



**TOWN OF HINGHAM**  
PLANNING BOARD

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**NOTICE OF DECISION**

**Special Permit A3**

**IN THE MATTER OF:**

**Applicant:** A.G.T Inc.  
**Premises:** 28 Whiting Street  
Hingham, MA 02043  
**Date:** February 26, 2020

**Plan Reference:** "32 Whiting Street Aerial Parking Exhibit" prepared by Crocker Design Group, dated 1/31/20 revised to 2/24/20, one sheet.

**Summary of Proceedings:**

This matter came before the Planning Board on the application of A.G.T Inc. 28 Whiting Street, Hingham, MA, for Site Plan Review under Section I-I for the internal renovations of an interior retail space for the sale of alcoholic beverages in association with a Special Permit A3 under Section III-A.4.18.

The Planning Board heard the application at the regular meeting of February 24, 2020 in the Hingham Town Hall at 210 Central Street. Members of the Planning Board present were Kevin Ellis, William Ramsey, Gary Tondorf-Dick, Judith Sneath and Gordon Carr. Mr. Jeff Tocchio of Drohan, Tocchio and Morgan presented the application to the Board. Mr. Tocchio explained that this project involves the interior fit out of a space previously used for retail sales and the intent is to use this space for the retail sales of alcoholic beverages. He explained that the improvements and proposed operations will not materially or adversely affect conditions governed by the site plan review standards and as such, requested that the Planning Board WAIVE site plan review requirements under Section I-I, including the public hearing requirement, and further Find that the project constitutes a minor site plan as the scope of work encompasses interior fit out of a space previously used for retail sales and that the proposed interior fit out and subsequent operation of Queen Anne Wine & Spirits will not materially or adversely affect conditions governed by the site plan review standards.

The Board discussed the existing parking lot and heard that the delivery schedule would remain as is. The Board discussed the existing tenants and that they have varied peak hours and varied hours of operation so the mix of uses works well on this site. Three tenants are national companies and AGT is bringing a local business, Queen Anne's Wine and Spirits. Mr. Tocchio explained that they would install 4 curb stops adjacent to the existing sidewalk to protect it, and, would stripe two parallel parking spaces at the rear of the building to bring the parking count up to 30 spaces where 29 are required. These parallel spaces are intended to be used by employees primarily. The Applicant also agreed to evaluate if there is a way to modify the angle of the 4 parking spaces adjacent to Whiting Street to pull them back further from the sidewalk to lessen vehicle overhang. The Applicant agreed to look at the matter but noted that it is a preexisting site and very tight turning areas now.

### **FINDINGS – SPECIAL PERMIT A3**

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

The Board found that 28 spaces exist to serve this existing multi-tenant retail building, and two additional parking spaces are proposed to be added for a total of 30 spaces, which is sufficient to support the proposed operations as well as the existing tenants. The Board also found that the mix of tenants (7-11, Verizon, Post Office) is complementary to the retail liquor sales business as the overall parking demand on the site is reduced later in the day when the liquor sales business picks up.

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

The Board found that the site has a sidewalk. The Applicant is proposing to install 4 curb-stops to ensure parked vehicles do not encroach into the sidewalk.

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

The Board found that this is not applicable and that no new driveways are proposed.

*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.*

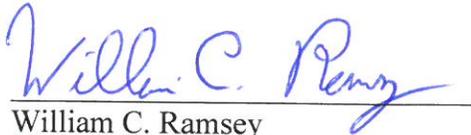
. The Board found that this is not applicable.

### **VOTE AND CONDITIONS**

Upon a motion made by William Ramsey and seconded by Kevin Ellis, the Board voted 5-0 to APPROVE the Special Permit A3 parking determination for A.G.T inc. doing business as QUEEN ANNE'S WINE & SPIRITS – located at 28 Whiting Street, as presented and as shown on the plan titled "32 Whiting Street Aerial Parking Exhibit" prepared by Crocker Design Group,

dated 1/31/20 revised to 2/24/20, one sheet, based on the findings and subject to the following conditions:

1. Applicant shall add the 2 parallel parking spaces as proposed.
2. Applicant shall install 4 curb stops as proposed to protect the sidewalk.



William C. Ramsey  
Chairman, Hingham Planning Board  
EXECUTED this 3<sup>rd</sup> day of March, 2020

Votes:

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

Opposed: none

Cc: Clerk; Assessor; Building; ; G. Crocker; J. Tocchio.