



# TOWN OF HINGHAM

## Planning Board

### NOTICE OF DECISION SPECIAL PERMIT A3 – COMMON DRIVEWAY

#### IN THE MATTER OF:

Applicant/Owner: 210 Hull Street LLC  
c/o Gerry Rankin  
338 Clapp Road  
Scituate, MA 02066

Agent: Brendan Sullivan, P.E.  
Merrill Engineers & Land Surveyors  
427 Columbia Road  
Hanover, MA 02339

Property: 210 Hull Street and 311 Rockland Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 58549 Page 105  
Plymouth County Registry of Deeds Book 59579 Page 277  
Plymouth County Registry of Deeds Book 59184 Page 192

Plan References: "Construction Period Sequencing and Stormwater Operation and Maintenance Plans," prepared by Merrill Engineers & Land Surveyors, 427 Columbia Road, Hanover, MA, dated February 26, 2025 and revised through April 9, 2025 (4 Sheets)

"Long-Term Pollution Prevention Plan," prepared by Merrill Engineers & Land Surveyors, 427 Columbia Road, Hanover, MA, dated February 26, 2025 (3 Sheets)

"Site Plan Review & Common Driveway," prepared by Merrill Engineers & Land Surveyors, 427 Columbia Road, Hanover, MA, dated February 26, 2025, and revised through June 16, 2025 (Sheet 3 revised through June 17, 2025) (8 Sheets)

RECEIVED

JUN 26 2025

Town Clerk  
Hingham, MA

## **SUMMARY OF PROCEEDINGS**

This matter came before the Planning Board (the “Board”) on the application of 210 Hull Street LLC (the “Applicant”) for a Special Permit A3 under § V-I of the Zoning By-Law (the “By-Law”) to construct a Common Driveway at 210 Hull Street and 311 Rockland Street in Residence District C.

The Board opened a duly noticed public hearing on the application at a meeting held on April 7, 2025 at Hingham Town Hall. An additional substantive session was held on June 23, 2025 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 related applications for Site Plan Review under § I-I of the By-Law. The Board panel consisted of regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, and Gary Tondorf-Dick. Brendan Sullivan, P.E., Merrill Engineers & Land Surveyors, presented the application to the Board. At the conclusion of the review, the Board voted to grant the Special Permit A3 under § V-I 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 existing lot lines are proposed to change and will provide 210 Hull Street with 52,137± SF and 311 Rockland Street with 55,914± SF – each with at least 150’ of frontage on Hull Street and Rockland Street respectively. Both sites are proposed to be served by a Common Driveway which will extend from Hull Street through the 210 Hull Street property, approximately 250’±, to the lot line of the 311 Rockland Street property. The Common Driveway is proposed to be surfaced with three inches of ¾” crushed stone. Additionally, it is proposed to be at least 20’ wide from Hull Street to the lot line of 311 Rockland Street, as required under Section V-I of the By-Law, and a 28’ wide easement is proposed to encompass the Common Driveway.

Runoff from most of the wider portion of the common driveway is proposed to flow into a crushed stone diaphragm for pretreatment and then be discharged into an infiltration basin. Runoff from the narrower portion of the driveway will flow across a paved driveway at 311 Rockland Street into another crushed stone diaphragm and discharge into another infiltration basin.

In addition to staff, the Board’s civil peer review engineer Patrick Brennan, PGB Engineers, reviewed this project in conjunction with the 210 Hull Street and 311 Rockland Street Site Plan Review projects. Mr. Brennan’s report includes comments related to the easement area, sight distance triangle, potential screening, and the gravel base. The Applicant provided revisions that address all of Mr. Brennan’s comments.

During the course of the hearing, the Board raised questions and comments related to the common driveway advantages, utility installation, gravel driveway erosion, and fire truck turnaround. There was public comment related to access from Rockland Street, the sewer connection, and stormwater runoff.

## **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-H,2. of the By-Law:

1. The proposed use is consistent with the following criteria set forth in Section I-H.2.
  - a. **Use of the site is in harmony with the general purpose and intent of the By-Law;**  
Consistent with Section I-A.2., permitting the Common Driveway will lessen congestion in the street; prevent overcrowding of land; conserve the value of land and buildings, including the conservation of natural resources; and encourage the most appropriate use of land throughout the Town.
  - b. **The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law;**  
Consistent with Section V-I.1, permitting the Common Driveway will reduce the number of access points on Rockland Street. As waived under the Site Plan Approvals for this project, the driveway opening will be 29.9'. Further, the proposed design meets all applicable Construction and Design Standards under Section V-I.4.
  - c. **The specific site is an appropriate location for such use, structure, or condition, compatible with the characteristics of the surrounding area;**  
Consistent with Section V-I.2, the Common Driveway is proposed in an appropriate location.
  - d. **The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated;**  
The Common Driveway will reduce the number of curb cuts along Rockland Street and minimize additional impervious surface and land disturbance.
  - e. **There will be no nuisance or serious hazard to vehicles or pedestrians;**  
In accordance with Section V-I.4, the Common Driveway provides the required paved surface width, though a gravel surface will be used, as well as adequate sight distances at the opening along Hull Street.
  - f. **Adequate and appropriate facilities will be provided for the proper operation of the proposed use; and**  
The Common Driveway meets all applicable Construction and Design Standards under Section V-I.4.

- g. The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.**

**MOTION**

Upon a motion made by Tracy Shriver and seconded by Gordon Carr, the Board voted to GRANT the application of 210 Hull Street LLC for a Special Permit A3 under § V-I of the Zoning By-Law to construct a Common Driveway at 210 Hull Street and 311 Rockland Street in Residence District C, subject to the following conditions:

1. **Proof of Recording.** Prior to the start of any work, the Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording to the Community Planning Department.
2. **Approval Not Required Plan.** Prior to the start of any work, the Applicant shall file a Form A application for endorsement of an Approval Not Required (ANR) Plan with the Planning Board for endorsement of the newly proposed lot lines. Following endorsement of the ANR plan by the Planning Board, the Applicant shall provide evidence of recording of the ANR plan at the Registry of Deeds to the Community Planning Department.
3. **Easement Documentation.** Prior to the start of any work, the Applicant shall finalize easement documentation with the Community Planning Department in accordance with Section V-I.5 of the By-Law and provide evidence of recording said documentation at the Registry of Deeds.
4. **The Applicant shall provide an as-built plan to the Community Planning Department upon completion of the Common Driveway construction.**

For the Planning Board,



---

Tracy Shriver  
June 26, 2025

**In Favor:** Tracy Shriver, 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.