

**NOTICE OF DECISION
Special Permit A3 Parking Determination**

Certified #7017 1000 0000 1995 8541

IN THE MATTER OF:

Applicant: FoxRock Recreation Park, LLC Realty Trust

Premises: 150 Recreation Park Drive, Suite 1
Hingham, MA 02043

Deed: Book 46544, Pages 105 & 122

Date: October 2, 2018

Summary of Proceedings:

This matter came before the Planning Board on the application of FoxRock Recreation Park, LLC Realty Trust, for Site Plan Review with a request for partial waiver under § I-G and § I-I in Association with a Special Permit A2 and a Special Permit A3 Parking Determination, and/or Parking Waivers under § V-A and such other relief as necessary to locate a health club (Phys-Ex) within an existing 5,000 SF space in the Industrial Park and South Hingham Development Overlay Districts.

The Planning Board heard the application at a duly noticed public hearing on October 1, 2018 in the Hingham Town Hall at 210 Central Street. Members of the Planning Board present were Gordon M. Carr, Jennifer Gay Smith, Gary Tondorf-Dick, Judith Sneath and Associate Member Ted Matthews who was seated on the Special Permit A3.

The Applicant team included Scott Golding, DTM; Gabe Crocker, Crocker Designs; representatives of Phys-Ex: Wendy Swett and Michael Silva. The proposal is for a personal training/work out facility within the 5,000 square foot Suite #1 at 150 Recreation Park Drive which is currently vacant. Approximately 3,700 sf to be used as the gym with cardiovascular equipment for exercise and 1,300 sf for office space and restrooms. There are no physical changes proposed to the site. Parking was originally approved at 79 spaces, but only 74 were approved as part of the recent Boxygen process. At this time the Applicant proposes to add 6 new spaces at the rear of the building for the Phys-Ex employees and eliminate one parking space at the front of the building for a net parking quantity of 79 spaces.

Phys-Ex offers individual one on one training with a max of five trainers at a time, and occasionally a group training session with one trainer and not more than 4 clients. There will be a part time receptionist on site also. The Board reviewed the parking table and discussed what the maximum parking demand at the proposed business might be. While the applicant suggested 6 spaces was the appropriate amount of parking the Board found that the five trainers, receptionist, and five individual clients would result in an 11 vehicle parking demand. This use complements the other uses on site, as their classes are not when the other business are busy. The other tenants on site are DTM packing occupying Suites 3, 4, 5 & 7 for 20,000 sf of warehousing with 20 employees and requires 20 spaces, and Boxygen occupies Suite 2 and requires 11 parking spaces. Of the 74 spots available there are typically many unused spaces, and with the addition of 5 more parking spaces there will remain an excess of parking on site with a net parking quantity of 79 spaces.

Review Criteria and Findings:

a) *The parking is sufficient in quantity to meet the needs of the proposed project;*

Yes. The maximum parking capacity proposed for Phys-Ex is 5 trainers, 5 students, and one staff member, therefore 11 spaces has been determined to be the parking requirement.

b) *Pedestrian access and circulation has been provided for;*

Yes. Site is developed.

c) *New driveways have been designed to maximize sightline distances to the greatest extent possible;*

Not applicable. Developed site.

d) *It is impractical to meet these standards and that a waiver of these regulations will not result in or worsen parking and traffic problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings;*

There is no standard in the regulations for Health Club. The Board evaluated the project on its own merits in making the parking determination.

e) *The granting of relief is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.*

Yes. The granting of relief supports the utilization of existing infrastructure at this location where sufficient parking is available to support the proposed use.

DECISION AND VOTE:

It was Moved, Seconded and SO VOTED to APPROVE the Special Permit A3 parking determination in accordance with Section V-A Off-Street Parking Regulations of the Town of Hingham Zoning By-Law, for Phys-Ex at 150 Recreation Park Drive, Suite 1, as presented at the hearing and shown on the application materials submitted by Drohan, Tocchio & Morgan, based on the findings, and subject to the following conditions:

1. Parking spaces shall be striped prior to the Certificate of Occupancy.
2. Any increase to the maximum capacity requires a modification of this permit.

Gordon M. Carr, Chairman
Hingham Planning Board

In Favor: Matthews, Sneath, Gay Smith, Tondorf-Dick, Carr
Opposed: none

Cc: Town Clerk, Building Department, Assessor, Scott Golding, DTM; BOH, ZBA

NOTARIZATION

EXECUTED this ____ day of October, 2018

Commonwealth of Massachusetts

Plymouth, ss

October ____, 2018

Then personally appeared Gordon M. Carr, Chairman of the Hingham Planning Board, and acknowledged the foregoing to be the free act and deed of said Board.

29, 2021

Mary F. Savage Dunham, Notary Public

My Commission Expires: October