

**HINGHAM PLANNING BOARD**  
December 12, 2016 @ 7:00 PM – Central North

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

*\*arrived at 7:14 pm*

**Planning Board Agenda**

**7:00 PM KRISTIN NIEMI – 28 SOUTH STREET**  
For Special Permit A-3 Modification under §VA of the Zoning By-law 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.

**7:30 PM SEAN MCCARTHY - 50 SOUTH STREET**  
For a Special Permit A-3 under §V-A of the Zoning By-law 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.

**8:00 PM CANTERBURY STREET LLC. - 29 CANTERBURY STREET**  
3 Lot Definitive Subdivision on 12.87 acres

*Old/New Business:*

1. Review and Adoption of Minutes from Previous Meetings
2. Administrative Reports
3. Discuss Planning Board Nominees for Historic Districts Commission Vacancy
4. Comment letter on 230 Beal St
5. Discuss memo to BOS regarding use of tunnel cap

**Hearing(s)**

**7:00 PM KRISTIN NIEMI – 28 SOUTH STREET**

The application submitted requested approval for STUDIO ART & YOGA (Health Club) to occupy 1,000 square feet of space currently used as unfinished garage/storage area. The applicant explained that Studio Art & Yoga aims to foster community through yoga classes, yoga workshops, local art exhibits, and events promoting health and creativity in Hingham.

Ms. Niemi submitted a survey of available parking spaces along with a proposed class schedule. The Board reviewed that and also looked at a partial parking table for the property as well as a table showing other similar “off peak” uses recently approved in the downtown area. The Board is familiar with the property having just visited the site in conjunction with a separate proposal. The Board noted that the intent of the By-law was for businesses to thrive and share parking for the benefit of the downtown and community. The applicant discussed the parking availability near the project location at different times of day based on her observations over the past several weeks. The Board then discussed the specifics of the proposal. The class size will not exceed 25. The applicant reviewed the class schedule and the Board had concerns about classes that might interfere with the supper hour on Friday or Saturday, as well as retail business hours. After discussion the Board felt that classes should end by 9:45 am on Tuesday – Saturday, by noon on Sunday and by 11 am on Mondays. Classes to resume no earlier than 5:30 pm Tuesday – Thursday, and Sunday and Monday no earlier than 4 pm. There would be no afternoon and evening classes on Friday and Saturday. The Board said they would condition a lookback in one year, or earlier if there were complaints or the applicant wanted to modify the schedule. The Board stated they would need a revised site plan showing the two parking spaces against the property line, and a parking table revised to show the current uses, including a note that parking on site was to the benefit of the building. The Board then went through the Site Plan Review criteria and voted to APPROVE site plan with conditions. The Board reviewed and made

findings relative to the Special Permit A3 and voted to APPROVE the Special Permit A3 with waivers.

**7:50 PM SEAN MCCARTHY - 50 SOUTH STREET**

The Board heard the presentation from Sean McCarthy for Hingham Yoga LLC to open a Health Club in a space formerly occupied by an office. Mr. McCarthy discussed parking availability with the Board. The Board noted that a parking table was needed for the property, similar to what was requested from the previous applicant. The Board said they were unable to act on the project without that information. The Board also expressed concerns regarding possible lack of available parking Thursday – Saturday nights at supper time. They asked for additional information on parking availability. The applicant said that the classes would average 20 participants and be spaces approximately one hour apart. After additional discussion the Board then continued the hearings to December 19 at 6:45 pm.

**8:20 PM CANTERBURY STREET LLC. - 29 CANTERBURY STREET**  
3 Lot Definitive Subdivision on 12.87 acres

The applicant team consisted of John Woodin, Jeffrey Tocchio and Gary James. John Chessia was present as the peer review engineer for the Board. The applicant team explained what has changed on the plans since the last meeting as the sewer and drainage information was added. The applicant also reviewed the waiver requests with the Board. Mr. Chessia advised the Board in a general manner on the plans and what information needed to be supplemented on them. He referenced his review punch list but did not read it verbatim as the applicant acknowledged there was more work to be done. The Board ultimately was asked to continue the hearing to the meeting of January 23, 2017 which they did vote to grant.

As there was no other business, the meeting adjourned at 9:20 PM.

Respectfully submitted,  
Mary Savage-Dunham, AICP  
Director of Community Planning