



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Stepping Stone Learning Center, Inc.
165 Beal Street
Hingham, MA 02043

Agent: Jeffery A. Tocchio, Esq.
Drohan Tocchio & Morgan, P.C.
175 Derby Street, Suite 30
Hingham, MA 02043



Property: 165 Beal Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 0547, Page 0190

Plan References: "ALTA/ACSM Land Title Survey," prepared by Coler & Colantonio Inc., 101 Accord Park Drive, Norwell, MA, dated August 16, 2006 (1 Sheet)

"Layout Plan," prepared by Crocker Design Group, 2 Sharp Street, Unit A, Hingham, MA, dated June 15, 2022 (1 Sheet)

"Stepping Stone Learning Center, 165 Beal Street, Hingham, MA 02043," prepared by Main Street Architects, 25 Mathewson Drive, Suite 120, Weymouth, MA, dated May 31, 2022 (4 Sheets)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Stepping Stone Learning Center, Inc. (the "Applicant") for Site Plan Review under §§ I-I and III-B, 8.b. of the Zoning By-Law (the "By-Law") and such other relief as necessary to expand an existing child care facility within the existing building in the Industrial District.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on July 11, 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, Judith Sneath, and Gary Tondorf-Dick. Jeffery

Tocchio, Esq., Drohan Tocchio & Morgan, P.C., presented the application to the Board. At the conclusion of the review, the Board voted unanimously to grant Site Plan Approval under § I-I of the By-Law with a condition set forth below.

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

BACKGROUND

The subject property is located on the north side of Beal Street at the intersection with Fottler Road. The property contains 3.19± acres of land area, improved by an 18,150± SF one-story, multitenant building and parking areas with a loading dock at the rear of the building. There are 36 onsite parking spaces with driveway access on Beal Street. There are currently two tenants within the building. Faneuil Kitchen Cabinet occupies 10,450 SF (10,000 SF warehousing/wholesaling & 450 SF general office), requiring 12 parking spaces, and Stepping Stone Learning Center occupies 2,775 SF, with plans to expand into the former Cargo Ways space – totaling 4,510 SF for the daycare space.

The proposed daycare expansion is both an exempt use under MGL c. 40A, Section 3 and is limited to interior work. Given the nature of this project, the Board's purview in this instance is limited to reasonable regulations of Site Plan Review concerning parking under § III-B, 8.b of the By-Law. Currently, there is no section within the Parking Table in Section V-A which explicitly provides a parking requirement for child care/daycare uses. Therefore, a parking determination of the Planning Board is necessary to determine a reasonable parking requirement.

The most recent attention to a parking count requirement for a daycare center was through a proposed Zoning Amendment from 2015. The proposed parking requirement was 4 spaces per 1,000 SF GFA. The Board's consulting traffic engineer, Jeffrey Dirk, P.E., PTOE, FITE, proposed this requirement based upon guidance issued by the Institute of Transportation Engineers. Due to the limited intensity of parking associated with a daycare – that being daycare providers only – the remaining 24 spaces onsite is more than sufficient for the 18 spaces that would be required per this proposed parking requirement. Parents of the children do not park onsite, but rather utilize a staggered drop-off and pick-up procedure/policy that is provided to parents upon enrollment. Infrequent special events onsite are scheduled after hours, allowing for parents to utilize all 36 spaces. Additionally, the Applicant has been granted permission from Talbots to use its adjacent lot if ever needed; however, this additional parking lot has never been needed.

During the course of the hearing, the Board posed questions and provided comments related to the sight distances, traffic circulation, and the parent pickup/drop-off routine. No public comment was provided prior to or during the hearing.

WAIVERS

Pursuant to Section I-I, 9, the Applicant requested a waiver of certain submittal requirements under Section I-I,5, as they are not necessary for the review of the proposed interior fit-out. These include items d., and f. – i.

DESIGN AND PERFORMANCE STANDARDS

With the exception of the following, none of the Design and Performance Standards under Section I-I, 6. are applicable to the proposed interior work for the expanded daycare facility:

i. Pedestrian & Vehicular Access; Traffic Management

No changes to access, circulation, or traffic management are proposed. The proposed expanded use will not increase the number of parking spaces to be provided onsite. The existing 36 parking spaces are sufficient for the mixed uses on the site, where 30 spaces are required (12 spaces for Faneuil Kitchen Cabinet and 18 spaces for Stepping Stone Learning Center). Special event parking will occur after hours and utilize both the full parking lot onsite and the Talbots parking lot if needed.

FINDINGS

- a. The proposed development will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development, as conditioned by this Approval, meets all applicable Design and Performance Standards.

MOTION

Upon a motion made by Judith Sneath and seconded by Gary Tondorf-Dick, the Board voted unanimously to GRANT the application of Stepping Stone Learning Center, Inc. for Site Plan Review under §§ I-I and III-B, 8.b. of the Zoning By-Law to expand an existing child care facility within the existing building in the Industrial District, subject to the following condition:

- 1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.

For the Planning Board,



Judith Sneath
July 20, 2022

In Favor: Judith Sneath, Gordon Carr, Kevin Ellis, and Gary Tondorf-Dick
Opposed: None

