

February 22,2021

Kevin M. Ellis, Chairman
Planning Board
Town of Hingham
210 Central Street
Hingham, MA 02043

RE: 100 Industrial Park Road

Mr. Chairman and Members,

While I am currently the Chair of the Hingham Development and Industrial Commission (HDIC), I am writing this letter as a private citizen.

I have spent the last two years reviewing the South Hingham Study Group Report (Dtd. 2017), met with landowners, residents, Selectmen and Planning Board members. I am also a Trustee for the South Shore Economic Development Corporation (SSEDC) and have closely followed the MAPC site readiness study which currently encompasses 5 parcels along the Route 3 Corridor including the A.W. Perry and Bristol Brothers sites. After reviewing the application for the proposed Amazon Package Fulfillment Center, I would like to share with the Planning Board some of my concerns, specifically around traffic.

In my eight-year tenure as a planning commissioner there had been times when traffic studies simply defied logic. This is the case with this application. I'm guessing this is due, in part, to the fact that this is a new model and we may just not have the depth of experience as we have had with other uses. For instance, it is difficult to believe that the Amazon facility will not negatively impact the already stressed Derby Street holiday traffic. Additionally, I believe that there are trips that have not been adequately accounted for in the traffic study provided. Are we accounting for enough trips created by van drivers commuting to Hingham? Also, though this may seem trivial, where will the Amazon 18 wheelers, vans, independent subcontractor vans, personal vehicle delivery drivers and other employees refuel their vehicles and what impact will that queuing have on traffic around those stations?

Amazon's application uses a disproportionate amount of traffic capacity. While I see attempts to mitigate their impact, I do not see any funding for measures that would improve traffic flow for residents and local businesses.

The Town has done a significant amount of work over the last eight years trying to create a vision that could increase and diversify revenues to Hingham while improving the quality of life for the residents. Had it not been for the Pandemic, I am convinced that we would have had one, maybe two large landowners coming before Town Meeting with significant new plans for South Hingham. I believe that those plans would have included moderately priced housing units ("workforce housing"), light industrial, parks, mixed use, open space and, the centerpiece, a South Hingham Village that would serve the needs and provide a unique sense of place for South Hingham's residents. I believe the traffic generated by the Amazon Package Fulfillment Center would greatly diminish the ability to create much of what has been envisioned. I am concerned that the Amazon application jeopardizes years of work with very little return for the Town.

Thank you,

A handwritten signature in black ink, consisting of a large, rounded initial 'M' followed by a series of connected, slightly wavy lines that extend to the right.

Michael Kranzley
18 Marion St.
Hingham, MA 02043