

Mark Connors

From: Meirwyn Walters <me@waltlaw.com>
Sent: Monday, October 20, 2025 4:52 PM
To: Jonathan Witten; Joe Domelowicz; Marnie Crouch; Bill Olson; Rosie Kennedy; Emil Dahlquist; Mark Connors
Cc: Nina Walters
Subject: External Email Warning Commercial uses

Chair Crouch and Chair Olson and members,

After last week's planning board meeting, additional conversations with abutters, and a careful review of concerns that have been raised, the seminary is proposing eliminating commercial uses with the exceptions of only repurposing Gate House and Pilgrim Hall. That is essentially a 90% reduction in potential square footage being applied to commercial uses and, of course, eliminates it entirely from the Upper Campus.

We would request that the repurposing of those two buildings be as of right with the ability to expand via special permit. Given the drastic reduction this proposal will provide, we would request that the Planning Board reconsider its limitation of expansion to Pilgrim Hall (currently 10%) given that parking concerns can readily be addressed with a new parking lot across the road on the Middle Campus area adjacent to Pilgrim Hall.

This, of course, fundamentally reduces the possible development opportunities and eliminates one of the primary sticking points for many of the abutters. The primary likely developments will then be 55+ age-restricted housing at a density which the Planning Board is controlling and which is a use that is attractive to abutters and the other residents of Hamilton.

We believe that this will give us all, the Select Board, Planning Board, Seminary and residents, a clear pathway to a resolution that will work for us all.

I look forward to seeing you this evening and tomorrow evening.

Best,

Meirwyn Walters

Meirwyn I. Walters, Esq.

WALTERSLACEY, LLP
SUITE 26, CHESTNUT GREEN
7 FEDERAL STREET
DANVERS, MA 01923

www.walterslacey.com

978-777-4455 (OFFICE)

978-777-9467 (FAX)

In the spirit of the Golden Rule, kindly note that the information contained in this message may be CONFIDENTIAL and we intended to send it to very specific addressees. If you are not one of the chosen kindly let us know immediately by return email and delete this message. Any unauthorized use, dissemination of the information or copying of this message is prohibited by some sort of regulation or statute. If you are an opposing party or attorney, be not gleeful because no attorney-client or related privilege has been waived by the inadvertent delivery of this message to your inbox.