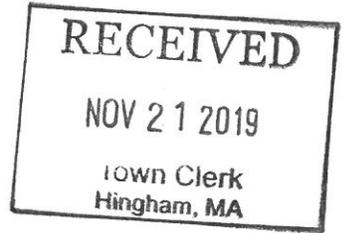


TOWN OF HINGHAM
PLANNING BOARD



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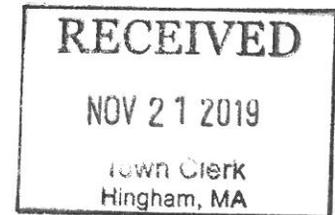
NOTICE OF DECISION

Special Permit A3 with Site Plan Review

Applicant: Stephanie Hernan
300 Oak Street
Pembroke, MA 02359

Premises: 80 Sharp Street
Hingham, MA 02043

Date: November 20, 2019



PLAN REFERENCE

“Location Plan, 80 Sharp Street, (Assessor’s Parcel:215-0-10), Hingham, MA 02043”, prepared for Yankee Trader Seafood, prepared by Morse Engineering Company, INC., dated 9/26/19, revised to 10/22/19, 1 sheet.

SUMMARY OF PROCEEDINGS

At the regular meeting of November 18, 2019 Planning Board members Kevin Ellis, Judith Sneath, Gordon Carr, and William Ramsey heard the application of Stephanie Hernan for a Site Plan Review and Special Permit A3 relative to the site improvements and existing parking lot at 80 Sharp Street in anticipation of the relocation of Yankee Trader Seafood to the site, in the Industrial Park District and South Hingham Overlay District. The Applicant was represented by Jeff Hassett of Morse Engineering and Stephanie Hernan was in attendance.

BACKGROUND AND DISCUSSION

Mr. Morse explained that the Applicant was improving the existing building to prepare for the relocation of Yankee Trader Seafood to this location. Some site improvements have been completed already and the applicant is requesting a Special Permit A3 parking determination to allow 38 spaces where 34 are required and parking waivers to allow the continued use of 8 existing undersized parking spaces (9x16’ where 9x20’ is required) and an aisle width of 22.3’ where 24’ is required. The Applicant also requested a partial waiver of the site plan review submittal requirements.

The Board discussed that the site is not a high traffic generator and this project is the reuse of an existing site. The public safety officials expressed no concerns and there is adequate driveway width for the fire truck to access the rear of the site. The Board discussed the need to relocate the handicapped parking space to be adjacent to the new walkway being installed. The Board also recommended the undersized parking spaces be designated for compact car parking due to the narrow aisle width and undersized parking spaces. The Applicant agreed with those suggestions.

SITE PLAN REVIEW

Upon a motion made by William Ramsey and seconded by Judith Sneath the Board then voted 4-0 to grant a partial waiver of site plan review submittal requirements for Sections a, b, d, e, f, i & j.

FINDINGS - SITE PLAN REVIEW

Based on the information submitted and presented during the hearing, and subject to satisfaction of the conditions set forth below, the Board made the following findings under Section I-I, 6 of the By-Law for the sections that were not waived:

- 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;*

The Board found that a special permit A3 is required, the handicapped parking space will be relocated to the west side of the parking lot by the new walkway, and the 8 nonconforming parking spaces shall be designated for compact cars only.

- 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 including the Massachusetts Storm water Handbook, the Massachusetts Erosion and Sediment Control Guidelines and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal storm water system;*

The Board found that the drainage was peer reviewed, this is the reuse of an existing site, and that gas trap hoods will be installed on catch basins with outlet pipes.

- h. assurance that appropriate Best Management Practices have been incorporated to minimize the amount of disturbed areas and protect natural resources, stabilize sites when projects are complete or operations have temporarily ceased, protect slopes on the construction site, protect storm drain inlets and armor all newly constructed outlets, install perimeter controls at the site, stabilize construction site entrances and exits to prevent off-site of material, and to provide for regular inspection of storm water controls at consistent intervals;*

The Board found that an Operations & Management Plan has been provided, and will be implemented moving forward.

Waivers

- a. The Board found in favor of granting the waiver to Section V-A.2 to provide 38 spaces where 34 are required because it is an existing site.
- b. The Board found in favor of granting the waiver to Section V-A.3 to allow 8 spaces to be 9x16 with no overhang where 9x20 are required finding that this is a reasonable request, it is a low traffic site, and that these spaces will be designated for compact car parking.
- c. The Board found in favor of granting the waiver of Section V-A.3 to accept a parking aisle width of 22.3' where 24' is required finding that this is a low traffic site.

FINDINGS – SPECIAL PERMIT A3

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

The Board found that the site provides 38 spaces where 34 are required but several are nonconforming in size.

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

The Board found that this is not applicable.

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

The Board found that this is not applicable.

- 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; and*

The Board found that this is not applicable.

- 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.*

The Board found in the affirmative, noting that this is the reuse of an existing industrial site.

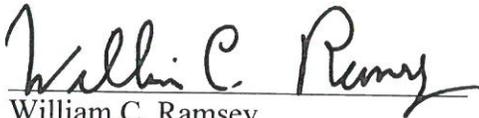
VOTE AND CONDITIONS

With a Motion made by William Ramsey and seconded by Kevin Ellis the Board then voted 4-0 to approve Site Plan Review and the Special Permit A3 for Stephanie Hernan, property located at 80 Sharp Street, based on the findings, with the waivers, and subject to the following conditions:

1. A Special Permit A3 is required.
2. The peer review engineer must verify the installation of gas trap hoods as part of a final site inspection prior to CO sign off by the Planning Department and the expense of the applicant.
3. A pre-construction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required as a condition of approval for all projects.
4. Inspections shall be 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.
5. 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.

6. The O&M Plan must be implemented moving forward and records of maintenance shall be maintained on site.
7. The 8 nonconforming parking spaces shall be designated for compact car parking.
8. A change in tenancy requires a modification of this permit.



William C. Ramsey

Chairman, Hingham Planning Board

EXECUTED this 21st day of November, 2019

Votes:

In favor: Ramsey, Carr, Sneath, Ellis

Opposed: none

Cc: Town Clerk, Building, J. Hassett, P. Brennan, Assessor,