

HINGHAM PLANNING BOARD
November 21, 2016 @ 7:00 PM – Central North

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

**Arrived at 7:14 pm; **left at 9:20 pm*

Planning Board Agenda

7:00 PM KRISTIN NIEMI – 28 SOUTH STREET
For Special Permit A-3 Modification under §VA of the Zoning ByLaw for a parking determination, with waivers, to open a Health Club (Studio Art & Yoga), in the Business A and Downtown Overlay Districts in space currently used as garage/storage.

7:45 PM PERRY BAC SHIPYARD, LLC. - 10 AND 0 SHIPYARD DRIVE
For a minor modification of the Special Permit A3 parking determination granted under § V-A of the Zoning By-Law and such other relief as necessary, to allow modification of the approved interior parking space dimension to 18’ without wheel-stops or overhang, where 20’ is required at in the Industrial District.

8:00 PM SEAN MCCARTHY - 50 SOUTH STREET
For a Special Permit A-3 under §V-A of the Zoning ByLaw for a parking determination, with waivers, to open a Health Club (Hingham Yoga LLC) in a space formerly used for offices, in the Business A and Downtown Overlay Districts.

8:30 PM Request for Extension of Time for Completion of Project Weathervane at Chestnut Gardens
119 & 137 Beal Street

8:35 PM Discussion of Potential Zoning By-law revisions

Old/New Business:

- 1. Review and Adoption of Draft Master Plan Goals and Objectives
- 2. Administrative Reports

Hearing(s)

7:04 PM KRISTIN NIEMI – 28 SOUTH STREET
Ms. Niemi introduced herself and explained her proposal to convert 1,000 square feet of unfinished space at 28 South Street for use as a Health Club/Yoga Studio. She said that there would likely be 10-12 students per class and she could fit 25 mats comfortably and 35 mats if they were tight together. She reviewed the data she had collected regarding parking availability and discussed her proposed class schedule. The Board had questions regarding the overall site, including if the two spaces on site were used by the tenants, and, if the handicapped walkway was to be striped. Currently cars seem to obstruct it from time to time. The Board also asked for a updated site plan with parking table for the property. There was no public comment. The Board continued the hearing to December 12th.

7:50 PM PERRY BAC SHIPYARD, LLC. - 10 AND 0 SHIPYARD DRIVE
The applicant team consisted of Buzz Constable and Rodney King, AW Perry, and Jeff Tocchio and Scott Golding, DTM. The application is for a minor modification of the Special Permit A3 parking determination granted under § V-A of the Zoning By-Law and such other relief as necessary, to allow modification of the approved interior parking space dimension to 18’ without wheel-stops or overhang, where 20’ is required in the Industrial District. The intent is to reduce the footprint of the building with a reduced column centerline spacing in the parking garage due to the columns and curb stops interior to the garage. The

drive aisles and circulation patterns remain the same. The Board discussed this at length with the applicant team and stressed the need to keep all the spaces 9' in width, even if the length is reduced. Also, in accordance with the Bylaw, all of the drive aisles will be 24'.

8:00 PM SEAN MCCARTHY - 50 SOUTH STREET

The Board continued this hearing to the meeting of December 12th.

**8:30 PM Request for Extension of Time for Completion of Project
Weathervane at Chestnut Gardens**

119 & 137 Beal Street

The Board voted to extend the time for Completion of the project to December 1, 2017.

8:35 PM Discussion of Potential Zoning By-law revisions

The Town Planner reviewed a draft By-law revision for a temporary moratorium for retail sales of marijuana because the state has one year to prepare their regulations for same. The Planner reviewed The Board was supportive of the proposed By-law change. The Board then discussed the proposed revision to Lot Shape which is intended to require a uniform lot width back a certain distance from the frontage. The Board was supportive of this proposal and took a conservative position of the proposal understanding that they can modify the language slightly during the hearing process. The Board then discussed advancing changes to the parking requirements as last discussed in 2015. The Board ultimately felt that they would like to move forward with the design standards this year. The Board then voted to advance the proposed language to the Board of Selectmen for inclusion in the warrant. The Board also discussed the changes to non-conforming structures revision that has been reviewed previously. The Board took no position on the proposal. The Board of Appeals has stated that they may submit this proposed revision for consideration at Town Meeting.

As there was no other business, the meeting adjourned at 9:45 PM.

Respectfully submitted,
Mary Savage-Dunham, AICP
Director