



TOWN OF HINGHAM
PLANNING BOARD

NOTICE OF DECISION

Special Permit A3

Applicant: Matthew Falconeiri
45 Industrial Park Road
Hingham, MA 02043

Project Site: 6 Station Street
Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 35269 Page 271 and Book
45607 Page 291



Plan Reference: “Site Plan to Accompany Special Permit A3, 6 Station Street Hingham Ma”, prepared for 6 Station Street LLC., 45 Industrial Park Rd, Hingham, MA 02043, dated 12/4/20.

PROCEEDINGS

On December 4, 2020, Matthew Falconeiri (“Applicant”) filed an application (“Application”) for a Request for Waiver of Site Plan Review under §§ I-G and I-I and a Special Permit A3 Parking Determination and/or Waivers under §§ III-G and V-A, and such other relief as necessary to provide 11 parking spaces where 8 are required and 12 were approved, and, secure dimensional relief for parking spaces to conform to as built conditions. After the project was advertised but prior to the opening of the hearing the applicant constructed the parking spaces per plan so that the dimensional relief was no longer needed and the only relief required was the Special Permit A3 parking determination and waiver.

A public hearing of the Planning Board was duly noticed and opened on January 4, 2021. The Applicant was represented by John Cavanaro, Cavanaro Consulting. The Planning Board hearing was conducted by Judith Sneath, Kevin Ellis, Rita DaSilva, Gordon Carr, and Gary Tondorf-Dick.

BACKGROUND AND DISCUSSION

This property is located at 6 Station Street has an area of 10,532 square feet and is in the Business District A District and the Downtown Overlay District as well as the Flood Plain Protection Overlay District. The site was approved for a mixed use commercial/residential project and the construction of the project was completed recently. The applicant requested a waiver of site plan review in association with a special permit because there is no construction ongoing or proposed as part of this application. The Site Plan Review is required due to the Special Permits. The Applicant also applied for a Special Permit A3 Parking Determination

and/or waiver to accept 11 parking spaces on site to serve the residential units where 12 were approved and 8 are required. The Applicant explained that during the construction the location of the transformer shifted and ultimately rendered one parking space inaccessible. The 4 surplus parking spaces that were approved were technically visitor spaces and not required under the bylaw. The extent of the parking lot will not change. The Board discussed the parking and determined that the site still has the required parking so the reduction of one of the extra spaces was not problematic to the functioning of the site.

FINDINGS – SPECIAL PERMIT A3

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

The Board found that this is a newly constructed mixed use commercial/residential development that has a parking waiver for the commercial uses to park in the station street lot, and, had approved 12 parking spaces to serve the 4 two bedroom residential units, where 8 spaces are required. The provision of 11 spaces where 8 are required and 12 were approved will still afford this development with onsite visitor parking spaces to the benefit of the development. The parking waiver for the commercial uses is not being modified with this approval. All other conditions of the existing Special Permit A3 approval filed February 5, 2019 remain in full force and effect.

b) Pedestrian access and circulation has been provided for;

The Board found that yes, pedestrian access and circulation has been provided for.

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 yes, the parking required for this site is 8 spaces to serve the residential uses. While 4 visitor spaces were approved originally and now only 3 visitor spaces are proposed this site is parked in excess of the standards which provides off street parking to serve the residential activities on this site. Having this on site parking benefits the surrounding streets by mitigating demand for on street parking from these residential units.

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 saying yes.

VOTE AND CONDITIONS

Upon a motion made by Kevin Ellis and seconded by Rita DaSilva, the Board voted 5-0 to approve the Special Permit A3 for Matthew Falconeri on property known as 6 Station Street for the provision of 11 parking spaces where 8 are required as presented at the hearing and as shown on plans titled “Site Plan to Accompany Special Permit A3, 6 Station Street Hingham Ma”,

prepared for 6 Station Street LLC, 45 Industrial Park Road, Hingham, MA 02043, dated 12/4/20, with the findings and subject to the following conditions:

1. Applicant must submit a revised as-built reflecting the current site conditions.
2. All other conditions of the Special Permit A3 decision filed February 5, 2019 remain in full force and effect


Gary Tondorf-Dick
Clerk, Hingham Planning Board
EXECUTED this 6th day of January, 2021

Votes:

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

Opposed: none

Cc: Clerk; ZBA; Assessor; Building; BOH; J. Cavanaro;