

Minutes
Regular Meeting

January 30, 2017

HINGHAM PLANNING BOARD
January 30, 2017 @ 7:00 PM – Central North

Present: Planning Board Members, **Judith S. Sneath, Chairman, Sarah H. Corey*, Jenn Gay Smith and Gary Tondorf-Dick.** Also present: Community Planning Director, Mary Savage-Dunham

*arrived at 8:30 pm

Planning Board Agenda

7:00 PM Scenic Roads Hearings: 0 & 91 Lazell St
Request to Withdraw Without Prejudice

7:05 PM Public Hearings On Zoning Articles – Joint Hearing with the ZBA
-Lot Width
-Lot Area and Lot Line Definitions
-Changes to Nonconforming Accessory Structures

PB to assign members to take the lead on specific zoning and general articles. Advisory is hearing the Articles February 28th and voting March 2nd.

Old/New Business:

1. Review and Adoption of Minutes: December 19, 2016; January 9, 11, & 23, 2017
2. Master Plan: Draft goals and Objectives – Schedule next work session

Hearing(s)

7:00 PM Scenic Roads Hearings: 0 & 91 Lazell St
Request to Withdraw Without Prejudice

The Board moved, seconded and so voted to grant the request to withdraw without prejudice the Scenic Roads applications at 0 Lazell Street and 91 Lazell Street.

7:05 PM Public Hearings On Zoning Articles – Joint Hearing with the ZBA
-Lot Width
-Lot Area and Lot Line Definitions
-Changes to Nonconforming Accessory Structures

Robyn Maguire and Joe Freeman from the ZBA and Emily Wentworth, Senior Planner joined the meeting for the discussion of the pending zoning articles. The first article discussed was Lot Width. The Planner gave some introductory background and the Board began to discuss intent of the change which as stated was to have a minimum lot width for some distance into the lot from the front property line. The discussion included some history on the existing lot shape (circle) requirement, as well as a discussion of some of the existing lot configurations that are seen as problematic. The Boards discussed using a rectangle or square as the shape, and, if there should be a requirement for the principal dwelling to be in the shape area. The Board asked staff to modify the language for the next hearing. The next article discussed included lot area and lot line definitions. The intent of the lot area change is to not use the irregular “tail” shaped portions of parcels towards the minimum lot area. The definitions are for clarity. The Boards provided direction and staff will revise language for the next meeting. The last article discussed was Changes to Nonconforming Accessory Structures. The Chair noted this has been discussed for the two previous years also. The presentation focused on what language was new in this draft. The Boards raised questions about the language and suggested some possible revisions to the text. Staff will modify the language for the next hearing. The Board indicated that they may vote on some of these articles at the next meeting. The Board then continued these public hearings to the meeting of February 13, 2017.

The Chair reminded the Board members to review their material in advance on Monday’s hearing and to advise the Planner if they have outstanding questions. As there was no other business, the meeting adjourned at 9:35 PM.

Respectfully submitted,

Dolores A. DeLisle
Administrative Assistant