



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SPECIAL PERMIT

IN THE MATTER OF:

Applicant: The Pilates Edit LLC
Gabrielle Brait and Tim Giuggio
22 High Street
Hingham MA 02043

Owner: Thomas Spiro, LLC
c/o Linda Garnitz
79 Florence Street, Unit 303S
Chestnut Hill, MA 02467

Property: 25 Main Street, Hingham, MA 02043

Deed Reference: Certificate of Title No. 18105 issued by the Plymouth County Registry
District of the Land Court

Plan Reference: "37 Main - Floor Plan mark up", received June 30, 2026

RECEIVED

JUL 30 2026

Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of The Pilates Edit, LLC for a Special Permit A3 Parking Determination and/or Waiver under § V-A of the Zoning By-Law (the "By-Law") to locate health club at 25 Main Street in the Business A and the Downtown Hingham Overlay Districts.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on July 27, 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, Gordon Carr, Kevin Ellis, and Gary Tondorf-Dick. The Applicant appeared to present the application. At the conclusion of the

hearing, the Board voted unanimously to issue a Special Permit A3 Parking Determination with a condition set forth below.

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

The subject property consists of approximately an acre of land located on the south side of Main Street, directly opposite the Heritage Museum, in Hingham Square. The proposed health club, The Pilates Edit, will be located in the former R.S.V.P. Stationary Store location, adjacent to Whitney Gordon Jewelers and the proposed Nona's Homemade Ice Cream (formerly Carolann's). The Applicant plans to renovate the interior of the existing commercial space for a new Pilates studio, which will offer Pilates, sculpt, and strength classes.

The Applicant proposes to limit the parking demand with advance class reservations, limited class sizes (16 people maximum), and staggered arrival and departure times. The work will be limited to an interior renovation and the proposed use will not result in any changes to the building footprint, façade, or site access. There are no changes proposed to the site itself and the property is already developed for commercial uses.

The tenant space, addressed 37 Main Street, is approximately 970 SF GFA. The previous occupant, R.S.V.P., qualified as a Service Business for parking purposes, so the parking demand for the space was 5 spaces/1,000 SF. Section V-A.2 additionally provides a 25% reduction to the otherwise effective parking space requirements under the parking table in Section V-A within Business District A. Therefore, the previous use's parking requirement, was 4 spaces.

The By-Law does not specify a standard for the proposed health club use, therefore a parking determination by the Board is required. As with other recent health club applications, the Board applied the Institute of Transportation Engineers (ITE) standard for health clubs, which is 8 parking spaces per 1,000 SF of GFA. For this space, that standard equates to 6 parking spaces after applying the applicable 25% discount for the downtown. Given that the subject property provides 67 spaces onsite within the Merchants Lot, the increased demand of 2 spaces generated by the proposed use can be accommodated without creating parking problems for the downtown. The Merchants Lot is technically private property, though it is publicly maintained through an Agreement between the owners and the Town. The lot serves a number of employees, customers, and visitors to the downtown. Ample on-street parking is also available in the area.

During the course of the hearing, the Board raised questions and comments related to the parking calculations and class times. One public comment received related to shared parking within the downtown in general.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the meetings, the Board made the following findings in accordance with § V-A, 6 of the By-Law:

- a. The parking is sufficient in quantity to meet the needs of the proposed project;**
There is sufficient public parking available both onsite and on-street to support the health club use. Based on ITE standards, the Pilates studio will generate a parking demand of 6 spaces. The publicly maintained Merchants Lot is located onsite and offers 67 shared spaces. There are also 9 angled parking spaces within the Main Street right-of-way along the building front and others in the area.
- b. Safe pedestrian access and circulation has been provided for;**
Pedestrian access is unchanged as a result of this project. The public sidewalk on Main Street will continue to provide access to the storefront entry.
- c. New driveways have been designed to maximize sightline distances to the greatest extent possible;**
Not applicable; there are no new driveways or curbcuts proposed in connection with the project.
- 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;**
Not applicable; the 67-space Merchants Lot is located onsite and will not be altered in connection with the project. Any variations from the Design Standards under Section V-A are preexisting conditions. The proposed use will not effect on or off site parking, traffic, or pedestrian safety.
- e. Except as specifically provided under subsection d. above, the proposed parking area(s) meet applicable Design Standards;**
The existing on-site parking area will be maintained in its current condition.
- 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.**

DECISION

Upon a motion made by Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted unanimously to GRANT the application of The Pilates Edit, LLC for a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law to locate a health club at 25 Main 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, Chair
July 30, 2026

In Favor: Gary Tondorf-Dick, Gordon Carr, Kevin Ellis, and Tracy Shriver
Opposed: None

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.