

HINGHAM PLANNING BOARD

June 15, 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: 891 9141 6741

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

W/S/M Hingham Properties LLC. - Derby Street Shoppes, 100 Derby Street - 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 to: 1) update the Special Permit for the Derby Street Shops with several new use categories including the primary designation of 4.17 Shopping Center; 2) to establish a parking determination for each of the above uses sought through the special permit update to the property; and 3) a Waiver of the Site Plan Review in Association with the Special Permit A2 Application because there are no physical changes being proposed to the Derby Street Shops property at this time, in association with a modification to the Special Permit A2.

38 North Street – Request for Waiver of Site Plan Review in Association with a Building Permit to allow a Medi-Spa in a space previously retail

19 & 27 Whiting Street – Merhej and Sons Realty, LLC.

Site Plan Review under §I-G and §I-I of the Zoning By-law and a Special Permit A3 parking determination, with waivers if necessary, to redevelop and construct as new retail building at the properties located at **19 & 27 Whiting Street**, located in the Business B and Accord Pond Watershed and Hingham Aquifer Protection District.

185-193 Lincoln Street LLC and Six Crow Point Realty LLC,

Site Plan Review Approval, under Sections I-G and I-I of the Zoning By-Law, and a Special Permit A3 parking determination, and such other relief as necessary, in order to reconfigure and improve the existing parking and circulation within and between the properties at **185-193 Lincoln Street, Hingham and 6**

Crow Point Lane, Hingham (the “Property”). This application for Special Permit A3 is intended to modify, and supersede, a Special Permit A2, issued on December 15, 1999, under then-Section 4.18, as former Section 4.18 no longer exists within the Schedule of Uses and has been replaced by a Special Permit A3 parking determination under Section V-A. The properties are located in the Business B Zoning District.

Adoption of Minutes – May 4 and May 11, 2020

Discussion of Appointment of Associate Planning Board member

Discussion of Article 34-Update Floodplain Map References- Discussion of recent developments with regard to the map panels and consideration of changing the recommended action on the article as a result.

Adjourn

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| Hearing(s) |
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W/S/M Hingham Properties LLC. - Derby Street Shoppes, 100 Derby Street

Victoria Maguire from WSM was present remotely. William Ramsey explained where things had been left at the previous hearing. Mary Savage-Dunham read the proposed conditions of the lookback. Town Counsel Susan Murphy explained the conditions that are still in place from the previously approved expansion and what needs to be written in the decision with regard to the shared parking model, noting that a period of three years will be in place for the applicant to provide information about how it is working. The Planning Board will then conduct a review noting compliance. Susan Murphy also stated that if the Planning Board determines the applicant has been in compliance, they may grant renewal of the permit, and that if there is a lack of compliance the Board may require changes to the renewal.

Motion: Gary Tondorf-Dick made a motion to waive site plan review.

Second: William Ramsey

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

Opposed: none

Motion: William Ramsey made a motion to approve the Special Permit A3 subject to the findings and conditions discussed.

Second: Gary Tondorf-Dick

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

Opposed: none

*Town Counsel Susan Murphy left the meeting at this time.

38 North Street

The applicants Allison Daly and Lindsey Galuli were present remotely along with the landlord of the property, Terri Benoit. The applicants explained that they are seeking a waiver of site plan review as there will be no exterior work at the site. They explained that they plan to have a med spa in this location similar to one they already operate in Easton, with thirty minute appointments. They added that they are both nurse practitioners and the services they will offer will be mainly topical, no sedation or surgical procedures, but services such as Botox injections and other non-invasive procedures. Mr. Benoit stated that it is to be located on the first floor of the site. The Board agreed that it is service orientated and that it is not likely to increase parking demand.

Motion: William Ramsey made a motion to act favorably on the applicant’s request for a waiver of site plan review.

Second: Gary Tondorf-Dick

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

Opposed: none

19 & 27 Whiting Street – Merhej and Sons Realty, LLC.

Attorney Jeff Tocchio was present remotely to introduce the project. He explained that 19 Whiting Street is a Gulf gas station on Route 53 and 27 Whiting Street is a single family home that the applicant has under agreement to purchase with the intent of demolishing the home to build a new retail building. Mr. Tocchio explained that they are seeking a Special Permit A3 and Site Plan Review for the proposed work. He described the current parking conditions at the site. Mr. Tocchio noted that the site is located within the Aquifer Protection District and that there is no proposed expansion or change of the gas station. Engineer for the applicant, Don Rose of CHA shared his screen and explained the site plan, noting that they will be avoiding the buffer in relation to the protected area. Peer review engineer John Chessia stated that the project will need wastewater approval from the Board of Health. Police Chief Olsson submitted written comments, noting this could be an opportunity to correct problems with speeding or turning in the location. Gary Tondorf-Dick asked about a shared driveway as well as the increase in impervious material, asking where the run-off will go. He also asked about the shared driveway and center access point to the facility expressing concern with queuing distances. The Board discussed that this is the initial presentation and that John Chessia has detailed things that will need to be addressed, and agreed that it makes sense to continue the hearing, giving the applicant and peer review engineer time to address the changes.

Motion: William Ramsey made a motion to continue the hearing to July 27, 2020.

Second: Gary Tondorf-Dick

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

Opposed: none

185-193 Lincoln Street LLC and Six Crow Point Realty LLC.

Attorney Jeff Tocchio presented the project, for which this was the first hearing. He explained that the applicant is seeking a Special Permit A3 along with Site Plan Review to reconfigure and improve the existing parking and circulation within and between the properties. He explained that a 1999 approval had used a shared parking model. Project Engineer John Cavanaro shared his screen and described the proposed changes to the site. Gary Tondorf-Dick asked about easements and right of ways. Jeff Tocchio explained the existing parking table and stated with the proposed changes, the lot will flow more efficiently. Judith Sneath stated that for the next meeting she would like to discuss the dead-end parking isles. Kevin Ellis asked the applicant to consider other areas for planting trees. The Board discussed future dates and what they would like from the applicant for next time.

Motion: William Ramsey made a motion to continue the hearing to July 13, 2020.

Second: Kevin Ellis

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

Opposed: none

Adoption of Minutes

The Board reviewed the minutes of May 11, 2020, and voted unanimously to approve the minutes, as written.

Discussion of Appointment of Associate Planning Board member

The Board discussed reappoint Ted Matthews as associate member.

Motion: William Ramsey made a motion to reappoint Ted Matthews as Associate Planning Board member.

Second: Gary Tondorf-Dick

In Favor: William Ramsey, Kevin Ellis, Gary Tondorf-Dick, Judith Sneath, and Gordon Carr
Opposed: none

Discussion of Article 34-Update Floodplain Map References

Motion: William Ramsey made a motion to act favorably to endorse No Action on this article for Town Meeting.

Second: Gary Tondorf-Dick

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

Opposed: none

As there was no other business, the meeting was adjourned at 10:14 PM.

Respectfully Submitted,

Sherry Robertson
Administrative Assistant