

HINGHAM PLANNING BOARD

July 27, 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: 813 4094 1961

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

COASTIPC - Request for a Special Permit A3 Parking Determination under §V-A of the Zoning By-Law and a waiver of Site Plan Review under §I-G and §I-I to allow internal renovations associated with the expanded operations of an existing tenant at **30 Pond Park**, in the Industrial Park and South Hingham Development Overlay 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December 15, 1999, under then-Section 4.18, as former Section 4.18 no longer exists within the Schedule of Uses and has been replaced by a Special Permit A3 parking determination under Section V-A. The properties are located in the Business B Zoning District.

11 Fearing Road – Citizens Bank

Request for Waiver of Site Plan Review in Association with Building Permit

Work includes installing new drive up ATM unit on the existing island under the existing canopy and installing new lighting under the existing canopy.

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.

Adoption of minutes

Discussion of Appointments: HDC

Adjourn

Hearing(s)

The meeting was called to order at 7:05 PM. Chairman Kevin Ellis read the Governor's statement regarding remote hearings during the current State of Emergency due to Covid-19.

COASTIPC - 30 Pond Park

Engineer Gabe Crocker was present remotely along with John Dewall and Joe Dipasquale from the applicant team. Mr. Crocker shared the plans on the screen, explaining that there are currently two other tenants in the building and there is one unoccupied bay that Coast IPC would like to move into to expand their current space which they use to build industrial computers. They propose to restripe the parking spaces to incorporate 4 handicap spaces. The Board reviewed the parking table which shows that 70 spaces are required, and there are 94 on site. Mr. Crocker explained that the applicant is seeking a waiver of Site Plan Review and asking for a Special permit A3 parking determination. Gordon Carr asked about the number of employees to be sure there is enough parking and Rita DaSilva clarified the number of handicap spaces, of which there are three and Mr. Crocker stated that they plan to add one more. Gary Tondorf-Dick asked questions about the roof drainage. There was no public comment.

Motion: Kevin Ellis made a motion to waive site plan review for 30 Pond Park as requested.

Second: Gary Tondorf-Dick

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

Opposed: none

Kevin Ellis reviewed the findings related to the Special Permit A3

Motion: Kevin Ellis made a motion to approve the Special Permit A3 parking determination for 30 Pond Park as shown on the plan titled "30 Pond Park Aerial Exhibit" prepared by Crocker Design Group, dated 6/15/2020, 1 sheet, finding that adequate parking exists onsite to accommodate existing parking needs.

Second: Gordon Carr

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

Opposed: none

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

Attorney Jeff Tocchio was present remotely as well as Engineer John Cavanaro. Mr. Tocchio stated that revisions have been made to the plans to accommodate the Planning Board's comments, as well as those of peer review engineer Jeff Dirk. He stated that they have removed four parking spaces that the Board had been concerned about as they created a dead end within the lot. John Cavanaro indicated on the plan the location where the spaces have been removed resulting in better circulation in the rear parking area. Mr. Cavanaro stated that the front parking spaces were not changed to angled parking, as it would cause them to lose too many spaces. Peer review consultant Jeff Dirk analyzed the parking on behalf of the Board. Mr. Dirk stated that the applicant has done a good job explaining the response to his comments, noting that since this is an older site, it may not be ideal but the goal is to minimize the turning at driveways making sure to have specific entrances and exits, with a way to get to the rear lot if no parking is available in the front. Mr. Dirk expressed some concern regarding the space in the area around the restaurant at 6 Crow Point Lane. Gary Tondorf-Dick expressed concern about queuing on Lincoln Street and circulation pattern around the site. Judith Sneath stated that the elimination of the four spaces in the rear was a good solution, and suggested that the openings near 6 Crow Point Lane be specified to be an entrance or an exit. Jeff Dirk stated that because of the nearby traffic signal, cars tend to que up to exit Crow Pointe Lane, and it may be better to leave those entrances as they are. Mr. Dirk did suggest removing two spaces, one on each side of the Crow Point Lane entrances. Attorney Scott Golding was also present remotely, and he clarified that the existing entrance to the restaurant itself is not changing, and that the dumpsters will be located across the rear lot. Jeff Dirk also discussed the idea of leaving those two spaces near Crow Point Lane and to have a look back at a later date. The Board noted a letter from Police Chief Olsson which stated that the Chief agrees with the traffic report prepared by Jeff Dirk and that the plans should reduce congestion within the site. The Board discussed conditions and reviewed the criteria for site plan review discussing which parking spaces may need to be removed.

Motion: Kevin Ellis made a motion to approve site plan review for 185-193 Lincoln Street LLC and Six Crow Point Realty LLC as shown on the plans dated May 28, 2020, revised to July 22, 2020 prepared by Cavanaro Consulting, as presented at the hearings subject to findings and conditions.

Second: Gary Tondorf-Dick

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

Opposed: none

The Board reviewed the criteria for the Special Permit A3 parking determination noting findings and discussing conditions.

Motion: Kevin Ellis made a motion to grant the applicants request for a partial waiver of Site Plan review submittal requirements.

Second: Gary Tondorf-Dick

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

Opposed: none

Motion: Kevin Ellis made a motion to approve the Special Permit A3 Parking Determination for 185-193 Lincoln Street LLC and Six Crow Point Realty LLC as shown on the plans dated May 28, 2020, revised to July 22, 2020, prepared by Cavanaro Consulting, as presented at the hearings subject to findings and conditions.

Second: Gordon Carr

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

Opposed: none

11 Fearing Road – Citizens Bank

Bruce Bisbano was present remotely on behalf of the applicant, Citizens Bank. He explained the proposal to change the drive up window area, and the installation of a drive up ATM. He stated that this change should result in a reduction in traffic at the site. Mr. Bisbano shared his screen to show photos of existing conditions. Rita DaSilva asked if they will be removing the outside ATM that is there now. Mr. Bisbano stated that the outside ATM that is there now is being removed and will be replaced with an interior ATM.

Motion: Kevin Ellis made a motion to waive site plan review as requested for 11 Fearing Road, Citizens Bank, for the installation of a new drive up ATM unit and associated improvements.

Second: Gordon Carr

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

Opposed: none

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

Engineer Gary James was present remotely, as well as the applicant John Woodin. Peer review engineer John Chessia was also present. Gary James shared his screen to review the plans for the site for a new single family home. He stated that the parcel is more than six acres in size and it is along the dam that was repaired in conjunction with the Patterson Pond Subdivision. He noted the trees on the plan that they are planning to remove and reviewed the landscape plan, which he stated had been approved by the Conservation Commission. John Chessia stated that some of his comments have been addressed and added to the plan. He stated that the plans meet stormwater requirements. Judith Sneath stated that she has concerns of putting a house this size on this lot. She asked about the caliper of trees that are to be planted. John Woodin stated that the chart on the plan was updated for Conservation but that the plan that the Board has tonight doesn't show those specifications. Judith Sneath also expressed concern regarding the removal of mature trees and replacing them with very small ones. Gary Tondorf-Dick added that it would be nice to know the type of trees that are going in, and asked if the trees on the south side have to be removed. He also asked if the grading can be altered to save some trees. John Woodin explained where the house is going on the site, stating that there are a lot of invasive vines and there are three trees within the footprint of the house. Gary Tondorf-Dick asked about the grade near the foundation, and if water collects to Weir Street. The Board discussed that they would like a better landscape plan, specifically the copy of the further revision that has been approved by the Conservation Commission, in color with the proper information about the trees and their sizes, and discussed continuing the hearing.

Motion: Kevin Ellis made a motion to continue the hearing to the meeting of August 10, 2020.

Second: Gary Tondorf-Dick

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

Opposed: none

Adoption of minutes

The Board reviewed the minutes of June 15, 2020, and voted unanimously to approve the minutes, with minor edits discussed.

The Board also reviewed the minutes of July 13, 2020, and voted unanimously to approve the minutes, as written.

Discussion of Appointments: HDC

The Board discussed the vacancies on the Historic Districts Commission and the need to appoint a voting member, as well as an alternate member. The Board noted the difficulty of lacking names to submit to the Board of Selectmen for consideration and agreed to send forward the names they had.

Motion: Kevin Ellis made a motion to forward to the Board of Selectmen Justin Aborn as a voting member and Maryann Tay Donaldson as an alternate member.

Second: Gary Tondorf-Dick

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

Opposed: none

As there was no other business, the meeting was adjourned at 10:07 PM.

Respectfully Submitted,
Sherry Robertson,
Administrative Assistant