number: 61-000-0058
Property Address: RR BAY RD

Mailing Address: MBTA RE MANAGEMENT DIVISION
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 61-0059
CAMA Number: 61-000-0059
Property Address: 45 BAY RD/DEPOT SQ

Mailing Address: MARC-AURELE DREW & OLEARY JANE
30 CENTRAL ST
IPSWICH, MA 01938

Parcel Number: 61-0060
CAMA Number: 61-000-0060
Property Address: 0 DEPOT SQ

Mailing Address: HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0043
CAMA Number: 61-001-0043
Property Address: 25 RAILROAD AV

Mailing Address: C/O M&T BANK CORPORATE SERVICES
18TH FLOOR
ONE M&T PLAZA
BUFFALO, NY 14203

Parcel Number: 61-0043
CAMA Number: 61-002-0043
Property Address: 31 RAILROAD AV

Mailing Address: R.A.J. PROPERTIES LLC
31 RAILROAD AV
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0043
CAMA Number: 61-003-0043
Property Address: 19 RAILROAD AV

Mailing Address: CUTTER DAVID A & SARAH S 15-19
RAILROAD REALTY TR
PO BOX 1136
GLOUCESTER, MA 01931

Parcel Number: 61-0043
CAMA Number: 61-004-0043
Property Address: 15 RAILROAD AV

Mailing Address: CUTTER DAVID A & SARAH S 15-19
RAILROAD REALTY TR
PO BOX 1136
GLOUCESTER, MA 01931

Parcel Number: 62-0008
CAMA Number: 62-000-0008
Property Address: 33 WALNUT RD

Mailing Address: MELICAN PAUL DONACHIE MADELEINE
33 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 62-0009
CAMA Number: 62-000-0009
Property Address: 27 WALNUT RD

Mailing Address: CURTIS CHARLES FOWLER SAMPLE
JUDIBROWN BOWERMAN
27 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 62-0010
CAMA Number: 62-000-0010
Property Address: 26 WALNUT RD

Mailing Address: WISSER WILLIAM KATHERINE
26 WALNUT RD
SOUTH HAMILTON, MA 01982



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300 feet Abutters List Report

Hamilton, MA
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Parcel Number: 62-0011
CAMA Number: 62-000-0011
Property Address: 36 WALNUT RD

Mailing Address: CAMPBELL JULIA R CAMPBELL
TIMOTHY
36 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 62-0083
CAMA Number: 62-000-0083
Property Address: 2 FAIRFIELD DR

Mailing Address: MORRISON JULIE & WESLEY
2 FAIRFIELD DR
SOUTH HAMILTON, MA 01982



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