



# TOWN OF HINGHAM

## Planning Board

### NOTICE OF DECISION SPECIAL PERMIT MODIFICATION

#### IN THE MATTER OF:

Applicant/Owner: Gill Research Drive, LLC  
73 Abington Street  
Hingham, MA 02043

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

Property: 73 Abington Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 54189, Page 200



#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Gill Research Drive LLC (the "Applicant") to modify a Special Permit A3 Parking Determination, issued February 15, 2019, as extended, under § V-A of the Zoning By-Law (the "By-Law") and such other relief as necessary to allow 57 parking spaces, where 120 would be required for office/warehouse buildings, and 58 were previously approved, install an emergency access drive, and make related changes to the site circulation and layout at 73 Abington Street in the Industrial Park District and South Hingham Development Overlay District.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on December 5, 2022 via Zoom as an alternate means of public access pursuant to Chapter 107 of the Acts of 2022 temporarily suspending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Judith Sneath, Chair, Gordon Carr, Kevin Ellis, and Gary Tondorf-Dick. Jeffrey Tocchio, Esq., and Gabriel Crocker, P.E., presented the application to the Board. At the conclusion of the review, the Board voted unanimously to grant the Special Permit A3 Modification under § V-A of the By-Law with conditions 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 & DISCUSSION**

The subject property consists of 5.6 ± acres of land located on the northeasterly side of Abington Street. In 2019, the Board issued Site Plan Approval and a Special Permit A3 to redevelop the property for construction of three warehouse/office buildings with associated parking and utilities. The approved plans included 58 parking spaces to serve a 14,850 SF warehouse/office (Building A), a 5,000 SF warehouse/office (Building B), and a 90,000 SF warehouse (Building C).

The Applicant now proposes to modify the approved plans to eliminate the construction of Building B and to expand Building A to 20,000 SF. The modifications result in a reduction of 2,920 SF of office space, an increase of 3,070 SF of warehouse space, and a net increase in gross floor area (GFA) of 150 SF. Additionally, the Applicant proposes other modifications to the approved plans to improve overall site functionality, enhance separation and buffering from abutters, and provide emergency access to/from the abutting industrial park. Specifically, these additional modifications include repositioning of loading docks, additional loading areas to account for the expansion of Building A, addition of a 6' cedar fence, trees, and shrubs along the southerly property line, elimination of security gate systems and fencing along the easterly side of the site, utilization of vertical concrete curbing rather than bituminous curbing along the entry from Abington Street, dumpster location improvements, utility improvements, and installation of a gated emergency access connection to 60 Research Road for emergency personnel.

With respect to parking, the 2019 Special Permit A3 determined that the peak parking demand for the three-building development is 56 spaces according to the Institute of Transportation Engineers (ITE) manual. As a result, 58 spaces were approved by the Board. Building A required 24 spaces while Building B required 12 spaces, for a total of 36 spaces between the two buildings. The current proposal to eliminate Building B and expand Building A reduces the parking requirement for the combined square footage from 36 spaces to 27 spaces. The Applicant proposes 57 spaces on the site – allowing for an excess of one space over the peak demand of 56 spaces.

During the course of the hearing, the Board raised a question pertaining to the parking circulation. No public comment was provided during or prior to the hearing.

### **FINDINGS**

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the hearings, the Board made the following finding under § V-A of the By-Law:

That the proposed modifications do not materially or adversely affect conditions governed by the Special Permit A3 Findings issued February 15, 2019 and set forth in § V-A of the Zoning By-Law.

**DECISION**

Upon a motion made by Gordon Carr and seconded by Gary Tondorf-Dick, the Board voted to GRANT the application of Gill Research Drive LLC for modification of a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law, to modify plans approved in connection with a Site Plan Approval issued February 15, 2019, as extended, to consolidate 3 approved office/warehouse buildings into 2, resulting in the same approximate gross floor area, and make related improvements at 73 Abington Street in the Industrial Park and South Hingham Development Overlay Districts, subject to the following condition:

1. All other conditions imposed by the Board in its Special Permit A3, originally issued February 15, 2019, as extended, remain in full force and effect unless modified by this decision.

For the Planning Board,



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Judith Sneath  
March 6, 2023

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

**Opposed:** None

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded with the Plymouth County Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.

