

TOWN of HINGHAM

BOARD OF HEALTH

Board of Health Public Meeting

01/07/26 A posted public meeting of the Board of Health was held via zoom @ 7:04pm.

This meeting was held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law.

Members Present

Elizabeth Eldredge, M.D., Chairperson

Rosemary Byrne, N.P., Member

Mark Lundin, Member

Staff Present

Susan Sarni, Executive Health Officer

Elizabeth Nee, Health Agent

Public Meeting Minutes

Meeting Minutes

- The Board reviewed the drafted meeting minutes of 11/17/25. Thereafter, a motion was made by, Mr. Lundin November 17, 2025, seconded by Ms. Byrne and VOTED (roll call); **to approve the Public Meeting Minutes from November 17, 2025 as drafted.**

Members in favor: Eldredge, Byrne, Lundin

Members opposed: none

Items for Vote

Preliminary Subdivision Plan Form B 177 Old Derby Development LLC for Old Derby Street Extension and Old Derby Connector, Hingham, MA.

Applicant Representative: Mr. Ryan Bristol, Bristol Brothers Development Corp.

Representatives for the Applicant: Attorney Jeff Tocchio, DTM Law, Taylor Corsano, Project Manager, Crocker Design Group.

- On behalf of the applicant, Atty. Jeff Tocchio submitted to the Board a proposed preliminary subdivision at 177 Old Derby Development for Old Derby St. and Old Derby Connector for their consideration and approval.
- Ms. Corsano and Atty. Tocchio shared the zoning map layout showing the location and preliminary layout of the 104+ acres of land located between Old Derby St. and Whiting St. This proposed land is currently zoned as an Office Park and the proposed subdivision properties will include a mix of a fitness center, restaurants, retail, hotel and multifamily residential living to name a few of the proposals.
- This proposed 9 subdivision lots and roadway will have a wastewater treatment plant (WWTP) with an estimated design flow of approximately 300,000 gallons per day (gpd).

- Dr. Eldredge inquired as to whether the site could be considered to hook up Weymouth Sewer System – aka Massachusetts Water Resource Authority (MWRA).
- Atty. Tocchio acknowledged it may be a viable option in the future and but at this time it is important to start locking in some of these pieces to move forward with the present plan.
- Dr. Eldredge confirmed with Atty. Tocchio that most of the issues at this time are planning and zoning.
- Ms. Byrne asked and it was confirmed that the restaurant, The Range and the local dealership are presently on septic.
- Dr. Eldredge reminded the meeting participants about the past issues with the Derby St. Shops septic system (54,000gpd), and the continuous concerns that arise with this system.
- Ms. Sarni confirmed that this proposed system would be approved and overseen by DEP. There is a good working relationship with DEP, and our department in keeping us informed with these larger systems when necessary.

Thereafter, a motion was made by Mr. Lundin, seconded by Ms. Byrne, and VOTED (roll call); **to approve the Preliminary Subdivision Plan Form B 177 Old Derby Development LLC for Old Derby Street Extension and Old Derby Connector based on preliminary and limited information provided.**

Members in favor: Eldredge, Byrne, Lundin

Members opposed: none

Items to Discuss:

No Items to Discuss

New Business:

No New Business at this Meeting

EHO Report:

Update on Sewer Commission discussion and FY27 budget

- Dr. Eldredge would like to discuss with the Sewer Commission concerns of World's End and if that area would benefit from sewer in the future.
- Dr. Eldredge added that because World's End is located around a body of water, and should the water level rise in the future, this area is going to need sewer for environmental purposes.
- Another issue is the fact that there was a page missing from the bylaw after it was approved at Town Meeting in 1983 that would require Board of Health to give a recommendation on expanding sewer location.
- Ms. Eileen McCracken who was the Town Clerk around 2013 sent a letter to Atty. Martha Coakley who at that time was the Attorney General for Massachusetts to revisit the decision that was made in 1983.
- Atty. Martha Coakley stated that it was recommended to have this bylaw revisited with the missing document before town meeting.
- Dr. Eldredge revisited the past Ship and Cottage Street issues where residents were not aware that they had to hook up to the sewer once betterment was established for these roads.
- Dr. Eldredge asked the members of the Board if they are in agreement in researching this and having the discussion with the Sewer Commission. Mr. Lundin and Ms. Byrne agreed that it is worth exploring and scheduling a meeting with the Sewer Commission.
- Resident Ms. Anita Ryan, President of the Homeowners Association on Baker Hill Drive expressed concerns of a future sewer within the town of Hingham, specifically on Baker Hill Drive, which is a development that has private sewer, and the option to connect to town sewer, if it became available.

- Resident Mr. Tom Patch offered an extensive history of the sewer layout in the town of Hingham. He reminded the Board there was a comprehensive waste study that identified different areas of the town and prioritized areas that need BOH attention. He recommended reviewing the study.
- Mr. Patch revealed that Hingham is the only town in the MWRA district that is partially connected.
- Ms. Sarni asked for some dates to reach out to the Sewer Dept. for the joint meeting.

Scheduling:

The next meeting is scheduled for Wednesday, February 4th at 7:00pm.

To meet with the Sewer Commission the following tentative dates were mentioned: Wednesday, February 11th & 25th 7:00pm in person meeting.

Adjournment

The public meeting of the Hingham Board of Health adjourned at 8:09pm.

Thereafter, a motion was made by Mr. Lundin and seconded by Dr. Eldredge, and VOTED (roll call); to adjourn the January 7, 2026, Board of Health Meeting at 8:09pm.

Respectfully Submitted,
Elizabeth Nee, Health Agent

Documents reviewed during the Public Meeting:

- *BOH of Health Meeting Agenda,*
- *Board of Health Public Meeting Minutes dated 11/17/25*