

**TOWN OF HINGHAM**  
**PLANNING BOARD**

**NOTICE OF DECISION**  
**Site Plan Review in connection with**  
**Modification of Special Permit A2**

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

Premises: 95 Otis Street formerly 31 Otis Street  
Hingham MA 02043

Date: June 4, 2020

***Summary of Proceedings***

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 in connection with a modification to its existing Special Permit A2 to operate at a farmers' market at the Premises.

The application was filed with the Planning Board on February 19, 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 meetings of the Planning Board were conducted by remote participation and (2) pursuant to Section 17 of Chapter 53 of the Acts of 2020 opening of the review of the Application was continued by the Board, all as follows: March 23, 2020 (meeting suspended by the Chair due to technical difficulties pursuant to 940 CMR 29.10(6)(d) and opening of application continued); March 26, 2020 (opening of the application was continued); April 13, 2020 (opening of the application was continued); May 18, 2020 (review of the application opened and continued to June 1, 2020); and June 1.

Board members on the panel were Gary Tondorf-Dick, Kevin Ellis, Gordon Carr, and William Ramsey. The Application was presented by Mark Cullings, Executive Director of the Hingham Farmer's Market.

***Background***

The purpose of the requested modification of the Special Permit A2 was to relocate the farmers' market to an alternate location on the Premises and to modify the hours of operation of the market. The Applicant simultaneously applied for a modification to its existing Special Permit A3 parking determination for the market and associated site plan review.

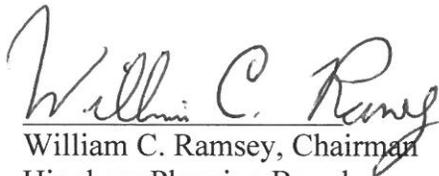
***Finding***

Pursuant to Section I-I (5) of the Hingham Zoning By-law “the Planning Board may waive any of the submittal requirements set forth in Section I-I, 6 deemed by the Planning Board to be not necessary for its review of the application.” As any alterations to the site plan resulting from the relocation of the market is addressed through the Planning Board’s review of the application for modification to the Special Permit A3 parking determination, the Planning Board found that site plan review in connection with the modification of the Special Permit A2 was not necessary.

***Site Plan Review***

William Ramsey made a Motion to Waive Site Plan Review for the Hingham Farmers Market at 95 Otis Street, formerly 31 Otis Street, finding that there are no physical alterations or work being done on the site as part of the associated Special Permit A2 for the use. The Motion was seconded by Gary Tondorf-Dick and passed 4-0 with Board members Ellis, Tondorf-Dick, Ramsey and Carr in favor.

For the Planning Board,

  
William C. Ramsey, Chairman  
Hingham Planning Board

June 19, 2020  
Date

cc: Mark Cullings, HFM; Trustees of Bathing Beach; Town Clerk; BOS; ZBA; Town Engineer; R. Sylvester; Building Commissioner; Conservation; Glenn Olsson; Jeff Kilroy; Chris DiNapoli.