

**HINGHAM PLANNING BOARD**

May 18, 2020 @ 7:00 PM  
REMOTE MEETING

**Present Remotely:** Planning Board Members: **William Ramsey, Judith Sneath, Gordon Carr, Gary Tondorf-Dick, and Kevin Ellis**, Community Planning Director, Mary Savage-Dunham, Administrative Assistant Sherry Robertson

**Planning Board Agenda**

**Remote Meeting information**

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

**Call in Number: 1-929-205-6099**

**Meeting ID: 869 9092 9074**

**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**

**Form A Plan – 156 East Street/220 Summer Street**

**100 Industrial Park Road**

Request for Site Plan Review under § I-G and § I-I and a Special Permit A3 Parking Determination and/or Waivers under § V-A, and such other relief as necessary as part of an application to redevelop the property for use as a Warehousing and Shipping operation.

**Hingham Farmers Market - 95 OTIS STREET (formerly known as 31 Otis St)**

Request for a Special Permit A3 parking determination under §V-A and §I-J along with a Site Plan Review in Association with a Special Permit A2 under §I-G and §I-I of the Zoning By-Law and such other relief as necessary to allow for a modification to the existing permits including but not limited to a change in the location of the Farmers Market and vendor parking, and approval for 47 vendor spaces at the HINGHAM BATHING BEACH, 95 OTIS STREET, located in the Official and Open Space and Hingham Harbor Overlay Districts.

**306 Whiting Street - James E. Bristol, III & David B Bristol, Trustees, Old Derby Nominee Trust**

Request for waiver of Site Plan Review under § I-G and § I-I and a Special Permit A3 Parking Determination and/or Waivers under § V-A, and such other relief as necessary as part of an application to convert existing storage space for use as a function room, in the Office Park and South Hingham Development Overlay Districts.

**Definitive Subdivision Plan- Southwood Pointe**

Request for Rescission of the referenced subdivision and release of associated covenants as the subdivision was never constructed or commenced, and has expired as a matter of law. Moreover, portions of certain lots subject to the lapsed subdivision approval have subsequently been granted ANR approval; namely, those portions of the lots contains as part of the plan entitled “Approval Not Required Plan 141 Derby Street Hingham, MA Plymouth County”, dated August 27, 2013 and recorded with the Plymouth County Registry of Deeds as Plan No. 569 of 2013, Plan Book 58, Page 442.

**Review and Adoption of Minutes from previous meetings:**

**Administrative Reports**

**Adjourn**

<b>Hearing(s)</b>
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**Form A Plan – 156 East Street/220 Summer Street**

Engineer Gary James was present remotely and shared his screen while explaining how they are proposing to divide the parcel. Gary Tondorf-Dick and Gordon Carr expressed concerns regarding future enforcement, as the lots are for sale and being marketed differently. Gary James explained that the barn belongs to one lot, but will be accessed using the other lot. He said that attorney Walter Sullivan is working on drafting the language for this issue. William Ramsey noted that the question for the Board is whether this plan meets Form A requirements. Gary James explained the square footage and frontage of each lot, stating that each lot has 40,000 square feet so it meets zoning requirements. He said that when it gets to the Site Plan Review process, the plan will show the easements and he will have the legal documents. The Board agreed that further explanation is needed, and so the applicant requested to continue the hearing.

**Motion:** William Ramsey made a motion to continue the hearing to June 1, 2020.

**Second:** Gary Tondorf-Dick

**In Favor:** William Ramsey, Gary Tondorf-Dick, Judith Sneath, Gordon Carr, and Kevin Ellis

**Opposed:** none

**100 Industrial Park Road**

Kevin Hixson of BL Consulting was present remotely to explain the project. He explained that there are two buildings on the property at this time, and they plan to keep only the larger building which is 140,000 square feet to be used as a distribution center for Amazon. He reviewed the required parking and stated they are asking for reduced landscaping in the parking lot. He stated that they will be providing a grading and drainage plan. The applicant indicated that they will be before the Conservation Commission in the near future as well. Jeff Dirk of Vanasse and Associates was present remotely. Mr. Dirk analyzed the traffic impact on behalf of the Board. He stated that the study area should be expanded to include the Old Derby Street intersection and also focus on the dynamics of traffic flow onto the site. Police Chief Olsson was present on the call and noted the history of accidents near this intersection, expressing the need to make sure to get this right to avoid negative impact on traffic. Judith Sneath asked if there is capacity for the increased traffic in this area. Jeff Dirk stated that there is enough capacity, noting that the width of the nearby bridge causes traffic to slow in the area.

John Chessia of Chessia Consulting Services was present and reviewed some of his written comments. He stated that the stream that is located on one side of the site needs to be considered when designing the drainage. He also stated that the site needs more screening from the street and that more detail needs to be

provided. Kevin Ellis asked about the proposed clearing of the scrub pine area and asked for them to give more detail on the landscaping plan. He asked if any green space can be incorporated into aspects of the building.

Kevin Hixson stated that they will be taking the comments into consideration and will look at addition area to add some screening.

Gary Tondorf-Dick also asked if there is any way to have more plantings or traffic islands.

The Board asked questions about traffic flow and types of vehicles that will be entering and exiting the site, as well as hours of operation.

Carol Myers a journalist from the Hingham Anchor was on the call and asked about the number of employees at the site. Kevin Hixson stated that the site will have about 118 employees.

Since there were no other comments, the applicant agreed to return to a future meeting.

**Motion:** William Ramsey made a motion to act favorably on the applicant's request to continue the hearing to June 15, 2020.

**Second:** Gordon Carr

**In Favor:** William Ramsey, Gordon Carr, Gary Tondorf-Dick, Judith Sneath, and Kevin Ellis

**Opposed:** none

### **Hingham Farmers Market - 95 OTIS STREET (formerly known as 31 Otis St)**

Mark Cullings was present remotely on behalf of the Hingham Farmers Market. He stated that they are working with the Trustees of the Bathing Beach and requesting to move to new parking area since the construction of the new concessions building. He noted on the plan the location of the vendor spaces and the location of the handicap spaces. Police Chief Olsson was present remotely and stated that the handicap parking needs to be accessible or perhaps can have drop off area. He said he is concerned about them backing up and concerned about aisle widths and shrubbery on the 3A side of the site. Gordon Carr stated that he thinks the vendor placement is a creative solution and that this is a sound proposal. Kevin Ellis agreed, as long as the police comments are addressed. Gary Tondorf-Dick asked questions about the pedestrian access to the site. Judith Sneath stated that it may be helpful to see a parking table and analysis from previous approvals. Alan Perrault from the Trustees of the Bathing Beach stated that they are going before the Zoning board of Appeals this week and will work with Mary Savage-Dunham and Emily Wentworth to get the specific parking count. William Ramsey thanked the applicants and the Board agreed it would be best to continue to give the applicant time to work on the parking count and address the Police Chief's comments as well as work with the building commissioner regarding the handicap spaces. The applicant requested to continue.

**Motion:** William Ramsey made a motion to act favorably on the applicant's request to continue the hearing to June 1, 2020.

**Second:** Kevin Ellis

**In Favor:** William Ramsey, Kevin Ellis, Gordon Carr, Judith Sneath, Gary Tondorf-Dick

**Opposed:** none

### **306 Whiting Street - James E. Bristol, III & David B Bristol, Trustees, Old Derby Nominee Trust**

Attorney Jeff Tocchio was present remotely. Mr. Tocchio explained that the proposal is to convert a 1200 square foot storage space to be used as a small function space. Project engineer Gabe Crocker was also present and shared the plans on the screen, indicating where the proposed function space is located within the property. Jeff Tocchio stated that they are seeking a waiver of Site Plan Review, as the project is limited to interior work, and they are asking for a Special Permit A3 parking determination. He explained that the function area will not add seats to the allowed number of 136, as when the function area is in use, they will remove the corresponding number of seats from the restaurant area. The new function area will also have a 360 square foot deck. Traffic engineer Jeff Dirk of Vanasse and Associates was present as well. Mr. Dirk conducted a review of the submitted parking study. He stated that his conclusion is that there is sufficient parking since the number seats will not change. Police Chief Olsson stated that as long as the chairs are swapped from one area for the other, he has no issues with the proposal. Kevin Ellis

asked about the bar area, where people are often seated differently, or standing. Gabe Crocker answered that while people may stand briefly, calculating the number of seats is how the parking number is reached. The Board asked questions about the number of people for the proposed functions. Jeff Tocchio stated that the functions may have about 50 people or fewer. Judith Sneath asked about the enforcement of the swapping of seats, and Jeff Tocchio explained that seating will be enforced and that these functions are to be held at off-peak times.

The Board agreed to have the applicant return at the next meeting.

**Motion:** William Ramsey made a motion to continue the hearing to June 15, 2020.

**Second:** Gary Tondorf-Dick

**In Favor:** William Ramsey, Gary Tondorf-Dick, Judith Sneath, Gordon Carr, and Kevin Ellis

**Opposed:** none

### **Definitive Subdivision Plan- Southwood Pointe**

The Board received written request from the applicant to continue the hearing to a later date.

**Motion:** William Ramsey made a motion to act favorably on the applicant's request to continue the hearing to June 1, 2020

**Second:** Judith Sneath

**In Favor:** William Ramsey, Judith Sneath, Kevin Ellis, Gordon Carr, and Gary Tondorf-Dick

**Opposed:** none

As there was no other business, the meeting was adjourned at 9:27 PM.

Respectfully Submitted,

Sherry Robertson  
Administrative Assistant