

## HINGHAM PLANNING BOARD MINUTES

July 25, 2022 @ 7:00 PM  
REMOTE MEETING

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

**Also Present:** Emily Wentworth, Community Planning Director; Michael Silveira, Senior Planner; Susan Murphy, Special Real Estate Counsel

**Members Absent:** None

At 7:01 p.m. Chair Sneath called the Planning Board meeting to order and stated the following:

*“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 107 of the Acts of 2022 and all other laws, temporarily amending 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.”*

### **Hearing(s)**

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Chair Sneath stated that although Member DaSilva was not present, she would be attending.

Chair Sneath stated the first item on the agenda was the **Town of Hingham’s Site Plan Review and Special Permit A3 applications for 274 South Street**. She stated that since the last hearing on July 11, 2022, the Applicant requested a continuance to the August 8, 2022 meeting in order to allow additional time to complete a baseline study of noise for the Acoustic Report.

Chair Sneath asked for questions and comments. There were none.

Chair Sneath MOVED to CONTINUE the applications of the Town of Hingham for Site Plan Approval under § I-I and a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law to construct a new pool complex including a 5,000+ SF bathhouse, fenced pool area, filtration structure, equipment storage building, equipment pad and other improvements at the South Shore Country Club, 274 South Street, in the Business Recreation District to August 8, 2022 at 7:00 pm.

**Second:** Gary Tondorf-Dick

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

**Opposed:** None

Chair Sneath stated the next matter was the **Town of Hingham’s application for Site Plan Review related to a Public Safety Building at 335 Lincoln Street**. Chair Sneath stated that the Town of Hingham filed an application for Site Plan Review under § I-I and a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law and such other relief as necessary to construct a new three-story ± 50,000 square foot public safety facility and other improvements in the Industrial District.

Tom Mayo, Town Administrator, presented materials and gave background on the fire and police buildings, feasibility study, data analysis, research of potential properties, Town Meeting approvals to purchase and design the facility, preconstruction documents for 335 Lincoln Street, expansion of the Senior Center, conceptual design for the proposed facility, Public Safety Building Committee work to date, engaged professionals, programmatic needs and approval needed for construction.

Hingham Fire Chief Steve Murphy presented and discussed: building size, safety, and infrastructure needs driving need for new facilities; criteria for the new location; and constraints with existing facilities.

Hingham Police Chief David Jones presented and discussed: current facilities and concerns with safety including difficulty accessing detention block and lack of privacy; inadequate office and lobby spaces; lack of storage; detainee egress from the building through the lobby; lack of public restrooms; multiple uses for certain spaces; water damage; inadequate space and storage in evidence and locker rooms; lack of parking and garage space.

Chair Sneath stated the application for the new building would be presented.

Sean Schmigle, KBA Project Manager introduced the team: Architect, Kaestle Boos Associates; Civil Engineer, Crocker Design Group (Gabe Crocker and Maggie Laracy); Bohler Design, Landscape Architect (Leslie Fanger); Traffic Engineer, Vanasse & Associates (Jeff Dirk, Stephen Boudreau and Jake Carmody).

Ms. Laracy discussed: existing conditions of site and location of the property; access points; drainage and grading of site; drainage pipe; demolition plan; layout plan including parking; MassDEP stormwater standards; and utility plan.

Ms. Fanger presented the photometric site plan and discussed light fixtures and light levels.

Mr. Dirk presented and discussed the Transportation Impact Assessment Analysis; traffic counts and impacts of COVID; safety exiting facility; review of crash trends; parking supply; lines of sight; study area; existing conditions; trip generation summary including shift changeovers, trainings and public use of facility; trip dispersal; functional parking requirements (totaling 98 spaces needed) and proposed parking allocation (totaling 155 spaces); site access recommendations including those for signage, landscaping, emergency access/signal, and pedestrian improvements.

Mr. Schmigle discussed the building footprint and program, floorplan, exterior elevations and materials, and landscaping.

Patrick Brennan, P.E., Amory Engineers discussed: relief requested included zoning, light trespass, and parking; separation from groundwater; gas trap hoods in catch basins; lack of snow storage; retaining wall; and dumpster access.

Chair Sneath asked for Member questions.

There were questions posed regarding: garage parking space overhang; firetruck access and maneuverability off of Route 3A; response routes and response times to South Hingham and Linden Ponds to avoid conflict with the MBTA Commuter Rail schedule at the North Street and Water Street grade crossings; public parking entrance to building; potential boat parking issues; signage for police department; intentions for Lincoln Street level of parking garage; electric vehicles charging stations; expansion flexibility over time; signal coordination; Kleinfelder and Woods Hole reports and elevation; energy efficiency considerations; engagement with abutters; snow removal/storage; staff egress; signaling; stop sign on Essington; site lighting; windows; Torrent sign; and regional 911 center.

Chair Sneath asked for public comments. There were none.

Chair Sneath MOVED to CONTINUE the applications of the Town of Hingham for Site Plan Review under § I-I and a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law and such other relief as necessary to construct a new three-story ± 50,000 square foot public safety facility and other improvements in the Industrial District to August 8, 2022 at 7:00 pm.

**Second:** Rita DaSilva

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

**Opposed:** None

Chair Sneath stated the next matter was **Fred and Sandy Studley's application for Site Plan Review with Waiver Requests** under § I-I of the Zoning By-Law and such other relief as necessary to construct a single-family home and other improvements at **185 Downer Avenue** in the Residence A District.

Chair Sneath stated that a request to continue the hearing to August 8, 2022 had been received.

Chair Sneath asked for comments. Mary Olmstead, 187 Downer Avenue, asked for background on the application and why it was postponed. Chair Sneath stated the hearing was not opened. Director Wentworth stated she could call the office for more information.

Chair Sneath moved to CONTINUE the application of Fred and Sandy Studley for Site Plan Review with Waiver Requests under § I-I of the Zoning By-Law to construct a single-family home and other improvements at 185 Downer Avenue in the Residence A District to 6:30 pm August 22, 2022.

**Second:** Gordon Carr

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

**Opposed:** None

Chair Sneath stated they would discuss meeting minutes and asked if there questions or comments on the July 13, 2022 meeting minutes. There were none.

Chair Sneath MOVED to APPROVE the June 13, 2022 Meeting Minutes as presented.

**Second:** Gary Tondorf-Dick

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

**Opposed:** None

Chair Sneath stated there were changes being made to the June 28, 2022 Meeting Minutes so they would address at a future meeting.

Chair Sneath stated there two sets of minutes for July 11<sup>th</sup> – one for the joint meeting with the Tree Warden and one for the Planning Board.

Chair Sneath MOVED to APPROVE the July 11, 2022 Joint Tree Warden Meeting/Planning Board Minutes as presented.

**Second:** Gordon Carr

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

**Opposed:** None

**Abstained:** Rita DaSilva

Chair Sneath asked if there were comments to the second set of July 11, 2022 Meeting Minutes of the Planning Board.

Member Carr stated he suggested an addition to clarify that noise/impacts from a future bubble would be part of future application – not part of current application.

Member Tondorf-Dick stated he made proposed edits.

There was discussion regarding whether parking outside of South Shore Country Club was discussed and should be included in the minutes.

Chair Sneath suggested a clarification.

Chair Sneath confirmed that they would await clarification as to whether Mr. Whalen stated they would consider parking outside of the South Shore Country Club before voting on the July 11<sup>th</sup> Planning Board Meeting Minutes.

There was discussion regarding guidance to Foster School application presenters, CPC, and a housing conversation to be had with Planning Board in the future.

Chair Sneath MOVED to adjourn the meeting at 9:25 p.m.

**Second:** Rita DaSilva

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

**Opposed:** None

Respectfully submitted,  
Tracy L. Altrich  
Community Planning Assistant

Meeting Materials:

335 Lincoln Street

Completed Checklist

Contact List

Submittal Requirements Checklist

Project Description Letter from S. Schmigle to E. Wentworth, dated June 29, 2022

Design and Performance Standards

List of Supplemental Materials, dated June 24, 2022

Civil Plans Set, dated June 24, 2022

Architectural Plans and Elevations, dated June 24, 2022

Logistics Plan

Stormwater Management Report, June 24, 2022

Application for Special Permit A3, dated June 24, 2022

Memo from J. Dirk to S. Schmigle, dated June 20, 2022

Transportation Impact Assessment, June 2022

Electrical Lighting Fixture Schedule, dated June 9, 2022

Lighting Specifications I

Lighting Specifications II

P. Brennan Peer Review Letter to Planning Board, dated July 14, 2022