



# TOWN OF HINGHAM

## PLANNING BOARD

### NOTICE OF DECISION

#### Site Plan Review in Association with a Special Permit

**Applicant:** Jamie Anderson, Grossman Development  
405 Cohituate Road, Suite 302  
Framingham, MA 01701

**Project Site:** 400 Lincoln Street  
Hingham, MA 02043



### PROCEEDINGS

On December 8, 2020, Jamie Anderson (“Applicant”) filed an application (“Application”) for a Request for a Waiver of Site Plan Review under §I-G, §I-H and §I-I and a Special Permit A3 Parking Determination and/or waiver under §V-A of the Zoning By-Law and such other relief as necessary to allow more parking spaces than required in conjunction with a change of use in the Industrial District.

A public hearing of the Planning Board was duly noticed and opened on January 4, 2021. The Applicant was represented by Jamie Anderson, Grossman Development, as well as Phil Henry and Peter Engran. 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 a multi-tenant site anchored by the Stop and Shop store. The mall area of the building has been renovated recently to have the retail spaces face out of the building envelope instead of having access into the mall area. The parking table has been updated on an ongoing basis to show the parking required by the uses and according to the parking table the site is over-parked. This project entails the change of use for a 2200 square foot retail use to a restaurant (Jersey Mike’s) which will have 24 seats. The 24 seats require 8 parking spaces while the previous retail use required 11.3 (so 12) parking spaces. This shows a net reduction in parking requirement for this unit associated with the change of use. The change of use requires the installation of a grease trap. The Board clarified that there will be no change in traffic circulation or flow patterns, and no other exterior construction work associated with this project. The Applicant confirmed that that was accurate. The Board did request a comprehensive parking

table updated for the entire plaza for the Board's records to correspond with this approval and felt that they should have that information in hand prior to acting on the Special Permit A3.

After a brief discussion, and upon a motion made by Kevin Ellis and seconded by Gary Tondorf-Dick, the Board voted 5-0 to waive site plan review in association with a special permit as requested for Jamie Anderson, Grossman Development for the improvement of 400 Lincoln Street, unit 6A for a Jersey Mikes food service establishment.

*Gary Tondorf-Dick, clerk*

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Gary Tondorf-Dick, Clerk  
Hingham Planning Board

EXECUTED this 6<sup>th</sup> day of January, 2021

Votes:

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

Opposed: none

Cc: Clerk; Building, ZBA; Assessor;