



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SPECIAL PERMIT A3



IN THE MATTER OF:

Applicant: Hingham Municipal Light Plant
31 Bare Cove Park Drive
Hingham, MA 02043

Owner:	Town of Hingham Tom Mayo, Town Administrator 210 Central Street Hingham, MA 02043	Country Club Management Committee Kevin Whalen, Executive Director 274 South Street Hingham, MA 02043
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Property: South Shore Country Club, 274 South Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 8357, Page 277

Plan References: "Proposed Electric Vehicle Charging Station, South Shore Country Club, 274 South Street, Hingham, MA," prepared by Hingham GIS, 210 Central Street, Hingham, MA, dated March 21, 2022 (1 sheet)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Hingham Municipal Light Plant (the "Applicant" or "HMLP") for a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law (the "By-Law") and such other relief as necessary to install an electric vehicle charging station at 274 South Street in the Business Recreation District.

The Applicant additionally filed a related application with the Planning Board for Site Plan Review with Waivers under § I-I of the By-Law.

The Board opened a duly noticed public hearing on its Special Permit A3 application concurrently with a hearing on the Site Plan Review application at a meeting held remotely on March 28, 2022 via Zoom as an alternate means of public access pursuant to Chapter 20 of the Acts of 2021 temporarily suspending 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. Brianna Bennett of Hingham Municipal Light Plant presented the application to the Board. At the conclusion of the review, the Board voted unanimously to grant the requested Special Permit A3 Parking Determination with a Waiver under § V-A of the By-Law with a condition set forth below. The Board additionally determined that the installation constituted a minor site plan, not materially or adversely affecting conditions governed by the site plan review standards under § I-I, 6 of the By-Law, and waived Site Plan Review.

Throughout its deliberations, the Board has been mindful of the statements of the Applicant and the comments of the general public, all as made or received at the public hearing.

BACKGROUND

The Hingham Municipal Light Plant received a grant from the Massachusetts Department of Environmental Protection to install, operate, and maintain electric vehicle (EV) charging stations in Town. The Town Administrator and Country Club Management Committee authorized installation of a Level 2 Dual Port charging station at the South Shore Country Club, subject to receipt of a permit and a license agreement between the Town and HMLP. The proposed EV charging station would result in restricted use of 3 existing spaces (1 to be ADA compliant) within the 231 parking space field for the SSCC facility. Additionally, one of these 3 spaces is proposed to be utilized as an access lane for the ADA compliant space.

Note “d” under § V-A, 2 of the By-Law does not permit reserved parking spaces “for any person, tenant, activity, or purpose (except for spaces reserved for “visitor” or “customers” parking)”. Allowance of the proposed use of 3 parking spaces for EV Charging Only would require a Waiver of the parking requirement under § V-A, 2.d of the By-Law.

Given the limited nature of the request and alignment with Town “green” initiatives, the Board ultimately voted to grant a Waiver of the parking requirement under § V-A, 2.d.

During the course of discussion, Board members were supportive of the application and mainly had comments surrounding the designation of parking spaces, potential future demand for the EV charging station, the amount of time required for charging, and adequacy of parking onsite. The Applicant clarified during the discussion that one of the three designated parking spaces would be eliminated to accommodate an access aisle to the handicapped space.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the meetings, the Board made the following findings in accordance with § V-A, 6 of the By-Law:

- 1. The parking is sufficient in quantity to meet the needs of the proposed project;**
Installation of the EV charging station will not reduce the number of spaces available

to employees, members, and visitors of the South Shore Country Club; it will simply limit use of three spaces to those with electric vehicles.

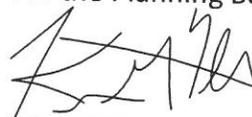
2. **Pedestrian access and circulation has been provided for;**
Pedestrian access and circulation is unchanged as a result of this project.
3. **New driveways have been designed to maximize sightline distances to the greatest extent possible;**
No changes to entrances or sight distances are proposed.
4. **It is impractical to meet these standards and that a waiver of these regulations will not result in or worsen parking and traffic problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings; and**
The dedication of 3 parking spaces for "EV Charging Only" will minimally affect the 231 available parking spaces onsite. The proposed project will not result in or worsen traffic problems either on-site or the surrounding streets.
5. **The granting of relief is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.**
The granting of relief is consistent with stated goals of the By-Law, including the prevention of pollution of the environment. The proposed dedication of 3 parking spaces will not increase the likelihood of accident or affect access to and circulation within the site.

DECISION

Upon a motion made by Kevin Ellis and seconded by Rita DaSilva, the Board voted unanimously to GRANT the application of Hingham Municipal Light Plant for a Special Permit A3 Parking Determination with a Waiver under § V-A of the Zoning By-Law to install an electric vehicle charging station at 274 South Street in the Business Recreation District, subject to the following condition:

1. This Decision is contingent upon the Applicant obtaining a license from the Town for installation, operation, and maintenance of the EV charging station. Operation may only continue so long as such license remains in full force and effect.

For the Planning Board,



Kevin Ellis, Chair

May 18, 2022

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

Opposed: None

