



**Hingham Planning Board**  
**APPLICATION FOR SITE PLAN APPROVAL**  
**IN ASSOCIATION WITH APPLICATION FOR SPECIAL PERMIT A2**  
**Revised 2019**

**This application must be accompanied by a completed copy of the application for a Special Permit A2 submitted to the Zoning Board of Appeals.**

*For information on the Site Plan Approval process for projects requiring a Special Permit A2, please see the Planning Board Regulations Relative to the Issuance of Special Permits and Site Plan Review, available [www.hingham-ma.gov](http://www.hingham-ma.gov) or at the Planning Board Office*

**Application Date:** August 19, 2020 [submitted September 3, 2020] \_\_\_\_\_

**Contact Information** for Applicant or Authorized Agent (Attorney, Contractor, etc.)

**Name/Title:** The Hingham Historical Society, Deirdre Anderson, Executive Director \_\_\_\_\_

**Phone:** 781-749-7721 \_\_\_\_\_

**Address:** P.O. Box 434, Hingham MA 02043 \_\_\_\_\_

**Project Location:** 181 North Street, Hingham, MA 02043 \_\_\_\_\_

**Brief Description of Work:**

The Hingham Historical Society seeks a special permit to use the subject property as a house museum. This use is allowed by special permit in Zoning District Residence A. Upon its acquisition of the property and successful completion of the permitting process, the Society will open the house for docent-led tours. The age and physical layout of the house will dictate a limited occupancy, and only minimal changes to the property are planned. These include construction of a handicap-accessible entrance and access ramp at the back of the house, resurfacing of the existing driveway with a pervious material more hospitable to wheelchairs than the existing pea stone, placement of parking adjacent to the existing driveway, and addition of residential-type exterior lighting. See site plan submitted herewith and supporting memorandum, "Request for Special Permit with Site Plan Review," filed on August 19, 2020.

## **Submittal Requirements for Site Plan Review in Association with a Special Permit A2**

- a. locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures within 100 feet of property line;
- b. scaled and dimensioned plan of the location and footprint of existing and proposed buildings and structures; if applicable, building elevations and floor layouts;
- c. if applicable, plan showing proposed circulation of traffic within the development and in all adjacent public ways; dimensioned plan of loading and parking areas, aisles and driveways; plan with detail sheets if appropriate, profile and representative cross sections of proposed driveways and parking areas;
- d. analysis of compliance with all relevant dimensional provisions of this By-Law;
- e. detailed information on utilities, landscaping, refuse storage and removal;
- f. grading plan, estimated net import/export of material, drainage analysis, and traffic analysis, as applicable;
- g. analysis of the capacity of Town soils, water supply, ways and services to absorb the impact of the proposed development;
- h. analysis of compliance of the construction activities and the proposed project, including the extent the project incorporates low impact design and green infrastructure solutions, with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Policy and Standards including (i) the Massachusetts Stormwater Handbook, (ii) Massachusetts Erosion Sediment and Control Guidelines, and (iii) if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system;
- i. Site Lighting Plan showing the location, height, photometric, orientation, and specifications for all outdoor site lighting, including information on the intensity and range of illumination for each source of light proposed.
- j. an erosion control plan and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements; and
- k. such other materials necessary to enable Town boards to make a positive determination on the proposed development.

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### **Request for Waiver from Site Plan Review Requirements**

Upon written request of the applicant, 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. In addition, the Planning Board may waive other such requirements of Section I-I, including the requirement for a public hearing, where the Planning Board determines that the project constitutes a minor site plan. In order to constitute a minor site plan, the proposed work must be limited to (i) interior renovations to a building or structure that do not include a change of use or parking demand for which a Special Permit A2 or A3 is required and/or (ii) modifications to the site which, in the Planning Board's determination, do not materially or adversely affect conditions governed by the site plan review standards set forth in Section I-I.6.

**Please indicate requested relief** (for example, “I request a waiver from the requirement for a public hearing” or “I request a waiver from the requirement to submit a utilities plan and lighting plan”):

The Society requests waivers of the submissions referenced in Zoning By-Law Sections I-I(4)e, f, g, h, i, and j. See Supplement to Application submitted herewith.

Waiver Granted

Waiver NOT Granted

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Signature of Authorized Agent (Chairman of the Planning Board or Town Planner)      Date