

TOWN OF HINGHAM
PLANNING BOARD



NOTICE OF DECISION
Special Permit A3

Certified # 7018 3090 0000 9231 8634

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

Premises: 0 Station Street
Hingham MA 02043

Date: August 11, 2020

Summary of Proceedings

The Hingham Farmer's Market, Inc. (the "Applicant") applied for a Special Permit A3 parking determination in accordance with Section V of the Zoning By-Law. The Hingham Farmer's Market, Inc. (the "Applicant") applied for a waiver of Site Plan Review in accordance with Section I-G and I-I of the Zoning By-Law and a Special Permit A3 to operate a walk through farmers' market at 0 Station Street. The application was filed with the Planning Board on July 10, 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 meeting of the Planning Board was conducted by remote participation. The hearing was held on August 3, 2020. Board members on the panel were Gary Tondorf-Dick, Kevin Ellis, Gordon Carr, Judith Sneath and Rita DaSilva. The Application was presented by Mark Cullings, Executive Director of the Hingham Farmer's Market.

Background

The purpose of the application set was to transition the current "drive through" farmers market to a pedestrian farmers market while still adhering to the public health restrictions in place due to Covid-19. Mr. Cullings reviewed the exhibit showing the proposed layout and the Board discussed social distancing, capacity, and the other logistics of the proposal. Mr. Cullings explained that there was no physical construction taking place on the site and the use was a temporary use proposed for Saturdays between 9 am and 1 pm, August through November 2020. Mr. Cullings explained the one way pedestrian circulation, how vendors would package and sell their product, and the roles that volunteers would have in restricting access to the market area and ensuring social distancing and masks, etc. Mr. Cullings noted that he was working with Susan Sarni on the operations and stated that he needed some flexibility to change operations as some of the procedures may be adjusted due to changing health rules or lessons learned week to

week. The Planning Board reviewed the Station Street parking lot capacity analysis and noted that it was somewhat dated at this time, but, the hours of operation for this use were mostly before the lunch service. The Board did review the number of spaces used by the market and the number of spaces projected to remain available proportionally and found that the ratio was similar to the availability of spaces at the bathing beach when the farmer's market was in operation. The Board discussed the availability of handicapped parking in the parking lot and that those spaces will be available as needed. Unlike the proposal at the bathing beach, this plan doesn't have new handicapped parking shown and Mr. Cullings said that both the Building Commissioner and Police Chief regulate aspects of handicapped parking. The Board encouraged Mr. Cullings to have his volunteers watch for those who may need assistance parking or accessing the market and Mr. Cullings said they will. Mr. Cullings stated that their hope is to return to the Bathing Beach location next year but whether that happens or not remains to be seen. The Board asked questions about trash removal and the set up and close down process, as well as the physical spacing of the vendors to understand operations. Mr. Cullings explained there would be a police detail during the farmers market and there will also be signage. The Board suggested telling the public ahead of time about the new procedures and rules for the farmers market so customers have advance knowledge. Mr. Cullings also said that pick up service was still an option. The Board thanked Mr. Cullings for his work on the market.

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: The station street parking lot capacity study shows that there is low parking demand on Saturday mornings during the time of the proposed Farmer's Market. The amount of parking spaces that will be utilized by the HFM will be driven by the safety measures detailed by the Health Department including social distancing, spacing of vendors, etc.

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

Findings: The pedestrian circulation patterns will be dictated by the Health Department. The HFM will have a police detail on site as well as volunteers to help guide pedestrians. Directional Markings will be on the pavement as needed.

- 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: The parking lot is existing. The proposed use is temporary on Saturday mornings from August through November 2020.

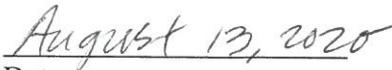
e) The granting of relief is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.

Findings: Yes.

Kevin Ellis made a Motion to Approve the Special Permit A3 parking determination for the Hingham Farmers Market, finding that adequate parking exists onsite to accommodate the Farmers Market and it's operations as presented on Saturday mornings from August through November 2020. The Motion was seconded by Gary Tondorf-Dick, and Gary Tondorf-Dick, Kevin Ellis, Judith Sneath, Rita DaSilva and Gordon Carr voted in favor of the motion.

For the Planning Board,


Gary Tondorf-Dick, Clerk
Hingham Planning Board


Date

cc: Town Clerk; BOS; ZBA; Jeff Kilroy.