

PB MINUTES - 10/26/20

er 26, 2020

Motion: Gary Tondorf-Dick made a motion to approve the request for the reduction of Bond based on the cost to complete estimate from Chessia Consulting Services dated October 20, 2020.

Second: Judith Sneath

In Favor: Judith Sneath, Gordon, Carr, Rita DaSilva, and Gary Tondorf-Dick.

Opposed: none

220 Summer Street/156 East Street

The applicant Katy Austin was present remotely as well as Engineer Gary James and Attorney Walter Sullivan. John Chessia from Chessia Consulting Services was present and stated that the current plan is essentially the same as the approved plan. Mr. Sullivan stated that the request is a minor modification for the amendment of approval after the lot line changed with a Form A that was done in June 2020, but the rest of the plan is the same. Judith Sneath asked if the plans were checked with the conditions of the previous approval. John Chessia stated that he checked that the plan is the same as approved as far as the basics such as the house, grading, drainage, and septic, but that the lot line has changed. Mr. Chessia recommended that the approval include all the conditions from the previous approval. Mary Savage-Dunham explained that this effort is to incorporate the new lot line into the approval and carry over all conditions. Gary Tondorf-Dick asked about the preservation of the antique barn on the site. He and Gordon Carr reiterated that the Planning Board's intent as expressed at the previous hearings was that the barn be saved and that the lot one revisions were proposed to allow sufficient leaching for Lot 2. Walter Sullivan stated that there are no restrictions, and that the site is being sold to one person, and the new owner hasn't decided. He also stated that he would put the Board's wishes in writing to the owner. The Board discussed previous conditions noting easements put in place to access the barn. Walter Sullivan noted that although it is being sold to a single buyer, he could draft language in the event that lot 2 is conveyed out at a later time, that access be allowed to the barn, as long as it is there.

Motion: Judith Sneath made a motion to approve the modification to Site Plan Review for 220 Summer Street to incorporate the revised parcel lines into the existing approval, as presented at the hearing and as shown on plans titled "Site Plan Proposed Dwelling 220 Summer Street Hingham, MA" dated 1-12-20, revised 9-7-20, prepared by James engineering, 6 sheets, subject to the condition that all conditions of the current site plan review decision for 220 Summer Street dated March 28, 2019 and filed with the Hingham Town Clerk on April 9, 2019 are hereby incorporated into this decision and remain in full force and effect.

Second: Gordon Carr

In Favor: Judith Sneath, Rita Da Silva, Gordon Carr, and Gary Tondorf-Dick

Opposed: none

100 Industrial Park Road

The Board received a written request from the applicant to continue the hearing;

Motion: Gary Tondorf-Dick made a motion to continue the hearing to November 2, 2020.

Second: Rita DaSilva

In Favor: Judith Sneath, Rita DaSilva, Gordon Carr, Gary Tondorf-Dick

Opposed: none

Master Plan Update

Gordon Carr updated the Board on the progress of the Master Plan Committee, noting that the public hearing scheduled for October 28, 2020, will need to be postponed to give the consultants more time. He added that they were working on revising the schedule for the presentation.

As there was no other business, the meeting was adjourned at 7:54 PM.

Respectfully Submitted,

Sherry Robertson,
Administrative Assistant

Development

Peer Review

John Chessia's completed. Gordon frame to complete.

Chair, as Kevin Ellis

Tondorf-Dick, and Robertson

[Redacted]

issued by the Meeting Law. You filed by the Town of meeting, please notify may inform all other

Subdivision cements and

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[Redacted]