

Hingham Development & Industrial Commission
September 24, 2026
8:30 AM Eastern Time

<u>Town Hall</u> East Conference Room, 3rd Flor Hingham Town Hall 210 Central Street Hingham, MA 02043	<u>Remote</u> Meeting ID: 865 7835 7789 Passcode: 095798 https://zoom.us/join
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AGENDA

1. Call to order
2. Approval of Minutes: 7/30/2026
3. Zoning – Overview and Process – Emily Wentworth, Community Development Director
4. Liaison role - Planning Board - Zoning Articles
5. Economic Development Strategic Plan & updates (implementation plan attached) –
 - 8/20 - See Plymouth – Keiko Orral, Executive Director orientation visit
 - 9/22 – HDA Meeting
 - 9/25 – Yankee Trader Seafood – Ribbon Cutting
 - 10/14 – Town of Hingham All Committee Chairs Meeting
 - TBD - South Shore Chamber of Commerce – Fall Open House
 - TBD – Test - Four Way Stop at North / Main / Fearing
6. 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

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IMPLEMENTATION PLAN – RECOMMENDATIONS

Camoin Associates recommends initiating three phases of economic development in Hingham and Rockland to support economic development goals. These actions will support the fiscal health and stability of the Hingham; however, economic development should not be considered the only action the town will need to take to address fiscal shortfalls. Short- and long-term economic development endeavors will be one path to generating tax revenue.

Phase 1 Supporting quality of place initiatives that set the stage for economic growth.	Phase 2 Leveraging tools and collaborations to capture market potential.	Phase 3 Actively attracting market feasible uses to Hingham in the medium to long term.
1. Leverage Regional and State Partnerships 2. Engage Media Outlets and Content Creators 3. Promote Local Success Stories 4. Highlight Historic Themes 5. Improve Connectivity to Downtown Hingham 6. Increase Area Visitation Linked to the Ferry 7. Invest in Maps and Visuals 8. Incorporate Placemaking Initiatives to Activate Public Space 9. Maintain a Real Estate Inventory	1. Foster Business-Led Initiatives 2. Attract Foot Traffic from Downtown to the Harbor 3. Expand Residential Development Capacity in the Shipyard/Route 3A 4. Expand Strategic Mixed-Use with Residential Capacity in South Hingham/North Rockland 5. Pursue Signature Office Opportunities 6. Engage Development Financing Tools 7. Solidify an Infrastructure Investment Agreement	1. Implement a Business Retention and Expansion (BRE) 2. Implement a Diversified Hotel Development Strategy 3. Develop an Economic Development Branding Strategy 4. Coordinate the Implementation of a Transportation Network Enhancement Plan 5. Maximize the Potential of the MBTA Parking Lot 6. Reimagine the Talbots Site