

HINGHAM PLANNING BOARD MINUTES
October 17, 2023 @ 3:45 PM
REMOTE MEETING

Planning Board Members Present Remotely: Kevin Ellis, Gordon Carr, and Tracy Shriver

Planning Board Members Absent: Gary Tondorf-Dick and Rita DaSilva

Also Present: Emily Wentworth, Community Planning Director; Michael Silveira, Senior Planner

At 3:46 PM Chair Ellis 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 2 of the Acts of 2023 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) & Discussion

Discussion of Potential Zoning Articles

- a. **MBTA Communities Multi-family Zoning Overlay District**
- b. **Section III-C: Floodplain Map References**
- c. **Section III-I: Reestablishing Nonconforming Single or Two-Family Dwellings after Demolition**
- d. **Section III-H: Height Requirements in Harbor Overlay District**
- e. **Section V-E: EV Charging Parking Requirements**
- f. **Section III-A, Use 3.8B**

Ms. Wentworth presented six potential zoning articles to the Board.

Board members asked questions of clarification regarding the state statute and potential zoning amendment regarding MBTA Communities.

Ms. Wentworth asked that Board members send any feedback regarding the MBTA Communities article by October 30.

Chair Ellis discussed a potential breweries zoning article.

Laura Burns, 479 Main Street, asked questions of clarification related to the MBTA Communities potential zoning amendment regarding how many additional units could be built as a result of the potential zoning and potential inclusion of the Selectmen’s Parcel. Ms. Wentworth noted that she would need to run calculations on the number of potential additional units and that there would additional steps required for the Selectmen’s Parcel since it is public owned land, which is excluded from being allowed in the Overlay District.

Ms. Wentworth also noted there could be another potential zoning article regarding reestablishment of nonconforming single or two family dwellings on undersized lots after they’ve been demolished/abandoned.

Kevin Ellis made a motion, seconded by Gordon Carr, to adjourn at 4:42 PM.

The motion passed unanimously by roll call vote.