



TOWN OF HINGHAM
PLANNING BOARD

NOTICE OF DECISION
Special Permit A3

RECEIVED

JUN 22 2020

Town Clerk
Hingham, MA

Applicant: Hingham Farmer's Market, Inc.
c/o Mark Cullings
44 Spring Street
Hingham, MA 02043

Premises: 95 Otis Street formerly 31 Otis Street
Hingham MA 02043

Date: June 4, 2020

Summary of Proceedings

The Hingham Farmer's Market, Inc. (the "Applicant") applied for a modification to its existing Special Permit A3 parking determination in accordance with Section V of the Zoning By-Law, with Site Plan Review w in accordance with Section I-G and I-I of the Zoning By-Law.

The application for Site Plan Review and a Special Permit A3 was filed with the Planning Board on February 19, 2020. Pursuant to (1) the Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law and applicable provisions of the Open Meeting Law found at 940 CMR 29 et seq., the public meetings of the Planning Board were conducted by remote participation and (2) pursuant to Section 17 of Chapter 53 of the Acts of 2020 opening of the review of the Application was continued by the Board, all as follows: March 23, 2020 (meeting suspended by the Chair due to technical difficulties pursuant to 940 CMR 29.10(6)(d) and opening of application continued); March 26, 2020 (opening of the application was continued); April 13, 2020 (opening of the application was continued); May 18, 2020 (the hearing on the application opened and continued to June 1, 2020); and June 1.

Board members on the panel were Gary Tondorf-Dick, Kevin Ellis, Gordon Carr, and William Ramsey. The Application was presented by Mark Cullings, Executive Director of the Hingham Farmer's Market.

Background

For the past several years, the Hingham Farmers' Market (HFM) has been in operation at the Bathing Beach on a seasonal, temporary basis on Saturdays from 10:00 A.M. to 2:00 P.M. from May to November. The existing market consisted of 45 temporary vendor stalls which were set up in an approximately 10,600 square foot area in the southern corner of the Bathing Beach parking lot. Each vendor occupies one or more stalls, and merchandise includes local produce, baked and prepared goods, and a limited amount of

crafts. Vendors arrive by car or truck and set up the stalls immediately before the market opens and are responsible for breaking down the displays and cleaning up after themselves immediately after the market closes. Access to and egress from the market area is at a signalized intersection with Route 3A (Otis Street). Customers to the Farmers' Market park their cars in the adjacent Bathing Beach Parking area, which was striped to accommodate 185 parking spaces, including five handicapped spaces and 22-foot aisle widths.

With the site improvements of the Bathhouse and the parking lot expansion at the Bathing Beach there are now 211 parking spaces which is an increase of 26 spaces. The parking lot expansion created a new row of parking adjacent and parallel to Route 3A. With the improved parking lot design came the opportunity to revisit the site utilization, including the operations of the HFM.

Project Description

The proposal before the Board includes relocation of the existing Farmers' Market to the newly constructed parking area closest to Route 3A and the designation of vendor parking adjacent to the Farmers' Market and to occupy the parking spaces adjacent to the grove, with the exception of the handicapped parking spaces. The proposed layout is shown on the exhibit titled "Bathing Beach Layout 2". This layout shows a single entrance, 4 Administrative spaces, 2 Handicap parking spaces preserved, pedestrian flow using the northern half of the bridge as suggested, and Handicap tagged vehicle lane using southern half of bridge. The exhibit shows the approximate booth placement and vendor parking areas and also clearly indicates the pedestrian access to the Hingham Farmers' Market and that the two handicapped parking spaces closest to the building will be available for use. During the hearing Mark Cullings explained that there would be cones on the bridge to the farmer's market area which would keep it primarily as a pedestrian pathway but there would be a volunteer stationed in that location so that if access to the handicapped parking spaces were needed the volunteer could move the cones and help direct the driver to the parking area while keeping pedestrians out of the driveway. Police details will also be on site to direct traffic during the farmers' market.

The Board reviewed the parking table provided that compared the parking utilization from 2015-2020. The table reflects the increase in parking capacity at the site. While the number of parking spaces occupied by vendors increased approximately 6 spaces the actual number of parking spaces occupied by the HFM decreased by two spaces due to the more efficient layout. In 2015 there were 125 parking spaces available on site for the public when the HFM was open and the current proposal combined with the expanded parking lot provides 149 available spaces for the public which is an increase of 24 spaces. Mr. Cullings stated that the HFM will actually be operating from 9 am – 1 pm and this shift of the hours earlier in the day would help reduce overlap with beachgoers during the summer. The Board discussed the layout and parking availability and felt that the new layout was more efficient and the location of the vendor parking made the access to the site safer because it reduced the turning and parking movements adjacent to the driveway access to the site. Effectively the traffic was channeled to the parking areas efficiently. The Board also noted that there is a lookback condition in connection with the permit for

the bathhouse project on the site which will evaluate parking capacity and utilization one year post certificate of occupancy of the Bathhouse. Having this lookback already in place allows the HFM and Trustees of the Bathing Beach to review the site with the Boards and make any adjustments deemed necessary at that time. The bathhouse decision granted previously also restricted use of the meeting room when the HFM was in operation to further reduce parking demand during the HFM.

Findings and Decision

The Board then reviewed the Special Permit A3 Criteria and made the following findings:

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

Findings: There are 211 spaces which is a net increase in parking availability due to the construction of the Bathhouse. The location of the market is moving and the layout is more efficient. As a result the physical setup of the market occupies ~36 parking spaces which is a 4 space decrease from the 2015 layout. The HFM operation is shifting hours earlier in the day which will reduce overlap with mid-day peak beach traffic during peak beach use.

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

Findings: Walkways and pedestrian connections are being improved with the bathhouse project on site. The HFM has provided a proposed vendor booth layout with clear pedestrian access and will have HFM volunteers and police details on site when the market is open.

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

Finding: 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

Finding: Not applicable.

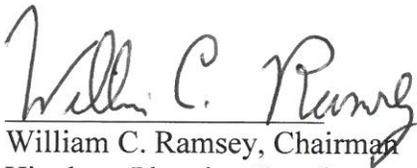
- e) The granting of relief is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.

Findings: Yes. The HFM is a weekly seasonal event that does draw traffic to the site but the hours are shifted earlier in the morning and the use is contained on the site closest to Route 3A leaving parking proximate to the beach for the beachgoers. The HFM is a public amenity and this application is a minor modification to the permit already in existence. In addition, there will be a lookback and parking analysis as part of the

Bathhouse construction project which will provide the boards an opportunity to make adjustments if needed based on the data and traffic counts after both the HFM and Bathhouse are operational concurrently. The 15 vehicle spaces for the vendors enhances safety at the entrance to the site.

Bill Ramsey made a Motion to Approve the modification to the Special Permit A3 parking determination and associated site plan for the Hingham Farmers Market at 95 Otis Street, formerly 31 Otis St, as presented in the materials and at the hearing, with the findings as discussed. The Motion was seconded by Gordon Carr, and Gary Tondorf-Dick, Kevin Ellis, William Ramsey and Gordon Carr voted in favor of the motion.

For the Planning Board,



William C. Ramsey, Chairman
Hingham Planning Board

June 19, 2020
Date

cc: Mark Cullings, HFM; Trustees of Bathing Beach; Town Clerk; BOS; ZBA; Town Engineer; R. Sylvester; Building Commissioner; Conservation; Glenn Olsson; Jeff Kilroy; Chris DiNapoli.