

HINGHAM PLANNING BOARD

January 27, 2020 @ 7:00 PM – Central North Hearing Room

Present: Planning Board Members: **William Ramsey, Judith Sneath, Gordon Carr, Kevin Ellis**

Absent: Planning Board Member **Gary Tondorf-Dick**

Also present: Community Planning Director, Mary Savage-Dunham and Administrative Assistant Sherry Robertson

Planning Board Agenda

7:00 PM Call to Order

1142 Main Street – Peter Dennigan

Request for Site Plan Review in Association with a Special Permit A2 for a Bed and Breakfast under Section V-G

Form A Plan: 24 South Street

Request for a Waiver of Site Plan Review in Association with a Building Permit:

- 101 Derby Street – Bank of America
- 27 Station St
- 1 Sgt. Wm B Terry Drive

156 Chief Justice Cushing

Site Plan Review under Section IV-B.6.b

Site Plan Review associated with the construction of a single family residence

Patterson Pond Estates Definitive Subdivision

Endorsement of Plans

Request for Release of Covenant and Establishment of Cost to Complete

W/S/M Hingham Properties LLC. - Derby Street Shoppes, 100 Derby Street

Request for Site Plan Review under § I-G and § I-I and a Special Permit A3

Parking Determination and/or Waivers under § V-A

William Ramsey stated for the record that he missed a previous hearing on this matter on November 12, 2019, and has filed a Mullins Affidavit that he has listened to the recording of that meeting.

Review and Adoption of Minutes from previous meetings

Administrative Reports

Adjourn

Hearing(s)

The meeting was called to order by William Ramsey at 7:03 PM.

1142 Main Street – Peter Dennigan

Request for Site Plan Review in Association with a Special Permit A2 for a Bed and Breakfast under Section V-G

The Board reviewed a written letter from the applicant, requesting to withdraw the application at this time.

William Ramsey made a motion to accept the applicant's request to withdraw. The motion was seconded by Judith Sneath and all members voted in favor of accepting the withdrawal without prejudice.

Form A Plan: 24 South Street

John Davenport from the Cemetery Board explained that the Form A is for the cemetery to acquire a small piece of land that is being donated. The Board briefly discussed the location of this piece of land. There were no public comments. William Ramsey made a motion to endorse the Form A plan. The motion was seconded by Kevin Ellis and all members voted in favor to endorse the plan.

Request for a Waiver of Site Plan Review in Association with a Building Permit:

- 101 Derby Street – Bank of America
Paul McDonald from the Kennedy Company was present and explained that this is an interior office renovation with no exterior work. William Ramsey made a motion to act favorably on the applicant's request to waive site plan review. The motion was seconded by Judith Sneath and all member voted in favor.
- 27 Station St
Paul Beaulieu representing Euro Mart Deli explained that there is no exterior work except making a curb cut for accessibility. He stated that they are not planning to exceed the nine seats that were allowed at this location for the previous sub shop. He explained that the rest of the renovations are all interior and the goal is for this to be a grab-and-go business. William Ramsey made a motion to act favorably on the applicant's request to waive site plan review. The motion was seconded by Kevin Ellis and all members voted in favor.
- 1 Sgt. Wm B Terry Drive
Thomas Geraghty the project manager was present. He explained the project is at an assisted living facility and came about due to damage from a broken sprinkler system. He stated that all work is interior work. William Ramsey made a motion to act favorably on the applicant's request to waive site plan review. The motion was seconded by Kevin Ellis and all members voted in favor.

156 Chief Justice Cushing

Site Plan Review under Section IV-B.6.b

Site Plan Review associated with the construction of a single family residence
Brendan Sullivan from Cavanaro Consulting was present and updated the Board on the progress of the project. He stated that test pits had been done in collaboration with peer review engineer John Chessia. John Chessia was also present and stated that he can't

comment on the updated plans that he just received today, but did explain some of the challenges of the site with regards to the slope and wetland. The Board asked Mr. Chessia about the applicant's requested waivers. The Board agreed to continue the hearing to give Mr. Sullivan time to update the plans according to John Chessia's comments. William Ramsey made a motion to continue the hearing to March 9, 2020 and to extend the decision deadline to April 9, 2020. The motion was seconded by Judith Sneath and all members voted in favor.

Patterson Pond Estates Definitive Subdivision

Endorsement of Plans

Request for Release of Covenant and Establishment of Cost to Complete

John Woodin, the applicant, was present and stated his request for the release of covenant and that he has no objection to the cost to complete estimate from peer review engineer, John Chessia. John Chessia explained the difference between the two sets of plans given to the Board. There were no public comments.

William Ramsey made a motion for endorsement of the modifications for the gravel material, the two-page plan set, prepared by James Engineering, titled "Proposed Subdivision Modification Patterson Pond Estates, Jordan Way, Hingham, MA." The motion was seconded by Gordon Carr and Judith Sneath and all members voted in favor. William Ramsey then made a motion to accept the as-built conditions, the five-page plan set, titled "Modification of Definitive Subdivision Patterson Pond Estates, 29 Canterbury Street, Hingham, MA. The motion was seconded by Judith Sneath and all members voted in favor.

William Ramsey made a motion to release the covenant and establish the cost to complete. The motion was seconded by Judith Sneath and the Board voted all in favor to release lots 2A, 3A, 4A, 5A, and 6A with the condition that the applicant provides surety of not less than \$360,000 to the Town for the cost to complete.

W/S/M Hingham Properties LLC. - Derby Street Shoppes, 100 Derby Street

Request for Site Plan Review under § I-G and § I-I and a Special Permit A3

Parking Determination and/or Waivers under § V-A

William Ramsey stated for the record that he had missed a previous hearing on this application on November 12, 2019, and has listened to the recording and filed a Mullins affidavit.

Victoria Maguire from WSM Management was present along with Sherri Schular, and Attorney Robert Devin. William Ramsey explained that the Board is not likely to take action at this meeting, but would like clarification of the requests by the applicant so the Board can work on conditions. Victoria Maguire explained that they are looking for Derby Street Shoppes to be designated as a shopping center to update used and parking table that works with those uses. She stated that if it is designated a shopping center, they would have a greater variety of uses that would be allowed at the site. The Board discussed the fact that recently Lululemon had been holding fitness classes, which was not a permitted use. The Board discussed the need for oversight to make sure the town is aware of the uses going into Derby Street Shoppes. Jeff Dirk of Vanasse & Associates reviewed the parking on behalf of the town. He stated that he was comfortable with the proposed shared parking model, explaining how to differentiate uses of a space in the model. Mr. Dirk recommended extracting daycare and schools out of the

model, as they would not work for this site. He also stated that he does not think the use of a clinic would work, and the Board and Mary Savage-Dunham reviewed the definition of a clinic, noting the definition is very broad. The Board discussed the parking model, but had concerns based on past experiences with the site. Jeff Dirk suggested conditions and ways for the town to have oversight to ensure that the parking model is working. Police Chief Olsson stated that the main issues he has had with the site is traffic congestion, particularly as it relates to special events. The Board discussed continuing the discussion to another hearing, and the applicant signed a request to continue. William Ramsey made a motion to grant the applicant's request to continue the hearing to March 9, 2020 and extend the decision deadline to April 9, 2020. The motion was seconded by Judith Sneath and all members voted in favor.

Review and Adoption of Minutes from previous meetings

The Board voted to approve the minutes of both January 6, 2020 and January 13, 2020 with no edits.

Administrative Reports

The Board and Mary Savage-Dunham discussed the rezoning effort of Queen Anne's Corner in Norwell and efforts to reach out to both Rockland and Norwell.

Gordon Carr informed the Board of the Master Plan progress, and noted the newly activated online survey.

As there was no other business, the meeting was adjourned at 9:10 PM.

Respectfully Submitted,

Sherry Robertson
Administrative Assistant