



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SPECIAL PERMIT AND SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Slow Coffee LLC
c/o Anson Gao
206 Philip Street
Weymouth MA 02190

Agent: DACHI Development
c/o Xuheng Chen
2 Crestview Drive
Malden, MA 02148

Owner: HINGHAM 102 NORTH LLC
858 Washington Street, Suite 309
Dedham, MA 02026

Property: 106 North Street, Hingham MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 59729, Page 54

Plan References: Plan set entitled, "Slow Coffee Interior Renovation, 106 North Street Hingham, MA," prepared by JCBT Architect, dated November 19, 2025 and (4 Sheets)

RECEIVED
MAR 17 2026
Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Anson Gao, Slow Coffee LLC, (the "Applicant") for Site Plan Review under § I-I and a Special Permit A3 Parking Determination and/or Waiver under § V-A of the Zoning By-Law (the "By-Law") to locate a cafe/sit-down and take-out restaurant at 106 North Street in the Business A and the Downtown Hingham Overlay Districts.

In connection with the proposed use, the Applicant simultaneously filed a related application with the Zoning Board of Appeals for a Special Permit A2 under §§ III-A, 4.9 and 4.9B of the By-

Law, which allow take-out and sit-down restaurant uses. The Boards conducted their respective hearings separately.

The Planning Board opened duly noticed public hearings on these applications concurrently during a meeting held remotely on February 9, 2026 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 its regular members Tracy Shriver, Chair, Kevin Ellis, Gordon Carr, Crystal Kelly, and Gary Tondorf-Dick. The Applicant was represented during the hearing by Jamie Chen.

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

BACKGROUND & DISCUSSION

The subject property is located in downtown Hingham, with frontage on North Street and the rear of the building facing South Street. The proposed plan calls for the conversion of the approximately 1,166 SF of existing retail space to be renovated into a café/coffee shop. The proposed establishment will serve coffee, tea, and a limited menu of bakery items and sandwiches. They will provide items for take-out and there will be seating for 16 patrons.

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 both a Special Permit A2 under Section III-A, 4.9A and 4.9B for the restaurant use and a Special Permit A3 under Section V-A related to parking, even though there are no proposed changes to the site itself.

The previous tenant, Doublemint, offered home décor items and decorating services. According to the Parking Table, retail stores and service businesses require 5 parking spaces/1,000 SF of gross floor area; however, Parking space requirements are reduced by 25% within the Business A zoning district. Therefore, the previous parking demand was 5 spaces based upon the 4 spaces/1000 SF of GFA. The proposed sit-down and take-out restaurant will generate a slightly lower parking demand of 4 spaces based on the 1 space per 3 seat standard after applying the 25% reduction.

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 any onsite parking. 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) 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.

During the hearing, Board members expressed support for the proposed use. No members of the public appeared to comment on the Application.

WAIVERS

Based upon the interior nature of this project and the materials submitted, the Applicant requires waivers of submittal requirements under § I-I.5.f (utility plan), g (landscape plan), h (tree protection and mitigation plan), i (grading and drainage 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 sit-down and take-out restaurant interior fit-out:

i. Pedestrian and Vehicular Access

The proposed café will not generate traffic impacts greater than the prior retail and service business use. 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 Site Plan Review 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.

The Board then made the following Special Permit findings in accordance with the Approval Criteria under § V-A,6. of the By-Law:

- a. **The parking is sufficient in quantity to meet the needs of the proposed project;**
The proposed café requires 4 parking spaces, which is 1 less than that required for the prior retail store/service business. There is sufficient off site public parking available offsite to provide for the restaurant use.
- b. **Safe pedestrian access and circulation has been provided for;**
Pedestrian access is unchanged as a result of this project.
- c. **New driveways have been designed to maximize sightline distances to the greatest extent possible;**
There are no driveways associated with this site.

- d. It is impractical to meet one or more of the Design Standards and that a waiver of such Standards will not result in or worsen parking, traffic or pedestrian safety problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings;

The subject property is occupied in its entirety by the building footprint, so there is no opportunity to add parking onsite. Therefore, all of the Design Standards are impractical to meet since they apply to onsite parking lots. Parking will instead be available through on-street and off-street public parking in this area of the Downtown.

- e. Except as specifically provided under subsection d. above, the proposed parking area(s) meet applicable Design Standards;

Not applicable.

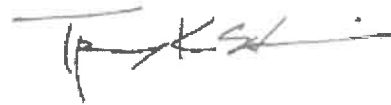
- f. The granting of this Special Permit is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.

MOTION

Upon a motion made by Tracy Shriver and seconded by Gordon Carr, the Board voted unanimously to GRANT the application of Anson Gao, Slow Coffee LLC, for Site Plan Review under § I-I and a Special Permit A3 Parking Determination and/or Waiver under § V-A of the By-Law to locate a cafe/sit-down and take-out restaurant at 106 North Street in the Business A and the Downtown Hingham Overlay Districts, 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.

For the Planning Board,



Tracy Shriver
March 17, 2026

In Favor: Gordon Carr, Kevin Ellis, Crystal Kelly, and Tracy Shriver

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.