

HINGHAM PLANNING BOARD

July 13, 2020 @ 7:00 PM

REMOTE MEETING

Present Remotely: Planning Board Members: **Kevin Ellis, Judith Sneath, Gordon Carr, Gary Tondorf-Dick, and Rita DaSilva**, 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: 883 9825 3275

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
Welcome New Planning Board Member
Reorganization of Board

38 Jones Street – Gerry Rankin

Request for a Preliminary Subdivision approval for the proposed creation of two additional residential lots, property zoned Residence C. REQUEST TO WITHDRAW WITHOUT PREJUDICE

Downer Estates Definitive Subdivision Plan Modification of Subdivision

Request for a Modification of Subdivision for to allow changes to the material specifications including a waiver of Section 5.J3 Roadway Foundation to Section 5-M2 Processed Gravel, meeting MassDOT Specification M1.03.1 Processed Gravel for Subbase.

Crane drive formerly Red Tail Lane Definitive Subdivision Plan Modification of Subdivision

Request for a Modification of Subdivision for to allow changes to the material specifications including a waiver of Section 5.J3 Roadway Foundation to allow the material to Meet MassDOT Specification M2.01.7.

31 Bare Cove Park Road- KEI MASS ENERGY STORAGE I, LLC

Request for Waiver of Site Plan Review for the installation of Battery Storage Units on an existing cement pad at HMLP.

213 Cushing Street – COREY’S WAY MODIFIED DEFINITIVE SUBDIVISION PLAN

Modification of Subdivision Approval is sought for the construction of a residential subdivision consisting of two (2) lots on a total of 6.62+/- acres, presently situated at 213 Cushing Street, and shown as Assessors’ Map 156, Lot 9.B.

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.

111 Weir Street – Site Plan Review under Section IV-B.6.b

Request for Site Plan Review for the construction of a new single family residence. – REQUEST TO CONTINUE TO JULY 27, 2020.

Adoption of minutes: May 18, June 1, June 15

Discussion of Appointments: HDC; Traffic Committee; HDIC; CPC

Discussion and adoption of meeting schedule through TM 2021

Administrative reports

Adjourn

Hearing(s)

The meeting was called to order by Gary Tondorf-Dick at 7:02 PM, and he read the statement from the Governor concerning the Open Meeting Law with regard to the current State of Emergency due to Covid-19.

The Planning Board welcomed new member Rita DaSilva, and discussed reorganization of the Board. Judith Sneath made a motion to nominate Kevin Ellis as Chairman and Gary Tondorf-Dick as Clerk. The motion was seconded by Gordon Carr and all members voted in favor.

38 Jones Street – Gerry Rankin

The applicant, Gerry Rankin had submitted a written request to withdraw without prejudice for the application relating to a Preliminary Subdivision approval for the proposed creation of two additional residential lots.

Motion: Kevin Ellis made a motion to accept the applicant’s request to withdraw the application.

Second: Gordon Carr

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

Opposed: none

Downer Estates Definitive Subdivision Plan Modification of Subdivision

Engineer Tom Pozerski was present remotely to explain that the modification they are requesting is a change in the gravel to be used. Peer review engineer John Chessia was also present remotely and explained that the originally specified gravel is hard to get and the one being proposed meets specifications. Kevin Ellis noted the Board’s findings.

Motion: Kevin Ellis made a motion to grant the requested Waiver of Section 5.J.3 for the Downer Estates Definitive Subdivision Plan to allow installation of material consistent with MassDOT specification M1.03.1 and Section 5 M2. of the Subdivision Regulations as requested, subject to the conditions discussed.

Second: Gary Tondorf-Dick

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

Opposed: none

Crane drive formerly Red Tail Lane Definitive Subdivision Plan Modification of Subdivision

Engineer Jeff Hassett from Morse Engineering was present remotely as well as contractor Paul Davis and the applicant Chris Shaughnessy. Mr. Hassett explained the modification request is relating to the gravel being used. Peer review engineer John Chessia recommended the change and stated that it meets requirements of the DOT and the Town. Kevin Ellis noted the Board's findings.

Motion: Kevin Ellis made a motion to grant the requested Waiver of Section 5.J.3 for the Crane drive formerly Red Tail Lane Definitive Subdivision Plan Modification of Subdivision to allow installation of material consistent with MassDOT specification M1.03.1 and Section 5 M2. of the Subdivision Regulations, subject to the conditions discussed.

Second: Gordon Carr

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

Opposed: none

31 Bare Cove Park Road- KEI MASS ENERGY STORAGE I, LLC

Project Manager Jacques Cantin was present remotely as well as Steve Girardi and Paul Heanue from Hingham Municipal Light Plant. Mr. Cantin explained the project is for the installation of battery packs and associated mechanicals on an existing concrete pad at the HMLP. Because it is a utility installation it does not require a building permit, they are seeking a waiver of site plan review. They are within the setbacks and not disturbing the ground. The Board asked questions about the use of these battery packs and materials they are made of. Mr. Cantin explained that the use of the battery is to serve as a network stabilizer and they are made of steel for exterior use. Judith Sneath asked if there are regulations as to where they can be installed as far as conservation is concerned. Mary Savage-Dunham stated that Loni Fournier from Conservation has reviewed the application and has no comments. Ted Matthews was present remotely as Chairman of the Bare Cove Park Committee and asked if this is long-term. Mr. Cantin stated that it is long term and that this existing concrete pad is located along side of the light plant.

Motion: Kevin Ellis made a motion to grant the applicant's request for a waiver of Site Plan Review to Grant the waiver of site plan review to KEI MASS ENERGY STORAGE I, LLC for the installation of Battery Storage Units on an existing cement pad at 31 Bare Cove Park Road.

Second: Judith Sneath

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

Opposed: none

213 Cushing Street – Corey's Way Modified Definitive Subdivision Plan

The applicant submitted a written Request to Continue the Hearing. The Board discussed upcoming agendas.

Motion: Kevin Ellis made a motion to continue the hearing to August 3, 2020.

Second: Gary Tondorf-Dick

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

Opposed: none

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

Present remotely were attorneys Jeff Tocchio and Scott Golding, as well as engineer John Cavanaro. Mr. Tocchio reviewed the location, noting the stores at 185-193 Lincoln Street, and stating that 6 Crow Pointe Lane will be a new taco restaurant. John Cavanaro stated that since the last hearing they made revisions based on staff comments and comments from Amory Engineering. He reviewed what was changed on the plan, noting the wetland line and highlighted existing trees. Mr. Cavanaro stated that they added to the existing catch basins to meet stormwater requirements and added siltation fence along the back to protect

the wetland area. Peer review engineer Pat Brennan of Amory Engineers stated that his comments from the last hearing have been addressed and that the runoff at the site will not be increased.

Judith Sneath expressed concern with ability of cars to back out of the rear spaces and suggested removing the back four spaces to avoid the dead end spots. Gary Tondorf-Dick suggested making room by removing an island or making the island smaller. Mary Savage-Dunham suggested to the Board that traffic engineer Jeff Dirk could look at it to offer suggestions, and the Board agreed that a traffic study would be a good idea. The Board agreed to continue the hearing.

Motion: Kevin Ellis made a motion to continue the hearing to July 27, 2020

Second: Gary Tondorf-Dick

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

Opposed: none

111 Weir Street – Site Plan Review under Section IV-B.6.b

The Board received a written request to continue the hearing.

Motion: Kevin Ellis made a motion to continue the hearing to Jul 27, 2020.

Second: Judith Sneath

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

Opposed: none

Adoption of minutes: May 18, June 1

The Board reviewed the minutes of May 18, 2020 and June 1, 2020 and voted unanimously to approve both sets of minutes, as written.

Discussion of Appointments: HDC; Traffic Committee; HDIC; CPC

The Board discussed the appointment to the Historic Districts Commission, noting Historic Administrator Andrea Young's letter of recommendation. The Board decided to further discuss the appointment at the next meeting, to have time to recommend people for the Commission.

Judith Sneath stated that she would be happy to continue as the representative on the CPC. Kevin Ellis made a motion to nominate Judith Sneath to continue serving on the CPC which was seconded by Gary Tondorf-Dick and all member voted in favor.

Gary Tondorf-Dick stated he would like to be part of the HDIC and Rita DaSilva stated she would like to be on the Traffic Committee.

Kevin Ellis made a motion to nominate Gary Tondorf-Dick to the HDIC and Rita DaSilva to the Traffic Committee. The motion was seconded by Judith Sneath and all members voted in favor.

Discussion and adoption of meeting schedule through TM 2021

Mary Savage-Dunham discussed the need for more meeting in the coming months due to the Master Plan and Zoning by-laws. The Board discussed the proposed meeting schedule.

Kevin Ellis made a motion to adopt the meeting schedule. The motion was seconded by Judith Sneath and all members voted in favor.

Administrative reports

Gordon Carr reviewed the progress of the Master Plan and discussed the schedule being worked on by the Committee, the consultants, and Mary Savage-Dunham. He stated the goal of the Committee is to be able to deliver a draft to the Planning Board at the beginning of October.

As there was no other business, the meeting was adjourned at 8:57 PM.

Respectfully Submitted,

Sherry Robertson, Administrative Assistant