Minutes June 4, 2018
Regular Meeting

HINGHAM PLANNING BOARD

June 4, 2018 @ 7:00 PM – Central North Hearing Room

Present: Planning Board Members **Jennifer Gay Smith, Judith Sneath*, Gary Tondorf-Dick, William Ramsey and Gordon M. Carr.** Also present: Community Planning Director, Mary Savage-Dunham **joined meeting at 7:10 pm.*

Planning Board Agenda

323 North Street – James and Bernadette Ippolito
Request to continue the hearing to July 16, 2018 and extend the decision deadline to August 16, 2018

29 Canterbury Street – Endorsement of Plans

9 Short Street – Site Plan Review in Association with Building Permit

Hingham Farmers Market – 95 Otis Street
Request to continue the hearings to July 16, 2018 and extend the decision deadline to August 16, 2018

Hingham Center Playground – Town of Hingham
Site Plan Review under Section IV.b.6.a with Request for Partial Waivers of Submittal Requirements

170 Gardner Street – Red Tail Lane Definitive Subdivision
Request to continue the hearing to July 16, 2018 and extend the decision deadline to August 5, 2018

Form A Plan – 87 Hersey Street

Old/New Business:

1. Administrative Reports
2. Discussion of work program leading up to TM2019
3. Review and Adoption of Minutes from previous meetings
4. Appointments
5. Review Code of Conduct

Hearing(s)

323 North Street – James and Bernadette Ippolito
The Board approved the request to continue the hearing to July 16, 2018 and extend the decision deadline to August 16, 2018.

29 Canterbury Street – Endorsement of Plans
The Chairman opened the discussion noting that the plans had been revised after the decision and recognized John Chessia, the peer review engineer, to comment. Mr. Chessia stated that he didn't need to read through the entire memo, but, explained the iterative review process that had taken place since the Board approval and reported to the Board that the plans were ready for endorsement. Mr. Tocchio, Attorney for the Applicant, Mr. Woodin, Applicant, and Don Rose and Gabe Crocker, CHA were present for questions representing the applicant. Mr. Tocchio circulated a copy of the Form E Covenant that was going to be filed with the decision and plans at the Registry. Staff noted the documents are in order and that staff supports the endorsement. The Board then voted to endorse the plans based upon the recommendations of the peer review engineer and staff.

9 Short Street – GMJ Group LLC
Site Plan Review in Association with Building Permit
Jeffrey Tocchio was present for the applicant. He noted this property is across from the old Park & Tree Department and most recently was before the board for site plan approval related to the installation of the canopy. He explained that this was site plan approval in association with a building permit. This is a very small bump out on the building for the installation of a cooler and an accessible bathroom is being built. There are no setbacks as this is the Business A zone and is a .17 acre parcel. It is a 1,232 square foot service station built in 1952. The addition is 79 square feet which is minor. This will allow the sales area to increase from 200 square feet to 377 square feet. There are 9 parking spaces now and 6 are

required. One will be lost with this work leaving 2 surplus spaces still. The septic was recently replaced and the main change is just cooler space. The Board asked the applicant if they had complied with the conditions of approval from the canopy decision. Mr. Tocchio said they were working on coming into full compliance with those conditions and would provide documentation of catchbasin cleaning once it had been completed. After additional discussion the Board voted to approve the site plan review with conditions.

Hingham Farmers Market – 95 Otis Street
The Board approved the request to continue the hearings to July 16, 2018 and extend the decision deadline to August 16, 2018.

Hingham Center Playground – Town of Hingham
Mark Cullings and Michael Montero were present representing the interested neighborhood stakeholders who initiated this project. This is an existing parklet used predominantly for softball. There is currently dilapidated playground equipment at the back of left field. The proposal is to remove the existing equipment and install new playground equipment. The playground will shift to the left slightly to minimize conflicts with softball. The existing bench will be moved to a new location in the parklet. The neighborhood has raised the funding and will be working with the town on the implementation of the plan. The land is under the care and control of the Board of Selectmen so their approval is required prior to start of work. The Board asked some questions regarding the trees and existing conditions. The Board was supportive of the project and thanked the applicant team for bringing it forward and all of their work on it. The Board then reviewed the criteria and voted to approve Site Plan Review under Section IV.b.6.a with Request for Partial Waivers of Submittal Requirements with conditions.

170 Gardner Street – Red Tail Lane Definitive Subdivision
The Board approved the request to continue the hearing to July 16, 2018 and extend the decision deadline to August 5, 2018.

Form A Plan – 87 Hersey Street
Brendan Sherwood from Cavanaro Consulting was in attendance representing the applicant Kerry Brett on this matter. He provided the history on the parcels and the date the strucutres constructed. Both lots have not less than 20’ of frontage. After reviewing the statute the board found that the plan met the criteria for endorsement. The Board asked the applicant to clearly note on the plan that the adjacent lot was not part of the lots being acted on. The Board then endorsed the plan.

Old/New Business:

1. Administrative Reports – Mary Savage Dunham announced the June 6 rededication of the Eugene Creedon park and encouraged attendance as possible. This will be a very special ceremony honoring a great man and veteran.
2. Discussion of work program leading up to TM2019 – The Board discussed the handout. Staff indicated that some of the map changes would likely advance through staff action. The Board discussed the Downtown Overlay District and the development pressure on the district. This development pressure raises questions about the height of new structures, particularly along the edge of the DHOD adjacent to residential structures. The Board wants to look more at this section of the by-law. The Board discussed the infrastructure fees and the need to perhaps revised the South Hingham regulations. The Board felt that perhaps the HDIC could provide some guidance on this section and might be able to help. This work might inform similar discussion regarding north Hingham. The Board also wanted to revisit the 2006 zoning study group work regarding North Hingham and the Talbot’s site. This might be a good conversation to revisit. Staff will look for that information. The Board ultimately asked staff to prepare some working maps to help guide the next discussion about the DHOD. Staff also noted that it was time to plan the full update of the Master Plan which was last adopted in 2001. This will be a major undertaking but very important.
3. Review and Adoption of Minutes from previous meetings - none
4. Appointments – the Board voted to appoint Jennifer M. Gay Smith to the CPC and Judy Sneath was appointed as the liason to the HDIC.
5. Review Code of Conduct – the Board discussed the Code of Conduct and some of the challenges associated with sitting on an elected Board. The Board then voted to recodify the Code of Conduct.

The meeting was adjourned at 9:16 PM.

Respectfully submitted,

Mary F. Savage-Dunham, Director of Community Planning