

HINGHAM PLANNING BOARD

May 4, 2020 @ 7:00 PM

REMOTE MEETING

Present Remotely: Planning Board Members: **William Ramsey, Judith Sneath, Gordon Carr, and Kevin Ellis**, Town Counsel Susan Murphy, Community Planning Director, Mary Savage-Dunham, Administrative Assistant Sherry Robertson

Absent: Gary Tondorf-Dick

Planning Board Agenda

Remote Meeting information

Join Zoom Meeting <https://zoom.us/join>

Call in Number: 1-929-205-6099

Meeting ID: 959 0088 2455

Please Note: Plans and application materials for the items on this agenda can be viewed on the Planning Board webpage under Applications Pending at <https://www.hingham-ma.gov/767/Applications-Pending>.

This meeting is being held remotely as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending 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.

7:00 PM Call to Order

Reopening of Discussion of 29 Cushing Ave

Request for Site Plan Review under Section IV-B.6.b with partial waivers for the raze and rebuild of a single family residence and the associated site disturbance.

Reopening of Discussion of 51 Free Street – Site Plan Review under Section IV-B.6.b

Request for Site Plan Review under Section IV-B.6.b with partial waivers for the raze and rebuild of a single family residence and the associated site disturbance.

Reopening of Discussion of 6 Jordan Way – Canterbury Street, LLC

Request for site plan review under Section IV-B.6.b for construction of a new single family house.

Ratification of Votes taken April 13, 2020

- **213 Cushing Street – COREY’S WAY MODIFIED DEFINITIVE SUBDIVISION PLAN**
Request to Continue the Hearing to May 11, 2020 and extend the decision deadline to July 11, 2020
- **James E. Bristol, III & David B Bristol, Trustees, Old Derby Nominee Trust: 306 & 392 Whiting Street. Special Permit A3 and Site Plan Review**
Request to continue the hearing to May 11, 2020 and extend the decision deadline to June 11, 2020.
- **Hingham Farmers Market - 95 OTIS STREET- Special Permit A3 and Site Plan Review**
Request to continue the hearing to May 18, 2020 and extend the decision deadline to June 11, 2020.
- **38 Jones Street – Gerry Rankin, Preliminary Subdivision**

Request to continue the hearing to May 11, 2020 and extend the Decision Deadline to June 18, 2020.

- **W/S/M Hingham Properties LLC. - Derby Street Shoppes, 100 Derby Street – Special Permit A3 and Site Plan Review**

Request to Continue the Hearing to May 11, 2020 and extend the Decision Deadline to June 16, 2020.

Discussion of Future Schedule and Agendas

Adjourn

Hearing(s)

7:00 William Ramsey explained the procedures that will be followed for the remote meeting, and read the statement regarding the Open Meeting Law during the current State of Emergency.

29 Cushing Ave

Project Engineer John Cavanaro was present on video. He noted peer review engineer Pat Brennan's comments and responded to his letter of March 16, 2020. Mr. Cavanaro also mentioned that a site visit was recently held on April 9, 2020, and that they have addressed Pat Brennan's previous concerns. Pat Brennan was also present on the video conference. Mr. Brennan stated that subsurface drainage was added to improve the run off from the site and they added additional trench drains on the site. He said there were only a couple more items for the Board to condition, regarding the retaining all over four feet in height which would need a building permit, and construction sequencing plan detailing erosion controls during construction. William Ramsey noted that the Board received Pat Brennan's letter and asked Mr. Brennan if he is comfortable with the drainage plan. Pat Brennan said that he is comfortable with the plan and that the calculations are conservative, as they don't take into account the infiltration trenches so there should not be any additional runoff. William Ramsey noted that an abutter, Mr. Bonner, had written his concern for his garage that abuts the property. John Cavanaro stated that a structural engineer has analyzed it making sure it is set back from excavation, and they will be sure to monitor it during construction. The Board asked questions about the retaining wall and about abutter protection during excavation. John Cavanaro noted that the landscape plan prepared by Sean Papich plans low growth plants to help catch runoff which will also help to improve the site from the way it is currently.

William Ramsey asked for public comment. Michael Mullaey of 14 Cushing Avenue was present on the video call and stated that he is concerned about the trucks during construction. He wonders if they will end up cutting the recently paved road, and asked if the retaining wall needs variances. William Ramsey explained that if variances are needed, that would be an issue for the Zoning Board of Appeals, and he asked the applicant team to address the other questions. John Cavanaro explained that all material will not be taken out at once and mitigation and erosion controls will be inspected during construction. William Ramsey noted that the hours of operation can be limited and that violations to that are dealt with by the Building Commissioner.

Debra Avila of Cushing Avenue stated that she was a direct abutter of the property and had not heard from the new owners of the home. She stated that she felt that the impact this will have on the neighborhood has been misrepresented. Chris Moran of Mann Street stated that while views in the neighborhood will be impacted, this is normal in this area, as many people are building larger homes. He stated that he wants to make sure that the drainage and runoff is dealt with carefully. John Cavanaro addressed the fact that the site is on a slope, which is why the Planning Board is required to review the plan, and he stated that the project has an overabundance of stormwater management planned. George and Nina Carrick of 26 Cushing Avenue were also present on the call and stated their support for the project. Charlie Genovese of 22 Cushing Avenue called in to the meeting and also stated his support for the project. Kitty Pinch, the applicant, stated that they worked to be considerate of the neighbors while designing the project. Charlie Nelson of 37 Cushing Avenue stated that they were unaware of these plans.

The Board then deliberated and reviewed the criteria for Site Plan Review noting findings and discussing conditions.

Motion: William Ramsey made a motion to approve the applicant's request for a waiver to submit a traffic plan.

Second: Judith Sneath

In Favor: William Ramsey, Judith Sneath, Gordon Carr, Kevin Ellis

Opposed: none

Motion: William Ramsey made a motion to Approve Site Plan Review for the construction of a single family residence at the property known as 29 Cushing Avenue as shown on the plans titled "Site Plan Review 29 Cushing Avenue Hingham MA 02043" dated 2/18/2020, revised to 3/11/2020 sheet, prepared by Cavanaro Consulting, the "Landscape Plan" prepared by Sean Papich Landscaping Architecture for 29 Cushing Avenue, dated March 19, 2020, 1 sheet, and the Pinch Residence Architectural Plan Set prepared by Sally Weston dated 12/10/2019, revised 4/8/2020, and SWA garage plans dated 4/16/2020, as presented at the hearings, with the findings and subject to the conditions as discussed tonight.

Second: Judith Sneath

In Favor: William Ramsey, Gordon Carr, Judith Sneath, Kevin Ellis

Opposed: none

51 Free Street – Site Plan Review under Section IV-B.6.b

The applicants, Mr. and Mrs. Misdea were present on the video conference as well as project engineer, Kevin Grady of Grady Consulting. Mr. Grady reviewed the site plan review criteria pertaining to this site, as were discussed at the meeting held in March. He mentioned the turnaround in the driveway as required by the fire department. Mr. Grady explained that they found if the proposed home is moved several feet, the driveway can meet the requirements. Kevin Grady shared the site plan and landscape plan, noting screening along the abutting properties. Peer review engineer Pat Brennan was also present on the video conference. He noted that his comments had been addressed, reminding the Board he had recommended that a structural engineer review the retaining wall. William Ramsey noted that the abutters at 47 Free Street and 55 Free Street had submitted letters of support for the project. The Board reviewed the criteria for Site Plan Review, noting findings and conditions.

Motion: William Ramsey made a motion to Approve Site Plan Review for 51 Free Street as shown on the plans titled "Site Plan 51 Free Street, Hingham, Massachusetts", prepared by Grady Consulting, LLC, prepared for Antonio Misdea, dated January 30, 2020, revised March 27, 2020, 3 sheets, as presented at the hearings, with the findings and subject to the conditions discussed.

Second: Judith Sneath

In Favor: Gordon Carr, Judith Sneath, Kevin Ellis, and William Ramsey

Opposed: none

6 Jordan Way – Canterbury Street, LLC

The Applicant John Wooding and project engineer Gary James were present on the video conference, as well as peer review engineer John Chessia. John Woodin explained that the lot is up behind the cul-de-sac in the subdivision. Mary Savage-Dunham shared the plans on the screen and John Woodin discussed the landscaping plans for this lot. John Chessia noted that the lot falls under all approved drainage and erosion controls that were approved for the subdivision. He stated that the manholes should be accessible in order to be maintained, and recommended the Board be specific in what will be required for the landscaping of this lot.

There was no public comment.

The Board reviewed the chart of site plan review criteria and discussed conditions.

Motion: Kevin Ellis made a motion to Approve Site Plan Review for #6 Jordan Way, as shown on the plans titled "6 Jordan Way, Hingham, MA" dated February 20, 2020, revised to March 26, 2020, prepared by James Engineering, Inc., prepared for Canterbury Street LLC, as presented at the hearings, with the findings and subject to the conditions discussed.

Second: William Ramsey

In Favor: Gordon Carr, Kevin Ellis, Judith Sneath, William Ramsey

Opposed: none

Ratification of Votes taken April 13, 2020

- **213 Cushing Street – COREY’S WAY MODIFIED DEFINITIVE SUBDIVISION PLAN**
Motion: William Ramsey made a motion to approve the applicant’s Request to Continue the Hearing to May 11, 2020 and extend the decision deadline to July 11, 2020
Second: Judith Sneath
In Favor: William Ramsey, Judith Sneath, Kevin Ellis, Gordon Carr
Opposed: none
- **James E. Bristol, III & David B Bristol, Trustees, Old Derby Nominee Trust: 306 & 392 Whiting Street. Special Permit A3 and Site Plan Review**
Motion: William Ramsey made a motion to approve the applicant’s Request to continue the hearing to May 11, 2020 and extend the decision deadline to June 11, 2020.
Second: Judith Sneath
In Favor: William Ramsey, Judith Sneath, Gordon Carr, Kevin Ellis
Opposed: none
- **Hingham Farmers Market - 95 OTIS STREET- Special Permit A3 and Site Plan Review**
Motion: William Ramsey made a motion to approve the applicant’s Request to continue the hearing to May 18, 2020 and extend the decision deadline to June 11, 2020.
Second: Judith Sneath
In Favor: William Ramsey, Judith Sneath, Gordon Carr, Kevin Ellis
Opposed: none
- **38 Jones Street – Gerry Rankin, Preliminary Subdivision**
Motion: William Ramsey made a motion to approve the applicant’s Request to continue the hearing to May 11, 2020 and extend the Decision Deadline to June 18, 2020.
Second: Judith Sneath
In Favor: William Ramsey, Judith Sneath, Gordon Carr, Kevin Ellis
Opposed: none
- **W/S/M Hingham Properties LLC. - Derby Street Shoppes, 100 Derby Street – Special Permit A3 and Site Plan Review**
Motion: William Ramsey made a motion to approve the applicant’s Request to Continue the Hearing to May 11, 2020 and extend the Decision Deadline to June 16, 2020.
Second: Judith Sneath
In Favor: William Ramsey, Judith Sneath, Gordon Carr, Kevin Ellis
Opposed: none

Discussion of Future Schedule and Agendas

The Board discussed upcoming agendas and necessary timeframes.

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

Respectfully Submitted,

Sherry Robertson
Administrative Assistant