



# TOWN OF HINGHAM

## Zoning Board of Appeals

RECEIVED  
JUL 29 2025  
Town Clerk  
Hingham, MA

### NOTICE OF DECISION SPECIAL PERMIT

#### IN THE MATTER OF:

**Owner:** Babar, LLC as Trustee of Lincoln Plaza Realty Trust  
c/o Jumbo Acquisitions, LLC  
1900 Crown Colony Drive, Suite 405  
Quincy, MA 02169

**Applicant:** Abhinav and Joanna Sood, South Shore Eats, Inc.  
400 Lincoln Plaza, Suite 2  
Hingham, MA 02043

**Subject Property:** 400 Lincoln Street, Hingham, MA 02043

**Deed Reference:** Plymouth County Registry of Deeds, Book 57933, Page 1

**Plan Reference:** "Pokemoto Floor Plan," date stamped June 9, 2025

#### SUMMARY OF PROCEEDINGS

This matter came before the Zoning Board of Appeals (the "Board") on the application of Abhinav and Joanna Sood of South Shore Eats, Inc. (the "Applicant") for a Special Permit A2 under §§III-A, 4.9A and 4.9B of the Zoning By-Law (the "By-Law") and such other relief as necessary to locate a Pokemoto Hingham, a take-out restaurant, with some seating, in an existing tenant space at 400 Lincoln Street in the Industrial District.

The Board heard the application at a duly advertised and noticed public hearing on Tuesday, July 15, 2025, during a meeting held via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. The Board panel consisted of Paul K. Healey, Acting Chair, Mario Romania, Associate Member and Lauren Galvin, Associate Member. At the conclusion of the July 15, 2025 hearing, the Board voted unanimously to grant the requested Special Permit A2.

Throughout its deliberations, the Board was mindful of the statements of the Applicant and the comments of the general public, all as made or received at the public hearing.

## **BACKGROUND AND DISCUSSION**

The subject property consists of approximately 504,000 SF or 11.56 acres of land located on the south side of Lincoln Street/Route 3A, north side of Beal Street, and west side of Sgt. William B. Terry Drive. It is previously developed by a shopping center, including more than 140,000 SF GFA with multiple tenants and is commonly referred to as Lincoln Plaza. The proposed plan calls for the conversion of 1,217 SF of existing retail space (Vacuum House) within the principal structure to establish a sit-down (14 seats) and take-out restaurant. Although there is proposed seating within the restaurant, its primary focus will be on take-out.

## **FINDINGS**

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the meeting, the Board made the following findings in accordance with the Special Permit Approval Criteria under § I-H, 2. of the By-Law:

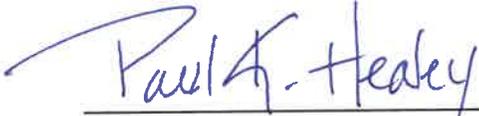
- a) **Use of the property is in harmony with the general purpose and intent of the Zoning By-Law.** The proposed use is in harmony with the general purposes of the By-Law. Sit-down and take-out restaurants are allowed uses by special permit within a Shopping Center in the Industrial District. The existing shopping center includes take-out and eat-in restaurants presently. Moreover, the proposed uses will not adversely affect the health, safety or welfare of any prospective occupants, customers, neighbors, or the Town.
- b) **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law.** The tenant will be filing an application with the Planning Board to assure that parking at the center will not be impacted. No other special regulations will be effected by the proposed changes in use of the existing tenant space from retail to sit-down / take-out restaurant.
- c) **The specific site is an appropriate location for the proposed use and is compatible with the characteristics of the surrounding area.** The property is an appropriate location for the proposed use, as it is located within an existing shopping center and is in close proximity to the Hingham Shipyard, and surrounded by large-scale commercial, industrial, and residential development. The existing building design is compatible with the characteristics of the surrounding mixed use area.
- d) **The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated.** There will be no adverse impacts resulting from the proposed uses as the area is designed for businesses.
- e) **There will be no nuisance or serious hazard to vehicles or pedestrians.** There will be no nuisance or serious hazard to vehicles or pedestrians resulting from the project. The shopping center access and egress, including existing pedestrian walkways, will not be affected by the proposed changes in use of the existing tenant space that is approximately 1,217 SF GFA or 0.87% of the overall shopping center.

- f) **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** The tenant will use the existing truck door for deliveries via the rear door. They will be reviewing the need for a grease trap with the Board of Health and Sewer Department based on what food will be prepared on site.
- g) **The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The property is served by public water and sewer. The tenant will maintain waste disposal locations and systems consistent with the existing users within the shopping center. No changes, other than a possible grease trap to accommodate the uses, is being proposed.

**DECISION**

Upon a motion made by Mario Romania, Jr., and seconded by Lauren Galvin, the Board voted unanimously to GRANT a Special Permit A2 under §§ III-A, 4.9A and 4.9B to locate a sit-down and take-out restaurant within an existing tenant space consisting of approximately 1,217 SF GFA within the Lincoln Plaza shopping center, located at 400 Lincoln Street in the Industrial District, subject to the condition that the use is operated in a manner consistent with the approved plans and representations made to the Board during the hearing.

For the Board of Appeals,



---

Paul K. Healey, Acting Chair

July 29, 2025

This Decision shall not become effective until (i) the Town Clerk has certified on a copy of this decision that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that if such an appeal has been filed, that it has been dismissed or denied, and that (ii): a copy thereof has been duly recorded in the Plymouth County Registry of Deeds and indexed in the grantor index under the name of the owner of record.