



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW



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 Site Plan Review under § I-I 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 a Special Permit A3 parking determination. 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 Site Plan Approval under § I-I of the By-Law with a condition 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.

WAIVERS

Waivers of certain submittal requirements are required. These include submittal requirements under § I-I, 5.e (zoning analysis), f (utility plan), g (landscape plan), h (tree protection plan), i (grading and drainage plan), and j (construction schedule).

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 EV Charging Station:

a. Land Disturbance

The only land disturbance associated with this project is that which is limited to the installation of the EV Charging Station and its proper utility connections.

i. Pedestrian and Vehicular Access; Traffic Management

With the exception of the reduction of one parking space for an access aisle for the EV charging spaces, pedestrian and vehicular access and traffic management remain unchanged.

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 § I-I.7 of the By-Law:

- 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 meets all applicable Design and Performance Standards.

DECISION

Upon a motion made by Kevin Ellis and seconded by Gordon Carr, the Board voted unanimously to GRANT the application of Hingham Municipal Lighting Plant for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under § I-I,5.e, f, g, h, l, and j related to a zoning analysis, utility plan, landscape plan, tree protection plan, grading and drainage plan, and j construction schedule, 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 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,



Kevin Ellis, Chair
September 12, 2023

In Favor: Kevin Ellis, Gordon Carr, Rita DaSilva, Tracy 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.