

HINGHAM PLANNING BOARD
February 27, 2017 @ 7:00 PM – Central North

Present: Planning Board Members, **Judith S. Sneath, Chairman, William C. Ramsey, Clerk, Sarah H. Corey, Gary Tondorf-Dick and Jennifer Gay Smith.** Also present: Community Planning Director, Mary Savage-Dunham and Dolores DeLisle, Administrative Assistant

Planning Board Agenda

- 7:00 PM Definitive Subdivision: 29 Canterbury Street**
Request to Continue Public Hearing March 6, 2017 and Request to Extend
Deadline for Filing the Board’s Certificate of Action to April 6, 2017

39 & 47 Canterbury Street – Site Plan Reviews under Section IV-B (6)b of the
Zoning By-law for the construction of two single family homes and Special
Permit A3 for Common Driveway Under Section V-I of the Zoning By-law
- 8:00 PM 578 Main Street – South Shore Baptist Church**
Cellco Partnership d/b/a Verizon Wireless
Site Plan Review in Association with a Special Permit A2 - Request for Waiver of
Public Hearing and Request for Waiver of Site Plan Review
- 8:15 PM Public Hearings on Zoning Articles – Joint with ZBA**
-Regulation of the Sale and Consumption of Marijuana Not Medically Prescribed
-Lot Area and Lot Line Definitions
-Lot Width
-Changes to Nonconforming Accessory Structures
-Parking Design Standards
- 9:15 PM Form A Plan: Map 188 Plots 26 & 29, aka 170 Gardner Street and 1**
Gardner Terrace - Joseph Kennedy

Old/New Business:

1. Review and Adoption of Minutes from Previous Meetings
2. Administrative Reports

Hearing(s)

- 7:00 PM Definitive Subdivision: 29 Canterbury Street**
Request to Continue Public Hearing March 6, 2017 and Request to Extend
Deadline for Filing the Board’s Certificate of Action to April 6, 2017

The Chair opened the meeting and read aloud the Applicant’s Request to Continue. The motion was Made, Seconded and SO VOTED to **APPROVE** the Request to Continue the hearing to the meeting of 3/6/2017.

39 & 47 Canterbury Street – Site Plan Reviews under Section IV-B (6)b of the
Zoning By-law for the construction of two single family homes and Special
Permit A3 for Common Driveway Under Section V-I of the Zoning By-law

Present for the Applicant were Jeff Tocchio, Attorney, and Gary James, James Engineering. John Woodin, Realty Assets Trust, joined the meeting at 7:35 PM. Also present was John Chessia, Chessia Consulting, peer review engineer for the Planning Board. Mr. Tocchio presented a summation of recent changes to the project. He apologized to the Board for the late filings. They have tackled the drainage issues, which includes the common use of the subdivision. He reviewed the Chessia Consulting narrative as follows: They have relocated the common driveway at Lot 4 and, because Canterbury Street is an old road with rudimentary draining, they have expanded the drainage diversion to the south to Patterson Pond swamp, further explaining that drainage will be caught in a catch basin and drained down through

underground piping. He stated that 240 s.f. would drain into the public way, adding that the rudimentary French drain could be improved. He was asked if they plan to use a cul-de-sac, which he confirmed. He was advised that the By-Law for a common driveway would require a Variance from the ZBA. He stated that the common driveway is not dependent on the subdivision and stands alone on two separate applications.

Mr. Chessia stated that, regarding the pond, there should be focus on water rate and ledge issues. He was asked if two driveways could be built and he responded that the common driveway is an improvement. A public comment was in regard to a concern with water runoff. Mr. Tocchio added that there would be a DPW meeting at the end of the following week. The Board requested that new plan sets be delivered.

A motion was Made, Seconded and SO VOTED to **APPROVE** a Continuance of the hearing to 3/13/2017 and an extension of the Decision deadline to 3/28/2017.

8:00 PM 578 Main Street – South Shore Baptist Church
Cellco Partnership d/b/a Verizon Wireless
Site Plan Review in Association with a Special Permit A2 - Request for Waiver of Public Hearing and Request for Waiver of Site Plan Review

Present for the Applicant was Dan Klasnick, Attorney, who explained that the waivers were requested for the installation, maintenance and operation of a concealed Personal Wireless Service Facility. The Board heard a brief description of the project and was advised that the Historic Districts Commission had already issued a Certificate of Appropriateness for the project, which included conditions regarding screen the mechanicals. The Board determined that there were no other site plan review criteria triggered by the application, and noted that the Board of Appeals would hold a duly noticed public hearing on 3/15/2017.

The Board found that the project constitutes a Minor Site Plan in accordance with Section I-I.5.b of the By-Law and **VOTED** to Waive the Public Hearing Requirement and to Waive the Requirement for Site Plan Review completely.

8:15 PM Public Hearings on Zoning Articles – Joint with ZBA
-Regulation of the Sale and Consumption of Marijuana Not Medically Prescribed
-Lot Area and Lot Line Definitions
-Lot Width
-Changes to Nonconforming Accessory Structures
-Parking Design Standards

The Chair read the language from the current Zoning Article drafts. Following discussion, amended language was recommended for Lot Area and Lot Line Definitions, Lot Width and Parking Design Standards. A motion was made to continue discussion on Changes to Nonconforming Accessory Structures to the meeting of 3/6/2017.

9:15 PM Form A Plan: Map 188 Plots 26 & 29, aka 170 Gardner Street and 1 Gardner Terrace - Joseph Kennedy

The Applicant, Joseph Kennedy, advised the Board that the objector to the Form A Plan at the previous hearing of 1/9/2017 has withdrawn their objection. Both parties involved with the application were noticed via a mailed agenda copy. A motion was Made, Seconded and SO VOTED to **ENDORSE** the Form A Plan.

As there was no other business, the meeting adjourned at 10:25 PM.

Respectfully submitted,

Dolores A. DeLisle
Administrative Assistant