

Minutes
Regular Meeting

September 14, 2020

HINGHAM PLANNING BOARD
September 14, 2020 @ 7:00 PM
REMOTE MEETING

Present Remotely: Planning Board Members: **Kevin Ellis, Judith Sneath, Gordon Carr, Gary Tondorf-Dick, and Rita DaSilva, Town Counsel Susan Murphy,** Community Planning Director, Mary Savage-Dunham, Administrative Assistant Sherry Robertson

Planning Board Agenda

Planning Board

Meeting Agenda

September 14, 2020

7:00 PM

Remote Meeting information

Join Zoom Meeting <https://zoom.us/join>

Call in Number: 1-929-205-6099

Meeting ID: 819 6648 1975

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

100 Sharp Street – Request for waiver of site plan review in association with building permit for the construction of an addition

Request for Endorsement of Plans - Downer Estates Definitive Subdivision Plan

Request for Endorsement of Plans – Crane Drive Definitive Subdivision Plan

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.

19 & 27 Whiting Street – Merhej and Sons Realty, LLC.

Site Plan Review under §I-G and §I-I of the Zoning By-law and a Special Permit A3 parking determination, with waivers if necessary, to redevelop and construct as new retail building at the properties located at **19 & 27 Whiting Street**, located in the Business B and Accord Pond Watershed and Hingham Aquifer Protection District. **Request to Continue to September 28**

100 Industrial Park Road

Request for Site Plan Review under § I-G and § I-I and a Special Permit A3 Parking Determination and/or Waivers under § V-A, and such other relief as necessary as part of an application to redevelop the property for use as a Warehousing and Shipping operation.

74 Abington Street – Chris Julian

Request for Modification of Site Plan Review to modify requirements of previous approval

Adoption of minutes

Administrative reports

Adjourn

Hearing(s)

100 Sharp Street

Contractor Christopher Cazeault of Joseph Cazeault & Sons was present remotely to explain the waiver request which involves the construction of an addition to a storage building at their current business location. He explained that the lot is about three acres and so the addition should not affect drainage at the site. The Board asked questions about the circulation within the site.

Motion: Kevin Ellis made a motion to grant the applicant’s request for a waiver of site plan review.

Second: Gary Tondorf-Dick

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

Opposed: none

Request for Endorsement of Plans - Downer Estates Definitive Subdivision Plan

Engineer Tom Pozerski from Merrill Engineers was present, as well as peer review engineer John Chessia. Mr. Chessia stated that all of his prior comments were addressed and he feels that the plans are ready for endorsement.

Motion: Kevin Ellis made a motion to endorse the plan "Downer Estates Definitive Subdivision Plan", dated January 23, 2017, revised to 8/27/20, consisting of thirteen (13) sheets, prepared by Merrill Engineers and Land Surveyors, prepared for Feeley Realty Trust.

Second: Rita DaSilva

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

Opposed: none

Request for Endorsement of Plans – Crane Drive Definitive Subdivision Plan

The applicant, Chris Shaughnessy was present remotely. Peer review engineer John Chessia was also present and stated that since the recently approved modification of materials, plans were revised and the only thing he noted that needed to be done was that the plans need to note the Book and Page for all Certificates of Actions. Mr. Chessia stated that with that done, then the plans would be ready. Gary Tondorf-Dick asked if the additional plantings had been done in the buffer zone with the neighbor's property, and Chris Shaughnessy stated that it had been done.

Motion: Kevin Ellis made a motion to approve the endorsement of plans titled "Definitive Subdivision Modification Plan, Plan of Land, "Crane Drive" formerly "Red Tail Lane" Hingham, MA, prepared for Chris Shaughnessy by Morse Engineering Co., dated July 20, 2017, revised to 9/1/20, 7 sheets, with the condition that the Book and Page references for the previous Certificates of Action be added to the Cover Sheet.

Second: Judith Sneath

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

Opposed: none

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

Project Engineer Gary James was present remotely along with the applicant, John Woodin. Mr. James shared his screen to review the recent revisions to the plans. He explained the changes that included the removal of one tree. Judith Sneath stated that the landscape plan has been done to a point that she is now comfortable with it. The Board reviewed the criteria for Site Plan Review noting findings and discussing conditions. The Board discussed proposing a condition that the lighting be dark sky compliant. Gary Tondorf-Dick noted the trees that would be saved by the rerouting of the utilities and the Board discussed making a finding to include the construction control plan in the Conditions.

Motion: Kevin Ellis made a motion to approve site plan review for 111 Weir Street, based on plans entitled "Plan of Land at 111 Weir Street Hingham, MA" dated March 6, 2020, last revised 8/14/20, 4 sheets, prepared by James Engineering, Inc., prepared for Canterbury Street, LLC., "Landscape Plan" sheet L1 prepared by TISH, dated 6/25/2020, revised to 8/26/20, and "Construction Period Control" dated June 20, 2020, revised to 9/2/20.

Second: Gary Tondorf-Dick

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

Opposed: none

19 & 27 Whiting Street – Merhej and Sons Realty, LLC.

The Board received a request from the applicant to continue the hearing.

Motion: Kevin Ellis made a motion to vote in favor of the applicant's request to continue the hearing to September 28, 2020.

Second: Judith Sneath

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

Opposed: none

100 Industrial Park Road

Project Engineer Kevin Hixson from BL properties introduced the applicant team and shared his screen to give an overall presentation of the project which is seeking Site Plan Approval as well as a Special Permit A3 Parking Determination. Mr. Hixson stated that the goal of the project is to turn a 149,000 square foot renovated building in to an Amazon Distribution Center. He stated that they are currently in the process with the Hingham Board of Health to install a new Title V septic system. Peer Review Engineer John Chessia reviewed his recent comments. Matt Heil of the applicant team stated that they cannot do infiltration in certain areas at the site. Town Counsel Susan Murphy asked the applicants to indicate the locations where infiltration should not be allowed, and asked if there are monitoring systems in place. Matt Heil indicated on the plans where there is residual contamination in the subsurface where infiltration will not be an option, and he stated that there are not ongoing monitoring systems in place at the location of the proposed development, stating that the site is closed out. John Chessia stated they would have to ask for a waiver to have not met infiltration requirements based on the amount of impervious surface being added.

The Board then asked to discuss the traffic issues at the site. Mike Dion and Mike Shepley reviewed the traffic study that was done in September 2019. They discussed how they arrived at the data, and stated that they plan to do a study after the project is functioning. They talked about signage and removal of some vegetation to improve sight lines. Traffic Engineer Jeff Dirk of Vanasse and Associates reviewed the project on behalf of the Board and noted his four review letters to date. He stated that the applicant has made a commitment to not disrupt peak commute times, noting that the vans leaving the proposed facility will leave after 9:30 AM and return after the peak commuter time of 4-6 PM. Mr. Dirk stated that a traffic monitoring program is critical. He explained that all tractor trailers will access the site from Commerce Road and that there cannot be parking along the side of commerce Road or the tractor trailers cannot fit. Presently, he stated that there is parking in some cases along that road and so that has to be addressed. The Board stated concerns regarding the abutters, and asked for more information regarding the traffic, and frequency of delivery and employee vehicles. Gary Tondorf-Dick stated that he and the Board would like a better understanding of the program specifics: the number of employees working in the warehouse and on site, number of employee shifts per day, number of employee parking spaces on site, number of associates' vans on site, the number of vehicles on the site during each shift during a twenty-four hour period, as well as the frequency of the trailer trucks and vans entering and exiting the site, and hours of operation. The Board asked that the applicant have this information for the next hearing. Susan Murphy stated that these roads are private and the concern about the parking along the private way requires more information to see if these businesses have permits allowing them to park along the street. Attorney Jeff Tocchio was present representing AW Perry. Mr. Tocchio noted the letter sent by AW Perry voicing traffic concerns. He stated that there are concerns regarding the impact of the traffic, and shared his screen showing an alternative traffic flow for the trucks entering the site. The Board discussed continuing the hearing and asked the applicant team to submit materials well in advance of the next meeting.

Motion: Kevin Ellis made a motion to continue the hearing to October 26, 2020.

Second: Gary Tondorf-Dick

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

Opposed: none

74 Abington Street – Chris Julian

The Board received a written request from the applicant to withdraw the application

Motion: Kevin Ellis made a motion to accept the applicant's request to Withdraw without Prejudice

Second: Judith Sneath

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

Opposed: none

Adoption of minutes

The Board reviewed the minutes of the previous meetings.

Motion: Kevin Ellis made a motion to approve the minutes of August 3, 2020 and August 10, 2020, as written.

Second: Judith Sneath

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

Opposed: none

As there was no other business, the meeting was adjourned at 10:15 PM

Respectfully Submitted,
Sherry Robertson,
Administrative Assistant