

NOTICE OF DECISION
Planning Board
Special Permit A3 with Site Plan Review

IN THE MATTER OF: **Certified Mail# 7018 3090 0000 9231 8504**

Applicant: The Stop and Shop Supermarket Company
1385 Hancock St
Quincy, MA 02169

Premises: 400 Lincoln Street
Hingham, MA 02043

Date: March 18, 2020

Background and Discussion:

This matter came before the Planning Board at a duly noticed public hearing on March 9, 2020. Planning Board members present were Kevin Ellis, Judith Sneath, William Ramsey, Gordon Carr and Gary Tondorf-Dick. The application before the Board was submitted by The Stop and Shop Supermarket Company Request for Special Permit A3 Parking Determination under §V-A and a full Waiver of Site Plan Review under §I-G and §I-I of the Zoning By-Law and such other relief as necessary to allow the designation of 5 spaces for delivery and pick up of groceries, the elimination of 5 cart corrals and installation of 2 directional signs, in the Industrial District.

The applicant was represented by Attorney Eugene Blanchard. He explained that the original approval in 2001 required 532 parking spaces and there are 543 spaces on site currently, with 11 of those spaces being occupied by cart corrals. The proposal is to eliminate 5 cart corrals and use those 5 spaces for the designated parking for online pick up of groceries. Mr. Blanchard submitted a revised exhibit for the Delivery & Pickup which showed options proposed for the location of the designated pickup spaces. The Board discussed the parking lot patterns for customers and vehicles, and their opinions on the proposed locations. Ultimately the Board determined that the designated pickup spaces

should be either alternative 1 or 2 as shown on the March 9, 2020 exhibit to leave the spaces closest to the entrance for the customers who are entering the store to shop.

Findings and Decisions:

The Board found that eliminating 5 cart corrals and installing 2 directional signs results in de-minimus site work and then found that this is a minor site plan in that the project results in modifications to the site which do not materially or adversely affect conditions governed by site plan review. The Board then voted unanimously to waive Site Plan Review in Association with the Special Permit A3 for the Stop and Shop Supermarket Company, LLC. at 400 Lincoln Street relative to the request to designate 5 parking spaces for online pick up and the elimination of 5 cart corrals, with installation of 2 directional signs.

The Board then made findings per Section V-A.6 in the By-law, as follows:

- a) *The parking is sufficient in quantity to meet the needs of the proposed project;*

The Board found that the original approval in 2001 required 532 parking spaces. There is currently 543 parking spaces on site – 11 of which are dedicated for the shopping cart corrals and the remaining 532 for parking as required. The Applicant wishes to eliminate 5 shopping cart corrals and designate 5 spaces for on-line pick up. This would result in the total available parking on site to be 537 spaces and if 5 of those are designated for online pick up there would be 532 as required.

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

The Board found in the affirmative, stating yes, this is an existing site.

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

The Board found this not applicable.

- 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 this not applicable.

- 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 and found that the designated pickup spaces should be either alternative 1 or 2 as shown on the March 9, 2020 exhibit.

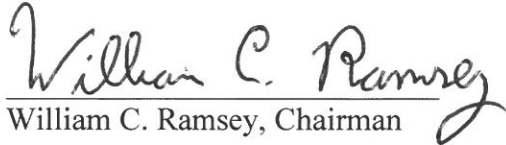
Mr. Ramsey made a motion, seconded by Gary Tondorf-Dick and the Board unanimously VOTED to approve a Special Permit A3 parking determination for the Stop and Shop Supermarket Company, LLC. At 400 Lincoln Street as shown on the “Site Aerial Exhibit,

C-1” for Stop and Shop Pickup store #35, prepared by VHB, dated March 9, 2020, 1 sheet, based on the findings, and subject to the following conditions:

1. The designated pickup spaces should be either alternative 1 or 2 as shown on the March 9, 2020 exhibit.

his Decision shall not become effective until (i) the Town Clerk has certified on a copy of this decision that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such an appeal has been filed, that it has been dismissed or denied, and that (ii) a copy thereof has been duly recorded in the Plymouth County Registry of Deeds and indexed in the grantor index under the name of the owner of record.

Town of Hingham Planning Board


William C. Ramsey, Chairman

In Favor: Ramsey, Ellis, Carr, Sneath, Tondorf-Dick
Opposed: none

Cc: Town Clerk, Building Department, Police Chief