

HINGHAM PLANNING BOARD
October 3, 2016 @ 7:00 PM – Central North

Present: Planning Board Members, **Judith S. Sneath, Chairman, Jennifer Gay Smith, Sarah H. Corey and Gary Tondorf-Dick.** Also present: Community Planning Director, Mary Savage-Dunham and Dolores DeLisle, Administrative Assistant

Planning Board Agenda

- 7:00 PM Endorsement of Plans: 901 Main Street Definitive Subdivision
- 7:05 PM Form A Plans: Canterbury Street
- 7:15 PM Continued Hearing: PERRY BAC SHIPYARD, LLC.
10 AND 0 SHIPYARD DRIVE
Application for Site Plan Approvals, Special Permit A3 parking determinations, and other relief as necessary to allow modification of the approved residential building and parking, and a reduction in the number of dwelling units from 83 to 77.

Old/New Business:

- 1. Review and Adoption of Minutes
- 2. Administrative Reports
- 3. Discussion
 - a. Associate Member Appointment: Term expires September 17
 - b. Planning Board Nominees for Historic Districts Commission Vacancy
 - c. Committee Appointments (CPC, Traffic, South Hingham, Open Space Acquisition,)
 - d. Possible Zoning Amendments
 - e. MEMORANDUM-Hingham Planning Board-Beal Street-Housing Production Plan-Draft Outline for Discussion-09-27-2016

Hearing(s)

- 7:05 PM Endorsement of Plans: 901 Main Street Definitive Subdivision

For the Applicant, Gary James of James Engineering presented a Tree Area plan. Gary Tondorf-Dick questioned the changes, stating it was a discrepancy from the original plan approval, adding that maintaining and preserving the Main Street streetscape is key. Mr. James stated that they would try and save the pines and will show what is in the right of way, but that the approved grading for that lot would result in a number of trees being cut. Much discussion followed about maintaining/preserving the character of the streetscape. Mr. James will revise the plans to accommodate suggestions and alleviate concerns where possible.

- 7:20 PM Form A Plans: Canterbury Street

Jeffrey Tocchio, Attorney, presented the Applicant’s request to withdraw the application without prejudice. The Board Moved, Seconded and SO VOTED to ACCEPT the Request to Withdraw.

- 7:30 PM Continued Hearing: PERRY BAC SHIPYARD, LLC.
10 AND 0 SHIPYARD DRIVE
Application for Site Plan Approvals, Special Permit A3 parking determinations, and other relief as necessary to allow modification of the approved residential building and parking, and a reduction in the number of dwelling units from 83 to 77.

The Applicant team included Buzz Constable, Executive VP of AW Perry, Jeffrey Tocchio and Scott Golding of DTM, Gabe Crocker, CHA, and JB Clancy and John Tittman from ART Architecture. The team summarized the changes from the previous Samuels approval, including an increase in open space, reduction in the number of units and bedrooms, the addition of 88 covered parking spaces as an amenity, and also a rooftop deck. The proposal is in change form, but remains very similar to the existing approval. The Supplemental Application states that there will be 154 parking spaces, which yields 2 spaces/unit and would not require relief. There is a request for the Board to waive the requirement for parking areas to be located on the same parcel (Section V-A. 2) and to waive the restriction that does not allow the parking to be assigned to a particular residential unit to be used toward the overall parking requirements (Section V-A.2 d). The same waivers were granted to the previous applicant.

The Applicant team discussed the elevations and landscaping in depth. The intent of the changes to the architectural plans is to activate the streetscape and provide a softer looking residential building. The Board discussed the improvements to Essington Drive regarding the sight line and the dumpster relocation that were conditioned as part of the previous approval. Mr. Tocchio and Mr. Constable both acknowledged this previous condition and agreed to complete those improvements. The Board also discussed the outstanding sewer related investigations. The Applicant team acknowledged receiving the staff comments and said they were aware of the requirement for flow monitoring relative to the previous approval. The Applicant team agreed to perform the flow monitoring.

Ms. Sneath inquired about air conditioning units on the roof and was advised that they will be located in the center and would not be visible. She also asked how tenants enter the building. Mr. Tocchio stated that access can be made through the garage. Ms. Corey stated that she was pleased with the changes. Mr. Tondorf-Dick stated that he likes the lowering of the top floor and that inserting two-story elements is good and flows well with other buildings in the Shipyard. He asked if they could do more articulation on the backside of the building, changing the 2nd floor to white. The architects stated that they are okay with Mr. Tondorf-Dick's suggestion. Regarding the colors bronze vs. green, Mr. Constable stated that they are not going to change to green and that bronze was preferred across the development team.

Ms. Sneath read the Findings and proposed conditions. The Board then Moved, Seconded and SO VOTED to APPROVE Site Plan Review in Association with a Major Modification to the Hingham Shipyard Mixed-Use Special Permit originally issued May 12, 2003, as amended most recently to November 5, 2015, with conditions.

Ms. Corey made a motion and the Board Moved, Seconded and SO VOTED to WAIVE Site Plan Review in Association with a Special Permit A3, finding that the required ratio of parking spaces was provided.

Ms. Sneath read the requested waivers and the Board Moved, Seconded and SO VOTED to APPROVE the two waivers as requested. She then read the draft Findings on the Special Permit A3. After discussion, a motion was Made, Seconded and SO VOTED to APPROVE the Special Permit A3 Parking Determination with waivers as previously granted.

Old/New Business:

Possible Zoning Amendments - The Board discussed the Bed & Breakfast by law, and if the requirement for owner-occupancy was limiting the number of new Bed & Breakfasts in town. Present in the audience was Victor Baltera, Advisory Committee member, who participated in the discussion. The Board also discussed seasonal rentals and air BnB's in town, and wondered if regulations were needed around those topics too. The Board decided that they would solicit public input on these topics at the meeting of October 24th. The Board also discussed possibly modifying the Hatfield Amendment, or otherwise limiting the scope of residential additions or new development after teardowns. The Board also discussed if there should be a limit on the number of garage spaces.

Housing Production Plan – The Board discussed the need for a roadmap for future housing development of all types in town. The Board members also discussed the pending comprehensive permits in general. Board members discussed if there would be a benefit in preparing a housing production plan, in addition to the ongoing work of the Selectmen to develop 2 Beal Street, to help the town reach the 10% subsidized housing threshold.

As there was no other business, the meeting adjourned at 9:10 PM

Respectfully submitted,

Dolores A. DeLisle
Administrative Assistant