



# TOWN OF HINGHAM

## Planning Board



### NOTICE OF DECISION SPECIAL PERMIT A3

#### IN THE MATTER OF:

**Applicant:** Hingham Municipal Light Plant  
c/o Tom Morahan, General Manager  
31 Bare Cove Park Drive  
Hingham, MA 02043

**Owner:** Town of Hingham  
c/o Tom Mayo, Town Administrator  
210 Central Street  
Hingham, MA 02043

**Property:** 210 Central Street, Hingham, MA 02043

**Deed Reference:** Plymouth County Registry of Deeds, Book 1404, Page 133

**Plan References:** "Exhibit A," dated January 12, 2023 (1 sheet)  
"10 Burr Road, Hingham, MA," unsigned and undated (1 sheet)

#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Hingham Municipal Lighting Plant (the "Applicant") for a Special Permit A3 parking determination under § V-A of the Zoning By-Law (the "By-Law") to eliminate one parking space for an access aisle in connection with electric vehicle charging station installations at 210 Central Street in the Official and Open Space District.

The Board opened a duly noticed public hearing on the application, without the receipt of testimony, at a meeting held remotely on August 28, 2023 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 temporarily suspending certain provisions of the Open Meeting Law. A subsequent substantive session was held on September 11, 2023. The Board concurrently opened a hearing on a related application for Site Plan Review. The Board

panel consisted of regular members Kevin Ellis, Chair, Gordon Carr, Rita DaSilva, Tracy Shriver, and Gary Tondorf-Dick. Brianna Bennett, of Hingham Municipal Lighting Plant, presented the application to the Board. At the conclusion of the review, the Board voted unanimously to grant a Special Permit A3 under § V-A of the By-Law with conditions set forth below.

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 & DISCUSSION**

The subject property consists of Town Hall, the School Department, the Senior Center, the Police Station, and the Recreation Department. Overall, the site is currently striped for 160 parking spaces. One Level-2 Electric Vehicle (EV) charging station is proposed to be installed for service to 2 spaces, but will require elimination of an existing space to provide for an ADA access aisle. This charging station is proposed for installation in the North Lots (as shown on the “Exhibit A” plan) along Burr Road, where 98 spaces currently exist. This installation reduces the number of parking spaces in the North Lots to 97 and to 159 spaces throughout the entire site. Finally, the new charging station will connect underground to an existing pole adjacent to the subject spaces.

The Board permitted three similar applications from HMLP in 2022 and 2023 at Carlson Field, the South Shore Country Club, and Lynch Field. Additionally, as the Board has seen on these similar applications, permits would be subject to a license agreement between the Town and HMLP.

During the course of the hearing, the Board raised questions and comments related to conduits and 24/7 access. There was no public comment.

### **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:

- a. **The parking is sufficient in quantity to meet the needs of the proposed project;**  
Installation of the EV charging station and the reduction of one space will not greatly impact the number of spaces available to visitors of the facility.
- b. **Safe pedestrian access and circulation has been provided for;**  
Pedestrian access and circulation is unchanged as a result of this project.
- c. **New driveways have been designed to maximize sightline distances to the greatest extent possible;**  
No changes to entrances or sight distances are proposed.
- e. **The existing parking areas meet applicable Design Standards; and**

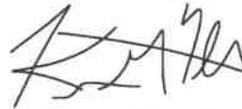
- f. The granting of this Special Permit is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.

**DECISION**

Upon a motion made by Kevin Ellis and seconded by Rita DaSilva, the Board voted unanimously to GRANT the application of Hingham Municipal Lighting Plant for a Special Permit A3 parking determination under § V-A of the Zoning By-Law to eliminate one parking space for an access aisle in connection with electric vehicle charging station installation at 210 Central Street in the Official and Open Space District, subject to the following conditions:

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.
2. 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,



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Kevin Ellis, Chair

September 12, 2023

**In Favor:** Kevin Ellis, Gordon Carr, Rita DaSilva, Tracey Shriver, 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.