



# TOWN OF HINGHAM

## Planning Board

### NOTICE OF DECISION SITE PLAN REVIEW

#### IN THE MATTER OF:

Applicant: Dr. Shreen Sandhu-Kupke  
7-9 Central Street  
Hingham, MA 02043

Owner: S. John Hajjar  
134 East Howard Street  
Quincy, MA 02169

Agent: Ben Gilbert  
Wellen Construction  
2 Park Central Drive  
Southborough, MA 01772

Property: 7-9 Central Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 28570 Page 293

Plan References: "Existing Site Survey," prepared by Strekalovsky, Hoit, Raymond LLC, 51 North Street, Hingham, MA, dated August 3, 2005 (1 Sheet)

"Heart of Hingham Dental," prepared by LYF Architects, 356 Main Street, Haverhill, MA, dated February 21, 2025, Sheet G000 revised through April 23, 2025 (18 Sheets)

RECEIVED

JUN 18 2025

Town Clerk  
Hingham, MA

#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Dr. Shreen Sandhu-Kupke (the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to operate a dental professional office on the second floor at 7-9 Central Street in Business District A and the Downtown Hingham Overlay District.

The Board opened a duly noticed public hearing on the application, without the receipt of testimony, at a meeting held on May 19, 2025 and a subsequent substantive session held on June 9, 2025. Both hearings were held remotely via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 temporarily suspending certain provisions of the Open Meeting Law. The Board concurrently heard an application for a Special Permit A3 Parking Determination under § V-A of the By-Law. The Board panel consisted of regular members Gordon Carr, Chair, Crystal Kelly, Tracy Shriver, and Gary Tondorf-Dick. Dr. Shreen Sandhu-Kupke, Applicant, presented the application to the Board. At the conclusion of the review, the Board voted 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 & DISCUSSION**

The subject property is located Downtown at the corner South Street and Central Street and consists of a two-story commercial building, previously occupied on both floors by Boston Private Bank. The Applicant proposes to occupy the second floor only and make interior changes to operate a dental professional office. No changes are proposed to the site itself – therefore the Board’s review is limited to parking. However, in accordance with Section I-I.2.a.(i), this project qualifies as a Major Site Plan since it is in connection with a Special Permit A3. Even though there are no changes to the site, the Board is unable to waive Site Plan Review under Section I-I.9.a, as there is no previously “approved site plan”.

The previous tenant, Boston Private Bank, occupied both floors for a total Gross Floor Area (GFA) of 3,020 SF. As a reminder, Section III-G (Downtown Hingham Overlay District) applies a 25% reduction to the parking count requirement under the parking table in Section V-A. Therefore, the bank’s parking requirement was 9 spaces based upon the 4 spaces/1000 SF of GFA requirement for a bank under Section V-A with the 25% reduction applied under Section III-G.

The dental professional office will only occupy the second floor for a total GFA of 1,510 SF. The first floor will remain vacant. This brings the off-street parking requirement to 6 spaces based upon the 1 space/175 SF of GFA requirement for a dental office under Section V-A with the 25% reduction applied under Section III-G. As is typical with the majority of the businesses in the Downtown, the Applicant requests a waiver of the off-street parking requirement due to the absence of onsite parking. The Applicant notes that there will not be more than 5-6 patients and 4-5 staff members at any given time and will operate 3-4 weekdays from 8 AM to 5 PM. With respect to public parking in this area of the Downtown, there are 219 on-street parking spaces (the majority of which are “2 hour” spaces), 11 spaces in a parking lot directly abutting the subject property, and 67 public spaces within the Merchant’s Lot at 25 Main Street/22 & 24R Central Street – totaling 297 public parking spaces. There are also 309 private parking spaces serving a number of other businesses in this area of the Downtown as well.<sup>1</sup>

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<sup>1</sup> Vanasse & Associates, Inc., *Parking Study Downtown Hingham Business District*, February 2009

During the course of the hearing, the Board raised questions and comments related to exterior improvements and the parking requirement of the previous tenant. There was no public comment.

### **WAIVERS**

Based upon the interior nature of this project and the materials submitted, the Applicant requires waivers of submittal requirements under Section I-I.5.g (landscape plan), h (tree protection and mitigation plan), j (construction schedule), and l (Major Site Plan requirements).

### **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 dental professional office interior fit-out:

**i. Pedestrian Access**

Adequate pedestrian access is provided via public sidewalk.

### **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 findings in accordance with the Approval Criteria under § I-I,7. of the By-Law:

- a. The proposed development, as conditioned by the Approval, 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.

### **MOTION**

Upon a motion made by Gordon Carr and seconded by Gary Tondorf-Dick, the Board voted to GRANT the application of Dr. Shreen Sandhu-Kupke for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under § I-I.5.g, h, j, and l related to a landscape plan, tree protection and mitigation plan, construction schedule, and Major Site Plan requirements, to operate a dental professional office on the second floor at 7-9 Central Street in Business District A and the Downtown Hingham Overlay District, subject to the following condition:

- 1. Proof of Recording. 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,



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Gordon Carr  
June 18, 2025

**In Favor:** Gordon Carr, Crystal Kelly, 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.