

# Town of Hingham



**Planning Board  
Meeting Agenda**  
February 9, 2026  
7:00 PM

**Town Hall**  
210 Central Street  
Central Meeting Room

or

**Remote by Zoom**

Dial-in number: 929-205-6099 or Website address: <https://zoom.us/join>  
Meeting ID: 846 7975 7835 Passcode: 676354

## Reviews and Discussion:

### 1. **Town of Hingham**

#### **Off Bare Cove Park Drive (Cont. from January 13, 2026)**

Site Plan Review under § I-I of the Zoning By-Law to construct a 26,000 SF public building and associated improvements, including driveways, parking, walkways, utilities, stormwater management and landscaping, to operate the Hingham Center for Active Living on a 5.38 acre portion of a 472.26 acre parcel (Assessor Map 77, Lot 1) in the Official and Open Space District

### 2. **Fifty-Five Saxon Hingham, LLC**

#### **55 Industrial Park Road (Cont. from January 26, 2026)**

Modification of a Special Permit A3 under § V-A.5.o and Site Plan Approval under § I-I of the Zoning By-Law, originally issued February 10, 2025, to increase the number of landbanked parking spaces; reorient the building layout; and update architectural and landscaping details in the Industrial Park and South Hingham Development Overlay Districts

### 3. **Danielle and James McClure**

#### **9 Porters Cove Road (Cont. from January 26, 2026)**

Modification of Site Plan Approval under § I-I of the Zoning By-Law, originally issued July 8, 2024, to revise the garage, driveway, hardscape, and grading details; increase the size of the pool/spa; and add two sheds, a sports court, and a putting green/play area in Residence District C

### 4. **177 Old Derby Development, LLC (Bristol)**

#### **Land Off Old Derby Street and Whiting Street (Cont. from December 22, 2025)**

Preliminary Subdivision of approximately 104 acres of land located between Old Derby Street and Whiting Street (Route 53) that proposes an extension of Old Derby Street and layout of a new connector road to Whiting Street to provide access to nine new subdivision lots

### 5. **Anson Gao, Slow Coffee LLC**

#### **106 North Street**

Site Plan Review under § I-I and a Special Permit A3 Parking Determination and/or Waiver under § V-A of the Zoning By-Law to locate a cafe/sit-down and take-out restaurant in the Business A and the Downtown Hingham Overlay Districts

### 6. **Matthew Falconeiri, Falconeiri Construction Inc.**

#### **18 Elm Street**

Modification of a Site Plan Approval, originally issued June 18, 2025 under § I-I of the Zoning By-Law, to authorize a sports court and retaining wall in the Residence A District

### 7. **Aidan Rooney and Khodar T. and Fatme A. Khalil**

#### **56 Canterbury Street**

Site Plan Approval under § I-I of the Zoning By-Law to authorize approximately 6,000 SF of clearing on a portion of the property in the Residence C District

## Other Business:

1. **Administrative Items**
2. **Approval of Minutes**
3. **Adjourn**

*This meeting is being held in person and/or remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.*