

HINGHAM PLANNING BOARD MINUTES

January 31, 2022 @ 7:00 PM

REMOTE MEETING

Planning Board Members Present Remotely: Kevin Ellis, Gary Tondorf-Dick, Judith Sneath, Gordon Carr, Rita DaSilva

Also Present: Emily Wentworth, Community Planning Director; Michael Silveira, Senior Planner; Susan Murphy, Esq., Special Real Estate Counsel; Jennifer Oram, Zoning Administrator

Members Absent: None

At 7:03 p.m. Chair Ellis called the Planning Board meeting to order and stated the following:

“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 20 of the Acts of 2021 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.”

Hearing(s)

Chair Ellis stated the meeting was a continuation of the January 24, 2022 meeting of the Planning Board as related to proposed zoning articles. Chair Ellis opened the hearing regarding the proposed **Residential Accessory Uses** article.

Ms. Wentworth discussed the Zoning Board of Appeals’ proposed edits to the article since the last hearing.

There was discussion regarding the purpose of the changes.

Attorney Murphy discussed the changes to clarify the article related to residential and non-residential uses and to expand review criteria for both.

There was discussion regarding moving the current introductory paragraph, potential additional edits for clarity, and a suggestion to update and provide the updated document to the Board for their review.

Chair Ellis moved to continue the hearing on Residential Accessory Uses until the February 7, 2022 meeting of the Planning Board starting at 7:00pm.

Second: Judith Sneath

In Favor: Gary Tondorf-Dick, Rita DaSilva, Gordon Carr, Judith Sneath, Kevin Ellis

Opposed: None

Chair Ellis stated the **Special Permits and Site Plan Review Procedures and Tree Protection and Preservation** would be discussed together.

Ms. Priya Howell was present to discuss the Tree Protection and Preservation article.

There was discussion regarding how to address trees being removed as part of a subdivision road layout versus site plan review, Subdivision Rules and Regulations, Flexible Residential Developments, special permits and site plan review, establishing a tree fund, revolving funds, lookback for tree removal, front tree yards, existing conditions surveys, grading considerations, scope/timing of Planning Board's review of tree removal and enforcement.

Chair Ellis stated the next matter was the Special Permits and Site Plan Review Procedures proposed amended zoning article. Ms. Wentworth gave an overview of the discussions regarding the proposed article to date.

There was discussion regarding application timing and lapse provisions and submittal requirements including: scaled and dimensioned plans, major and minor site plan review submittals, licensed professionals required to prepare certain submittal requirements, newly defined terms, import/export of materials, Operations and Management Plans and traffic studies.

There was discussion regarding design and performance standards including: replacement of existing criteria with newly proposed standards, proposed tree preservation by-law language, stormwater standards, peer review landscape architects, utilities, traffic, lighting, approval criteria and conditions imposed by the Planning Board and Master Plan considerations.

There was discussion regarding site plan review approval criteria and waivers.

Chair Ellis moved to continue the hearing on the "Special Permits and Site Plan Review Procedures" zoning article to February 7, 2022 at 7pm and to continue the hearing on the "Tree Protection and Preservation" zoning article to February 7, 2022 at 7pm.

Second: Gary Tondorf-Dick

In Favor: Judith Sneath, Rita DaSilva, Gordon Carr, Gary Tondorf-Dick, Kevin Ellis

Opposed: None

Chair Ellis moved to adjourn the meeting at 10:00 p.m.

Second: Judith Sneath

In Favor: Gordon Carr, Gary Tondorf-Dick, Rita DaSilva, Judith Sneath, Kevin Ellis

Opposed: None

Respectfully submitted,

Tracy L. Altrich
Administrative Assistant, Community Planning

Application Materials:

Zoning Articles

1. *Residential Accessory Uses Article*
2. *Section III-J Mark-Up, dated January 21, 2022*
3. *Accessory Uses Presentation, dated January 24, 2022*
4. *Special Permits and Site Plan Review Procedures Article*
5. *Site Plan Review/Special Permit Presentation, dated November 29, 2021*
6. *Section I Excerpt from Draft Zoning Article - Clean Version, dated January 21, 2022*
7. *Tree Protection Article Annotated with Tree Preservation Measure incorporated into Site Plan Review*
8. *Special Permits and Site Plan Review Presentation, dated January 24, 2022*