

HINGHAM PLANNING BOARD MINUTES

April 25, 2022 @ 7:00 PM

REMOTE MEETING

Planning Board Members Present Remotely: Kevin Ellis, Judith Sneath, Gordon Carr, Rita DaSilva

Also Present: Emily Wentworth, Community Planning Director; Michael Silveira, Senior Planner

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 Judith Sneath would be joining shortly.

Chair Ellis stated the first matter would be an **Approval Not Required (ANR) application for 128 Derby Street.**

Jeffery Tocchio, Esq. appeared on behalf of the applicant, Schulman Realty.

Attorney Tocchio presented the plan and gave background on the two parcels to be aggregated under the ANR plan.

Chair Ellis asked for Member comment.

There was discussion regarding utilities and use of parcel to enhance carrier truck passage for car dealership.

Based on the information submitted and presented during the hearing Chair Ellis MOVED to endorse, pursuant to MGL c. 41 § 81P, the plan entitled “Approval Not Required Plan of Land,” for the property located at 128 Derby Street, prepared by Crocker Design Group, 2 Sharp Street, Unit B, Hingham, MA, dated March 23, 2022.

Second: Rita DaSilva

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

Opposed: None

Chair Ellis stated that the next matter was a **Continuation Request for 2 Feeley Lane**, continuing the Site Plan Review to May 9, 2022 and Decision deadline to June 9, 2022.

Chair Ellis MOVED to continue the hearing on an application from Daniel and Sarah Bravo for Site Plan Approval under §§ I-I and IV-B.6 and waivers under § I-I of the Zoning By-Law and such other relief as necessary to construct a single-family dwelling and other improvements at 2 Feeley Lane in Residence District A to May 9, 2022 at 7pm and extend the decision deadline to June 9, 2022.

Second: Rita DaSilva

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

Opposed: None

Chair Ellis stated that the next matter was a **Continuation Request for 4 Feeley Lane**, continuing the Site Plan Review to May 9, 2022 and Decision deadline to June 9, 2022.

Chair Ellis MOVED to continue the hearing on an application from Brian and Kyra Davis for Site Plan Approval under §§ I-I and IV-B.6 and waivers under § I-I of the Zoning By-Law and such

other relief as necessary to construct a single-family dwelling and other improvements at 4 Feeley Lane in Residence District A to May 9, 2022 at 7pm and extend the decision deadline to June 9, 2022.

Second: Gordon Carr

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

Opposed: None

Chair Ellis stated that the next matter was a **Continuation Request for 6 Feeley Lane**, continuing the Site Plan Review to May 9, 2022 and Decision deadline to June 9, 2022.

Chair Ellis MOVED to continue the hearing on an application from Nicholas Keller and Kerrie Molloy Keller for Site Plan Approval under §§ I-I and IV-B.6 and waivers under § I-I of the Zoning By-Law and such other relief as necessary to construct a single-family dwelling and other improvements at 6 Feeley Lane in Residence District A to May 9, 2022 at 7pm and extend the decision deadline to June 9, 2022.

Second: Gary Tondorf-Dick

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

Opposed: None

Chair Ellis stated the next matter was **Site Plan Review and Special Permit A3 Extension Requests for Gill Research Drive, LLC for 73 Abington Street**.

Attorney Tocchio appeared on the applicant's behalf. Attorney Tocchio described the request to extend the 2019 approvals granted to the prior owner of the property to May 22, 2023 and work with other Town Boards to do the same.

There was discussion regarding any potential impacts to other previously permitted projects and access between abutting parcels.

Chair Ellis stated Member Sneath had joined the meeting.

Chair Ellis MOVED To grant the request of Gill Research Drive, LLC to extend the lapse date for the Site Plan Approval and Special Permit A3 Parking Determination, both issued February 15, 2019, for 73 Abington Street in accordance with §§ I-I, 7 and I-J, 6 of the Zoning By-Law, to May 22, 2023.

Second: Gary Tondorf-Dick

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

Opposed: None

Chair Ellis stated the next matter would be the **Preliminary Subdivision at 261 Gardner Street**.

Walter Sullivan, Esq., Joseph Cincotta, Applicant and Phil Henry, Project Engineer were present to discuss the application.

Attorney Sullivan gave background on the application.

Mr. Cincotta gave additional background on the proposed four lot subdivision.

Mr. Henry presented plans and discussed the subdivision layout, standards, stormwater, infiltration structures, runoff and future site plan review for individual lots.

There was discussion regarding Subdivision Rules and Regulations, limited residential streets, maximum number of lots, requirements related to drainage lots, potential and existing Form A lots, the three proposed rear lots gaining access from the subdivision roadway, public versus private roadways, status of existing easements shown on subdivision plans and how they would be dealt, cul de sac, stormwater, drainage structure and shape of roadway.

Chair Ellis asked for public comment.

Marty McGinnis, 21 Peter Hobart Drive, expressed support of plan and concern about the current street corner and access to Gardner Street and what could be done to improve the turn onto Gardner Street.

Chair Ellis MOVED to approve the application of Joseph Cincotta for Approval of a Preliminary Plan under the Subdivision Control Law and § 3, B of the Board's Rules & Regulations for the property located at 261 Gardner Street in Residence District B.

Second: Gary Tondorf-Dick

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

Opposed: None

Chair Ellis stated the next matter would be the **Meeting Minutes of April 11, 2022.**

There was brief discussion regarding previous minutes.

Chair Ellis MOVED to approve the Planning Board Meeting Minutes of April 11, 2022 as presented.

Second: Gary Tondorf-Dick

In Favor: Rita DaSilva, Judith Sneath, Gordon Carr, Kevin Ellis

Opposed: None

Chair Ellis stated the next matter was the **Town Meeting By-Law Amendment Presentations.**

There was discussion regarding logistics for Town Meeting, designated seating, Members to address certain questions, Moderator's meeting, Scenic Roadways, MBTA Guidelines and Planning Board Member attendance at the Select Board's meeting on April 26th.

Chair Ellis MOVED to adjourn the Planning Board meeting at 8:13pm.

Second: Judith Sneath

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

Opposed: None

Respectfully submitted,

Tracy L. Altrich
Community Planning Assistant

Meeting Materials:

128 Derby Street

1. *Application Cover Letter, dated April 12, 2022*
2. *Form A Application*
2. *ANR Plan, dated March 23, 2022*

73 Abington Street

1. *Permit Extension Request, dated April 11, 2022*
2. *Site Plan Approval Decision, dated February 15, 2019*
3. *Special Permit A3 Decision, dated February 15, 2019*

261 Gardner Street

1. *Application Cover Letter, dated April 15, 2022*
2. *Form B Application, dated April 8, 2022*
3. *Preliminary Subdivision Plans*
4. *261 Gardner Property Information Card*
5. *265 Gardner Easement and Deeds*
6. *Existing Conditions Plan*
7. *Board of Health Comments, dated April 21, 2022*
8. *Subdivision Approval, dated March 4, 1969*

9. *Approved Subdivision Plan, dated February 7, 1969*
10. *Subdivision Modification, dated July 15, 2011*
11. *Approved Subdivision Modification Plan, dated June 27, 2011*