

Residential Compatibility Standards Subcommittee
August 7, 2025 @ 6:00 PM
REMOTE MEETING

Residential Compatibility Standards Subcommittee Members Present Remotely: Tracy Shriver, Gary Tondorf-Dick, Joe Fisher, Jed Ruccio, Eric Smoczynski, Mary Ann Donaldson, Charles Hayes

Residential Compatibility Standards Subcommittee Members Absent: Anna McGarry and Lexy Lefort

At 6:01 PM Chair Shriver called the Residential Compatibility Standards Subcommittee meeting to order and stated the following:

“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 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 me at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that I, as Chair, may inform all other participants of said recording.”

Chair Shriver confirmed no other attendees requested to record the meeting.

Chair Shriver took roll call attendance of other members present including Gary Tondorf-Dick, Joe Fisher, Charlie Hayes, Mary Ann Donaldson, Jed Ruccio, and Eric Smoczynski.

Chair Shriver opened the meeting advising the Subcommittee that Discussion of the Real Estate Market would take place at a later date due to scheduling conflicts.

Chair Shriver moved on to Peer Community Comparisons and gave the floor to Member Tondorf-Dick.

Member Tondorf Dick presented materials showing the communities by name and their zoning districts, the minimum lot area, maximum lot coverage, minimum open space and FAR. The communities were listed by those with no controls, one control or two control items. He went on to provide a list of research topics identified in the previous meeting including approach to bring the Hatfield Amendment bylaw in conformance with MGL Ch 40A Section 6, floor area metrics in relationship to lot area as is included in the Concord Bylaw, lot coverage, definitions of spaces such as basements garages and attics to possibly be included of gross floor area, living area, massing size and proportionality to lot area, open space, planar setbacks, shading of lots and maintaining view corridors. He also suggested the link to the July 24, 2025 meeting be circulated as there was a significant amount of information shared.

Member Fisher suggested keeping tonight’s focus on peer community comparisons and that the other topics being important would require their own meetings for maximum impact.

Members discussed what criteria should be used to determine which peer communities were most similar to Hingham and agreed to choose 5 for the initial comparisons.

Member Fisher suggested choosing one research item to concentrate on for forward momentum. Members discussed breaking the projects into smaller pieces, which topics should be a priority, and how many to choose.

Member Ruccio revisited the Subcommittee's intent to start with community input. He noted that this would allow the Subcommittee to put their efforts toward the interest of the majority of residents. He continued that after identifying those topics and preparing the research, the peer community data could be used to support the member's findings.

There was a brief discussion of what comments were most frequently shared with the Planning Board.

Member Fisher asked if members were aware of any changes planned by the State that may impact their efforts. Chair Shriver was unaware of any specifics but did mention rumors that the State would be putting "more teeth" into Chapters 40A and 40B. Member Tondorf-Dick noted that the State approved expansion of the MWRA in a response to Weymouth's request to extend the source of water and sewer for Union Point. This resulted in members stating they would like to hear from realtor and developers with their thoughts.

Member Smoczynski returned to the discussion of public outreach. Chair Shriver reminded the members that they had agreed to reach out the neighborhoods after the Labor Day break to encourage greater turnout. Member Smoczynski asked if it turned out people are not interested in the topics addressed, would that change the Subcommittee's trajectory. Chair Shriver replied yes and that the intent was to discover where the majority of concern was and respond to that.

Chair Shriver stated he would work with staff to put together more specific agenda topics going forward including scheduling a realtor and a developer meeting. He also acknowledged the need to get the word out and revisited the suggestion made in a previous meeting.

Chair Shriver asked if anyone had other topics to present. The members acknowledged receipt of the minutes from June 2, June 25 and July 10 and requested more time to review before voting to approve.

Chair Shriver reviewed the meeting calendar with the members. Members agreed the next meetings would be scheduled for September 4 and September 18 at 6PM.

Gary Tondorf-Dick made a motion, seconded by Tracy Shriver, to adjourn the Residential Compatibility Standards Subcommittee meeting at 7:18 PM.

The motion passed by roll call vote.

In Favor:	Joe Fisher, Eric Smoczynski, Jed Ruccio, Gary Tondorf-Dick, Charles Hayes, Mary Ann Donaldson and Tracy Shriver
Opposed:	None