

NOTICE OF DECISION
Site Plan Review

Applicant: G.M.J Group, LLC

Premises: 9 Short Street
Hingham, MA 02043

Date: October 1, 2018

Summary of Proceedings

At the regular meeting of September 24, 2018, Planning Board members Gordon Carr, Jennifer Gay Smith, William Ramsey and Judith Sneath heard the request for a modification of Site Plan Review in Association with Building Permit to incorporate an Site Operation Overview into the file for the 79 square foot building addition on the property at 9 Short Street, in the Business A zone. Jeffrey Tocchio, Scott Golding and the Applicant were in attendance.

Project Description

The application before the Board is site plan review in accordance with §I-H of the By-law for Site Plan in association with Building permit for 9 Short Street, property zoned Business A, for the purpose of incorporating a Site Operation Overview into the Site Plan Review record for the previously approved a 79 square foot building addition which will facilitate a bump out for a cooler, handicapped accessible bathrooms, and the related expansion of retail sales area from 200 square feet to 377 square feet.

Mr. Tocchio explained that questions about traffic were raised during the hearing for a Beer & Wine Permit with the Selectmen. To help clarify how the site would operate and answer questions about traffic and operations a “Site Operation Overview” was drafted. At this time the applicant is running the site differently and is incorporating the Site Operation Overview into the site plan review file to answer questions raised. Mr. Tocchio explained that 80% of the retail sales now are to customers purchasing gas. There is not expected to be a large increase in traffic to the site solely for the purchase of alcoholic beverages. There is expected to be some increase in retail activity and moving forward there will be one dedicated staff member inside working the retail area and another employee outside at the pumps. This outside employee can also help direct traffic if needed during peak times. The Board reviewed the material presented and the applicant suggested a one year conditional lookback to have the applicant visit the Board and discuss how the site is working. The Board also noted that the applicant has been upgrading the

site over time including the canopies and the septic system.

Findings and Decision

After discussion the Board made the following findings:

1. This is an active site and it will be more cumbersome therefore the Board would like more detail of how cars move in and out for the automotive use.
2. Because there is a required additional employee for retail due to the addition of the sale of alcoholic beverages there will be a person at the pumps who can help direct traffic if needed during peak periods.
3. In our by-law this isn't considered another traffic generating use so the Board is constrained in what they can do.
4. It seems that there will be an increased flow of pedestrian traffic.
5. The Site Operation Overview information is helpful.
6. The project meets the requirements in the by-law for parking but we have heard tonight that the parking for the existing uses spill off site at times.
7. We don't break "Sale of Alcoholic beverages" out from "retail sales" in our by-law, but perhaps this is something we should consider doing as the related traffic generation experience may vary between those retail uses as it may vary between other uses. This may be a weakness in our current by-law.
8. There are no other gas stations selling alcohol in town so this is new to us in reviewing site operations.
9. The Planning Board doesn't vote on the sale of alcoholic beverages. That is the purview of the Selectmen.

The Board then Moved, Seconded and So Voted to Approve the modification of the Site Plan Review for G.M.J. Group., LLC. at 9 Short Street, as represented at the hearings and as shown on the material submitted August 6, 2018, pursuant to the findings discussed herein with the following conditions:

1. All previous conditions remain in full force and effect.
2. The site shall be operated in compliance with the Site Operations Overview, submitted August 6, 2018, and representations made during the course of the hearing.
3. The Applicant shall submit a request to the Board, one (1) year after completion of the improvements set forth within the Site Plan Review approval, to review any incidents or issues relating to parking at or adjacent to the Property to ensure that the site is operating efficiently, including not using convenience parking for service cars. The Planning Board will send abutter notices once the review has been scheduled.
4. The southern parking spaces shall not be utilized by the service operation.

Town of Hingham Planning Board

Gordon M. Carr, Chairman

Date

Cc: Town Clerk, Jeffrey Tocchio, Building Department, Fire, Health, Assessors,

NOTARIZATION

EXECUTED this _____ day of October, 2018

Commonwealth of Massachusetts

Plymouth, ss

October __, 2018

Then personally appeared Gordon M. Carr, Chairman of the Hingham Planning Board, and acknowledged the foregoing to be the free act and deed of said Board.

Mary F. Savage-Dunham, Notary Public

My Commission Expires October 29, 2021