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NOTICE OF DECISION

Special Permit A3 with Site Plan Review

- Applicant:** John DeWaal, CoastIPC Inc.
30 Pond park Road
Hingham, MA 02043
- Project Site:** 30 Pond park Road
Hingham, MA 02043
- Plan References:** “30 Pond Park Aerial Exhibit” prepared by Crocker Design Group, dated 6/15/2020, 1 sheet.

PROCEEDINGS

On June 15, 2020, CoastIPC Inc. (the “Applicant”) filed an application (“Application”) for a Special Permit A3 Parking Determination under §V-A of the Zoning By-Law and a waiver of Site Plan Review under §I-G and §I-I to allow internal renovations associated with the expanded operations of an existing tenant, in the Industrial Park and South Hingham Development Overlay District. A public hearing of the Planning Board was duly noticed and held remotely on July 27, 2020. The Applicant was represented by Gabe Crocker, PE, Crocker Design Group, and John DeWaal. The Planning Board hearing was conducted by Gordon Carr, Judith Sneath, Kevin Ellis, Gary Tondorf-Dick and Rita DaSilva.

BACKGROUND AND DISCUSSION

Mr. Crocker explained that this project consists of internal renovations to the existing building to facilitate the expansion of an existing tenant. The building permit cost triggered the need for site plan review. In researching the permitting history on the site it was determined that there were no previous site plans or special permits. Upon inspection the applicant determined that the site is in good condition and only two minor improvements were indicated. The first is restriping the parking at the front of the building to increase the handicapped parking to 4 spaces where 3 exist now. When the striping is done one handicapped space will be installed proximate to the entrance of each tenant. There are currently 95 spaces on site but increasing the handicapped parking count will result in a net of 94 spaces on site. The other site improvement is the installation of lined gravel infiltration trenches and rip rap to remedy erosion at the outfall of the site drainage where it enters a jurisdictional drainage ditch. This work will be done with the oversight of the Conservation agent because the ditch is considered to be jurisdictional land. Otherwise there are no outside improvements and as such the applicant requests a waiver of site plan review. The Special Permit A3 is to allow 94 spaces where 70 are required and to find that adequate parking exists on the site for the proposed uses. At this time there is no plan to remove parking spaces because the pavement is in good condition and the site is stable. This is an industrial site.

FINDINGS - SITE PLAN REVIEW

Based on the information submitted and presented during the hearing the Board found that this is an existing site with no outside work except for parking space striping and minor stabilization to a drainage ditch for erosion control which is being completed under the supervision of the Conservation Agent, and that the proposed interior renovations will not materially or adversely affect conditions of the existing site and as such this project constitutes a minor site plan. With a motion made by Kevin Ellis and seconded by Gary Tondorf-Dick the Board then voted unanimously to waive site plan review for 30 Pond Park as requested, including the requirement for a public hearing.

FINDINGS – SPECIAL PERMIT A3

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

The Board found there will be 94 off street parking spaces once the 4 handicapped parking spaces are striped. The by-law requires 70 so there are 24 excess parking spaces.

b) Pedestrian access and circulation has been provided for;

The Board found there are no changes proposed and this is an existing industrial site.

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

The Board found 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 the parking lot is existing, and it is not proposed to reduce the parking lot size at this time.

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, stating yes.

VOTE

Upon a motion made by Kevin Ellis and seconded by Gordon Carr, the Board voted unanimously to APPROVE the Special Permit A3 parking determination for the 30 Pond Park as shown on the plan titled “30 Pond Park Aerial Exhibit” prepared by Crocker Design Group, dated 6/15/2020, 1 sheet, finding that adequate parking exists onsite to accommodate existing parking needs.



Kevin M. Ellis
Chairman, Hingham Planning Board
EXECUTED this 30th day of July, 2020

Votes:
In favor: DaSilva, Carr, Tondorf-Dick, Sneath, Ellis
Opposed: none
Cc: Town Clerk; Crocker Design Group; Conservation; Building;