

Minutes
Regular Meeting

January 7, 2019

HINGHAM PLANNING BOARD

January 7, 2019 @ 7:00 PM – Central North Hearing Room

Present: Planning Board Members **Gordon M. Carr, Jennifer M. Gay Smith, Judith S. Sneath, Gary Tondorf-Dick, William Ramsey**, associate member **Ted Matthews**, and Community Planning Director, Mary Savage-Dunham, Administrative Assistant Sherry Robertson.

Planning Board Agenda

7:00 PM 90 Ward Street and 0 Ward Street - Black Rock Development
Special Permit A3 for a Flexible Residential Development in accordance with Sections I-J and IV-D of the Hingham Zoning By-Law for the construction of 3 single family homes on approximately 6.2 acres of land, zoned Residence B, at 90 Ward Street and 0 Ward Street, assessor’s parcel Map 124 Lots 25 & 27.

8:00 PM 119 & 137 Beal Street – Weathervane: Modification of Subdivision
Request for modification of subdivision to approve location of sewer line as installed;
Request for Endorsement of Plans

8:15 PM 2 Mann Street – Laura Weibley
Request for Site Plan Review in accordance with Section IV-B.6.b. for disturbance of more than 2,500 s.f. in areas of slope greater than 10%

143 Summer Street – Mr. Cifrino
Site Plan Review under § I-I and § IV-B, 6 related to the grading and site disturbance at property located at 143 Summer Street, property zoned Residence A, with request for a waiver from the requirements of Section I-I with respect to the submittal of a landscape plan, drainage calculations and a site plan public hearing.

73 Abington Street - MDC Properties - Abington St., LLC.
Request to Continue Hearings to January 28, 2019 and extend Decision Deadlines to February 28, 2019

11 Bank Ave, 103 & 105 North Street
Request to continue to February 11, 2019 and extend decision deadline to March 11, 2019

Old/New Business:

1. Administrative Reports
2. Review and Adoption of Minutes from previous meetings
3. Collection of Master Plan proposals and scoring sheets in preparation for interview of interested parties.

Hearing(s)

7:00 PM Chairman Gordon Carr called the meeting to order at 7:04 PM and noted that Associate Planning Board Member Ted Matthews is seated on the Special Permit A3 discussion.

90 Ward Street and 0 Ward Street - Black Rock Development
Present were the applicant, George McGoldrick of Black Rock Development and Engineer John Cavanaro of Cavanaro Consulting. John Cavanaro presented the project. The current location is the site of the Jehovah’s Witness Kingdom Hall. Mr. Cavanaro stated that the total area is approximately six acres. The proposal is to build three single-family homes on the property and the purpose of the FRD is to minimize the area of

development and according to Mr. Cavanaro, will keep seventy percent of the land as permanent open space. John Chessia of Chessia Consulting Services was present to discuss his peer review comments. He stated that wetland area needs to be confirmed and that more data is needed about the topography. He also suggested that it would be helpful if future plans include possible ways to get to the open space, as it is landlocked. Gary Tondorf-Dick asked about the drainage of the site and for an explanation of the wetland location. Judith Sneath asked about the square footage of the proposed homes, and Mr. McGoldrick answered that the homes would likely each be approximately 3,000 square feet. Police Chief Olsson was present and stated that he has no objections to the project as three homes will not significantly impact traffic in the area. Liz and Brad Taylor of 16 Autumn Circle had questions about the drainage and they stated that there is a culvert at the site that gets clogged with leaves. Ted Johnson of 108 Ward Street was present and brought a photo of standing water on the property. Mr. McGoldrick mentioned that there are time constraints with the current owner, The Jehovah Witness Organization, as he is in the process of purchasing the property. Ted Matthews asked about the proposed septic fields and if they could be closer to the proposed homes. Mr. McGoldrick answered that they cannot be closer due to the wells in the area. The Board discussed that more time was needed to review this item and prepare findings. The Board voted to extend the hearing to January 28, 2019 with a decision date of February 8, 2019.

11 Bank Ave, 103 & 105 North Street

Having received a request from the applicant, the Board voted to extend the hearing to February 11, 2019 with a decision deadline of March 11, 2019.

119 & 137 Beal Street – Weathervane: Modification of Subdivision

Attorney Jeff Tocchio was present to discuss the reason needed to continue to another hearing. He explained to the Board that before the Board acts to endorse the plans, a little more time is needed to review them. There were no comments from the public on this item. The Board voted to continue the hearing to February 11, 2019 with a decision deadline of March 11, 2019.

2 Mann Street – Laura Weibley

Present were the applicant, Laura Weibley, and engineer Brendan Sullivan from Cavanaro Consulting. Mr. Sullivan stated that the project needs site plan review due to the slope being greater than ten percent. The plan proposes a single family home with garage, pool, and patio. The project is scheduled for a meeting before the Board of Health on February 1, 2019. Pat Brennan of Amory Engineers reviewed the project. He referenced his letter with initial comments and stated that he and the DPW are satisfied that all concerns with this project have been addressed. Gary Tondorf-Dick asked if the retaining wall will cause any sight line issues. Brendan Sullivan stated that because of the slope, the wall should not cause any issues. The Board went through the Site Plan Review worksheet to go over all criteria for approval. Jennifer Gay Smith made a motion to approve the site plan and the motion was seconded by Judith Sneath. All board members voted in favor to approve the plan subject to conditions.

143 Summer Street – Mr. Cifrino

Prior to opening the discussion, Board member Judith Sneath stated that she filed a disclosure statement having served on The 3A Task Force with abutter Deirdre Anderson and stated that she also knows other abutters, the Jordan family from being part of the same faith community. She also noted that in 2018 when she ran for the Planning Board, Mr. Cifrino hosted her campaign sign on his property. She stated that she filed this disclosure out of an abundance of caution and that she is unbiased in this decision. Chairman Gordon Carr also stated that he filed a disclosure statement stating that the Anderson Family and the Cavanaugh Family whom are both abutters, are family friends. He stated that it would not affect his ability to act on this application. Gary Tondorf-Dick stated that he also filed a disclosure statement since he has known Mr. Cifrino as an acquaintance and also noted he is a member of the Historical Society along with abutter, Deirdre Anderson. He stated that he doesn't believe that it affects his ability to be objective on this application.

Chairman Gordon Carr noted that the landscape plan that had been previously requested had been submitted and several of the Planning Board members along with Mary Savage-Dunham conducted a site visit several days prior to this meeting.

Greg Tansey of Ross Engineering was present on behalf of the applicant. Also in attendance was peer reviewer Pat Brennan of Amory Engineering.

Gary Tondorf-Dick noted that the site visit was helpful in observing how the water flows across the property. Greg Tansey stated that the amount of runoff is the same or less than it was prior to the clearing of the lot. He stated that the water flow will be interrupted by the swales to lessen the amount of it running onto the neighbor's property. Pat Brennan stated that the runoff is likely not worse than it was previously and mentioned a few options that could potentially help alleviate the runoff.

Pat Brennan left the meeting at this time (9:25 PM).

Board member Bill Ramsey noted an email from Hingham Municipal Light Plant regarding the needed replacement of two utility poles along the driveway easement to suggest it become a condition of approval.

Neighbor David Anderson asked that the board consider a five year lookback. Abutter Eric Ruth expressed concern of a water retention area with regard to mosquitos. Neighbor Diane Jordon asked why it isn't required that the applicant plant more mature trees. Deirdre Anderson, a direct abutter, brought aerial photos for the Board to see how the property looked before and after the clearing.

The Board read through the site plan review worksheet to note findings and to state conditions.

Conditions include that the applicant will secure all necessary permits; any change in the impervious surface would require a modification of site plan; no outside lighting will be part of this project; the applicant will install a fence as indicated; the work will not interrupt the neighbors' utilities; the site plan will be revised to show accordance with landscape plan; the landscape architect will meet with staff within 90 days with landscape plan updated to follow the conditions approved regarding screening; the applicant will record the site plan review decision with the Registry of Deeds prior to the start of work; prior to completing work the applicant will coordinate with HMLP regarding the replacement of utility poles; site plan is to be revised to show deeded easements; landscape material should be installed by the end of 2019; within 90 days of the decision the applicant will submit an updated drainage plan to show that water will not be allowed to flow across the driveway easement of 31 Old Colony Way, or the state highway; the large oak tree in the southwest corner of the lot shall be preserved.

Bill Ramsey made a motion to approve the site plan subject to the findings and conditions set forth at this meeting. Judith Sneath seconded the motion and all members voted in favor to approve the site plan with conditions.

73 Abington Street - MDC Properties - Abington St., LLC

Having received a request to continue the hearing from the applicant, the Board voted to approve the request to continue the hearing to January 28, 2019 with a decision deadline of March 1, 2019.

Old/New Business:

Mary Savage-Dunham collected review materials regarding the proposals for the Comprehensive Master Plan and distributed draft articles regarding the Master Plan for the Town Meeting Warrant. She asked that the board members provide any feedback as soon as possible.

As there was no other business, Chairman Gordon Carr adjourned the meeting at 10:45 PM.

Respectfully submitted,

Sherry Robertson, Administrative Assistant, Community Planning Department