



TOWN OF HINGHAM
PLANNING BOARD

NOTICE OF DECISION
Site Plan Review in Association with a Building Permit

Certified Mail # 7018 1830 0000 1812 5465

Applicant: Weathervane Office, LLC.
190 Old Derby Street, Suite 311
Hingham, MA 02043

Premises: 2 Sharp Street, Unit A
Hingham, MA 02043

Date: August 6, 2019



Summary of Proceedings

The application before the Board is for Site Plan Review in Association with a Building Permit for a 4,560 s.f. Office/Warehouse Building in the Industrial Park and South Hingham Overlay Districts. The application was submitted on July 16, 2019, and the Board opened the hearing at their meeting of August 5, 2019. Planning Board members seated on the application were Gordon Carr, Gary Tondorf-Dick, William Ramsey, and Kevin Ellis. The Applicant was represented by Gabe Crocker, P.E. and Taylor Corsano from Crocker Design Group, and Ryan Bristol from Weathervane Office, LLC.

Project Description

Gabe Crocker stated that the request was for site plan review in association with a building permit to “re-activate” a site plan approval that had expired. He explained that the original approval was in 2005 for one building, 2.5 stories tall, consisting of 13,600 s.f. for office and warehouse uses. This approval was subsequently modified to include two buildings, 2.5 stories each, containing 5,400 s.f. of office and 2,000 s.f. of warehouse space (Units A and B). This approval was modified again in 2007 and in 2014 a third building (Unit C) was approved on adjacent land which was ultimately combined with this parcel. The buildings known as Units B and C have been built and are occupied. In 2006 a building permit was issued for Unit A and the foundation was installed to prepare for vertical construction. The construction work then stopped. In 2019 the applicant applied for a building permit for vertical construction of Unit A but the Site Plan Review had expired. As such, the request is for either a waiver of the requirement for site plan review, or, site plan review approval for Unit A so that the building can be completed at this time. Mr. Crocker explained that the storm water system for Unit A was installed when Unit B was constructed and is in place at this time. The landscape screen is in place and mature at this time. The parking complies with the By-law requirements.

Findings

After discussion, the Board reviewed the Site Plan Review Criteria, and made the following findings:

- a. protection of abutting properties against detrimental uses by provision for surface water drainage, fire hydrant locations, sound and site buffers, and preservation of views, light and air, and protection of abutting properties from negative impacts from artificial outdoor site lighting.*

Findings: The drainage was approved and installed prior to the expiration of the permit. The site lighting is provided by building mounted lighting on soffits of the porches.

- b. convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets; the location of driveway openings in relation to traffic or to adjacent streets, taking account of grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections; sufficiency of access for service, utility and emergency vehicles;*

Finding: The curb cuts are existing and no changes are proposed. The site is being completed per the previous approval.

- c. adequacy of the arrangement of parking, loading spaces and traffic patterns in relation to the proposed uses of the premises; compliance with the off-street parking requirements of this By-Law;*

Findings: Parking is provided in compliance with the by-law.

- d. adequacy of open space and setbacks, including adequacy of landscaping of such areas;*

Finding: Landscape plan hasn't changed since the original approval.

- e. adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site*

Finding: not applicable.

- f. prevention or mitigation of adverse impacts on the Town's resources, including, without limitation, water supply, wastewater facilities, energy and public works and public safety resources;*

Finding: The wastewater is connected to Rockland. The potable water is provided by an onsite well on the Rockland portion of the property.

- g. assurance of positive storm water drainage and snow-melt run-off from buildings, driveways and from all parking and loading areas on the site, and prevention of erosion, sedimentation and storm water pollution and management problems through site design and erosion controls in accordance with the most current versions of the Massachusetts Department of Environmental Protection's Storm Water Management Policy and Standards, and Massachusetts Erosion and Sediment Control Guidelines.*

Findings: This site is partially constructed and there is no increase in impervious surfaces from the original design as approved. The drainage system has been installed already.

- h. protection of natural and historic features including minimizing: the volume of cut and fill, the number of removed trees of 6 inches caliper or larger, the removal of stone walls, and the obstruction of scenic views from publicly accessible locations;*

Finding: Not applicable.

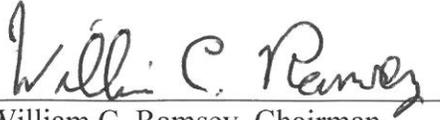
- i. minimizing unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on or approved for the site.*

Finding: Not applicable.

Decision

With a Motion made by Gary Tondorf-Dick and seconded by William Ramsey, the Board then voted to Approve Site Plan Review in Association with a Building Permit for Weathervane Office LLC at 2 Sharp Street as shown on plans titled "Site Plan Proposed Office Building (Unit A) for Weathervane Office, LLC., 2 Sharp Street, Hingham, MA", prepared for Weathervane Office, LLC., Prepared by Crocker Design Group, LLC. Dated 7/15/19, 5 sheets, and the existing conditions plan prepared by CCR Associates, dated 4/19/19, 1 sheet, with the findings, and subject to the following conditions:

1. A pre-construction review meeting with Town staff and public safety officials is required not less than two weeks prior to the start of work.
2. Inspections are required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control during construction and the approved drainage and storm water system installed for the project.
3. Upon project completion an as-built plan must be submitted to the Building Commissioner prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the storm water system design and performance standards of the approved project plans.



William C. Ramsey, Chairman

Hingham Planning Board

EXECUTED this 9th day of August, 2019

Votes:

In favor: Ramsey, Ellis, Carr, Tondorf-Dick

Opposed: none

Cc: Town Clerk; Building Department; Assessors.