



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW MODIFICATION

IN THE MATTER OF:

Applicant/Owner: Weathervane Office, LLC
 190 Old Derby Street, Suite 311
 Hingham, MA 02043

Agent: Gabe Crocker, P.E.
 Crocker Design Group, LLC
 2 Sharp Street, Unit B
 Hingham, MA 02043

Property: 2 Sharp Street, Hingham, MA 02043

Plan Reference: "Site Plan Exhibit, Unit A," prepared by Crocker Design Group, LLC, dated August 20, 2021 (1 Sheet)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Weathervane Office, LLC (the "Applicant") to modify plans approved in connection with a Site Plan Approval, dated August 12, 2019, to increase the building footprint by 92 SF toward the town line and adjust other minor site details at 2 Sharp Street in the Industrial Park and South Hingham Development Overlay Districts.

The Board discussed the application during a public meeting held on August 23, 2021 via Zoom as an alternate means of public access pursuant to Chapter 20 of the Acts of 2021 temporarily amending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Kevin Ellis, Chair, Gordon Carr, Rita DaSilva, Judith Sneath, and Gary Tondorf-Dick. Gabe Crocker, P.E., of Crocker Design Group, appeared to present the application to the Board. At the conclusion of the review, the Board voted unanimously to Modify Site Plan Approval with conditions set forth below.

BACKGROUND

The subject property consists of 4.12 acres of land located on the north side of Sharp Street and south side of Abington Street. The site, which is bifurcated by the municipal boundary between Hingham

and Rockland, is improved by three commercial/industrial buildings. The present application affects Unit A.

Since the Board last approved plans in 2019 for the office/warehouse building known as Unit A at 2 Sharp Street, the applicant sought and attained permits from the Town of Rockland to expand the building across the municipal boundary. A portion of the expansion (92 SF) is located within Hingham, but was not shown on the 2019 approved plans. The Applicant's engineer represented that all stormwater and parking impacts associated with the addition were addressed through the Rockland permitting process. The modification before this Board is to approve the revised building footprint within Hingham.

DECISION

Upon a motion made by Kevin Ellis and seconded by Gary Tondorf-Dick, the Board voted unanimously as follows:

1. To Find that the minor modification in building footprint does not materially affect the findings made in connection with the Site Plan Approval for Unit A, issued August 12, 2019; and
2. To Grant the application from Weathervane Office, LLC for a Minor Modification of the Site Plan Approval, dated August 12, 2019, to increase the approved building footprint by 92 SF toward the Rockland town line at 2 Sharp Street in the Industrial Park and South Hingham Development Overlay Districts, subject to the following conditions:
 - a. The proposed work shall be completed and operated in accordance with the approved plans and representations made at the hearings before the Board.
 - b. All other conditions imposed by the Board in its Site Plan Approval, dated August 12, 2019, remain in full force and effect unless modified by this Permit.

For the Planning Board,



Kevin Ellis, Chair
August 25, 2021

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

Opposed: None