



# TOWN OF HINGHAM

## Planning Board

### NOTICE OF DECISION SPECIAL PERMIT A3

#### IN THE MATTER OF:

Applicant: Su Escuela Language Academy, LLC  
c/o Sandra Baldeon  
75 Sgt. William B. Terry Drive, Suite 1001  
Hingham, MA 02043

Owner: John J. Flatley Co.  
45 Dan Road  
Canton, MA 02021

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

Property: 75 Sgt. William B. Terry Drive, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 34079 Page 104  
Certificate of Title No. 110147 issued by the Plymouth County Registry  
District of the Land Court

Plan References: "Exhibit Plan," prepared by Crocker Design Group, 2 Sharp Street, Unit C  
Hingham, MA, dated January 29, 2025 (1 Sheet)

RECEIVED  
FEB 27 2025  
Town Clerk  
Hingham, MA

#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Su Escuela Language Academy, LLC (the "Applicant") for modification of a Special Permit A3 Parking Determination originally issued November 8, 2023, as modified, under § V-A of the Zoning By-Law (the "By-Law") to install a multi-sport court with related fencing and bollards at 75 Sgt. William B. Terry Drive in the Limited Industrial Park District

The Board opened a duly noticed public hearing on the application at a meeting held remotely on February 24, 2025 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. The Board concurrently heard a related request for a waiver of Site Plan Review. The Board panel consisted of regular members Gordon Carr, Chair, Rita DaSilva, Kevin Ellis, and Gary Tondorf-Dick. Scott Golding, Esq., of Drohan, Tocchio, and Morgan, P.C., presented the application to the Board. At the conclusion of the review, the Board voted to grant the Special Permit A3 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**

The subject property, located between Lincoln Street and Beal Street, is improved by a 100,000 SF building consisting of various General Business Office tenants and Su Escuela. Su Escuela serves as both a private elementary Spanish language academy and private daycare. The school itself has been in operation at the site since 2011 and has expanded within the building on a number of occasions since then – most recently in November 2023 and August 2024, expanding to 55,000 SF of GFA, as approved by the Board.

The Applicant now proposes to add a multi-sport court in the southeasterly parking area of the site. The court material consists of interlocking modular tiles to be placed on top of the existing paved surface. Therefore no Land Disturbance is proposed other than the limited areas where fencing and safety bollard installations are proposed. Given the minimal Land Disturbance, the Board's review will only relate to parking onsite.

In the Board's November 2023 and August 2024 Special Permit A3's, a calculation of 4 parking spaces per 1,000 SF of GFA was applied to determine the number of spaces required for the school. Based upon the 55,000 SF of GFA the total number of spaces required was 220. The other 10,249 SF of GFA for the other General Business Office uses within the building required 36 spaces when the parking standard of 3.5 spaces per 1,000 SF of GFA was applied, for a total of 256 parking spaces required for the site where 417 are provided. This is an excess of 161 parking spaces overall for the site.

With the addition of the multi-sport court, 44 spaces will be eliminated leaving an excess of 117 parking spaces for the site overall beyond the 256 spaces required for the site.

Regarding access to the multi-sport court, there is an existing crosswalk leading from the school to a grassed area adjacent to the court to allow for safe pedestrian travel to the sport court.

During the course of the hearing, the Board raised questions and comments related to traffic circulation, lighting, and noise. 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;**  
With the addition of the multi-sport court, 44 spaces will be eliminated leaving an excess of 117 parking spaces for the site overall beyond the 256 spaces required for the site.
- b. **Safe pedestrian access and circulation has been provided for;**  
An existing crosswalk leading from the school to a grassed area adjacent to the court will be utilized to allow for safe pedestrian travel to the sport court.
- 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.**

**MOTION**

Upon a motion made by Gordon Carr and seconded by Rita DaSilva, the Board voted to GRANT the application of Su Escuela Language Academy, LLC for modification of a Special Permit A3 Parking Determination originally issued November 8, 2023, as modified, under § V-A of the Zoning By-Law to install a multi-sport court with related fencing and bollards at 75 Sgt. William B. Terry Drive in the Limited Industrial Park 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. All other ongoing conditions of the Special Permit A3 issued November 8, 2023 shall remain in full force and effect.

For the Planning Board,



Gordon Carr  
February 27, 2025

**In Favor:** Gordon Carr, Rita DaSilva, 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.