



# TOWN OF HINGHAM

## Planning Board

### NOTICE OF DECISION SITE PLAN REVIEW

#### IN THE MATTER OF:

**Applicant:** Michael Whitmore  
Roundel 47 LLC  
46 Allen Place  
Scituate, MA 02066

**Owner:** Hingham Yacht Club, Inc.  
211 Downer Avenue  
Hingham, MA 02043

**Agent:** Michael Whitmore  
Roundel 47 LLC  
46 Allen Place  
Scituate, MA 02066

**Property:** 208 Downer Avenue, Hingham, MA 02043

**Deed Reference:** Plymouth County Registry of Deeds Book 5011 Page 481

RECEIVED

JUL 10 2025

TOWN CLERK  
Hingham, MA

#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Hingham Yacht Club, Inc. (the "Applicant") for modification of a Site Plan Approval under § I-I of the Zoning By-Law (the "By-Law"), originally issued November 15, 2021, to modify condition 2a. to allow the construction period to begin in October rather than November at 208 Downer Avenue in Residence District A.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on July 7, 2025 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 panel consisted of regular members Tracy Shriver, Chair, Crystal Kelly, and Gary Tondorf-Dick. Michael Whitmore, of Roundel 47 LLC, presented the application to the Board. At the conclusion of the

review, the Board voted to grant the Site Plan Approval modification under § I-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 Planning Board issued Site Plan Approval in November 2021 for construction of a new boat barn across the street from the Hingham Yacht Club. One of the conditions of approval required the construction period to take place between the months of November and April. The Applicant now proposes to modify this condition to allow construction to begin in October rather than November, citing more favorable weather conditions as the main reason for the change and that most of the site/foundation work would be completed at the beginning of the construction period which would benefit from the earlier start. The Applicant further asserts that seasonal use of the Yacht Club facilities rapidly tapers during the month of September, necessitating a much lower parking demand by October. Since this is a modification of a condition of approval and not the site plan itself, the By-Law does not yet have language that allows a minor modification waiver for this type of change. Therefore, the noticed public hearing was required for this modification.

During the course of the hearing, the Board raised a question related to the stacking of floats in relation to the Zoning Board of Appeals' permit. There was written public comment supporting the request.

### **FINDING**

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:

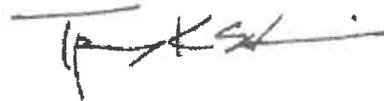
That the proposed modification of condition 2a. of the Site Plan Approval, originally issued November 15, 2021, does not materially or adversely affect conditions governed by the Site Plan Review Design and Performance Standards set forth in § I-I of the Zoning By-Law.

### **MOTION**

Upon a motion made by Tracy Shriver and seconded by Crystal Kelly, the Board voted to GRANT the application of the Hingham Yacht Club, Inc. for modification of a Site Plan Approval under § I-I of the Zoning By-Law, originally issued November 15, 2021, to modify condition 2a. to allow the construction period to begin in October rather than November at 208 Downer Avenue in Residence District A, subject to the following conditions:

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.
2. All other ongoing conditions of the Site Plan Approval issued November 15, 2021 shall remain in full force and effect.

For the Planning Board,



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Tracy Shriver  
July 10, 2025

**In Favor:** 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.