

HINGHAM PLANNING BOARD

August 3, 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: 872 9517 4184

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

HINGHAM FARMERS MARKET, INC. – 0 STATION STREET

Request for a Special Permit A3 parking determination under §V-A and §I-J along with a Site Plan Review in Association with a Special Permit A2 under §I-G and §I-I of the Zoning By-Law and such other relief as necessary to allow for a “walk through” market that fully complies with Massachusetts Department of Health’s April 27, 2020 order regarding farmers markets, and approval for 22 vendor spaces for 20 vendors at the Station Street Parking Lot, 0 Station Street, located in the Official and Open Space District.

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.

119 & 129 Beal Street – Weathervane Definitive FRD

Request for Release of Bond

Adoption of minutes

Administrative reports

Adjourn

Hearing(s)

Chairman Kevin Ellis called the meeting to order at 7:03 PM and read the Governor's statement regarding remote meetings during the current State of Emergency due to the Covid-19 pandemic.

HINGHAM FARMERS MARKET, INC. – 0 STATION STREET:

Mark Cullings representing the Hingham Farmers' Market was present remotely. Mr. Cullings explained that they are seeking a Special Permit A3 parking determination to use part of the Station Street Lot for a walk-through farmers' market to comply with the Massachusetts Department of Public Health order. He stated that they are looking for approval of 22 vendor spaces for 20 vendors. Mr. Cullings shared his screen to show the plans and described how the market would be set up so that it complies with the order for the public health emergency. He described the efforts to promote social distancing, with one entrance and one exit, maintaining a mask requirement, and operating at reduced capacity. The Planning Board asked questions about traffic flow and parking. Mary Savage-Dunham stated that she has spoken with the Health Department, and they are pleased with the plan.

Motion: Kevin Ellis made a motion to approve the applicant's request for a waiver of Site Plan Review.

Second: Gary Tondorf-Dick

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

Opposed: none

Motion: Kevin Ellis made a motion to approve the Special Permit A3 parking determination for the Hingham Farmers' Market, finding that adequate parking exists onsite to accommodate the Farmers' Market and its operations as presented on Saturday mornings from August – November 2020.

Second: Gary Tondorf-Dick

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 Bob Shepard was present remotely as well as Attorney Kevin Burke and Engineer Greg Tansy from Ross Engineering. Mr. Burke explained that they are seeking a Modification of Subdivision for Corey's Way, which was originally approved in 1965, and that they are looking to divide Lot 2 into two separate lots and to revise the plans with better drainage and to minimize tree clearing. Greg Tansy shared his screen to review the plans and waiver requests. He stated that they are proposing a hammerhead turnaround and he described the subsurface drainage plan and sight distance requirement at this location.

Engineer John Chessia reviewed the plans on behalf of the Board and stated that an open basin would be required on its own lot instead of having a subsurface drainage system. Mr. Chessia stated that there is no place to put the water into the town system at this location.

The Board offered initial comments stating concern that there is a lot of ledge, so they would like to see more information regarding drainage. Board members also agreed that they would like to see a plan showing details of the existing trees. Kevin Ellis encouraged the applicant to work with the other Boards, especially Conservation with regards to clearing. The Board discussed the desire to have a site visit, and agreed it would make sense to continue the hearing to a later date.

Motion: Kevin Ellis made a motion to continue the hearing to September 28, 2020.

Second: Gordon Carr

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

Opposed: none

119 & 129 Beal Street – Weathervane Definitive FRD

Engineer Gabe Crocker was present remotely as well as the applicant, Jim Bristol. Mr. Crocker stated that the applicant is seeking the release of the bond for the project which was begun in 2006 and has now been completed. He stated that all 23 homes are complete and the final paving and landscaping has been done and all utilities are in place. He stated that they received a Certificate of Compliance from Conservation Commission in February, and that comments from the Peer Review Engineer, Nick Lanney have been addressed.

The Board heard public comments at this time.

Dave Strickland, a Board Member of the Weathervane Homeowners' Association, stated concerns regarding fencing around an irrigation pond which is on private property, as well as questions about a few dead trees that need to be replaced. Another member of the Homeowners' Association, Elaine Polaski asked about sidewalk easements. Mary Savage-Dunham stated that this is a Roadway Bond, and deals specifically with roadway and utilities. Gabe Crocker stated that the sidewalk easement does exist and is on record as part of the plan. Jim Bristol agreed to move the fence in question if the home owner will allow it. The Board asked Mr. Crocker if the comments of the peer review engineer had been addressed in the as-built, and he stated that they had. The Board discussed conditions to add to their decision.

Motion: Kevin Ellis made a motion to approve the applicant's request to release the bond for "Weathervane at Chestnut Gardens," subject to the conditions discussed.

Second: Gordon Carr

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

Opposed: none

Administrative reports

Mary Savage-Dunham reviewed upcoming meeting agenda items.

As there was no other business, the meeting was adjourned at 9:25 PM

Respectfully Submitted,
Sherry Robertson,
Administrative Assistant