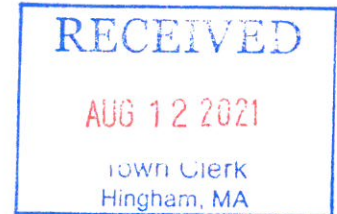


August 12, 2021

**Supporting Statement - Requested Findings
Response to Questions on Form 2D
Special Permit A2 - Site Plan Review**

**Hingham Yacht Club
208 Downer Avenue
Amendment to Special Permit A2**



1. The proposed use is consistent with the general purposes of this By-Law and will not adversely affect the health, safety or welfare of the prospective occupants, neighbors, or the Town generally, for the following reasons:

The use of the property will remain unchanged. The new two-story barn is meant to provide safe storage to boats that are stored outdoors on the same property.

2. The proposed development meets accepted design standards and criteria for the functional design of facilities, structures and site construction, in the following way(s):

The new barn has been designed by a professional architect and sketches are included in this submittal.

3. The proposed development will not create adverse impacts, or such potential adverse impacts will be mitigated, so that development will be compatible with the surrounding area, in the following way(s):

No adverse impacts will be created as part of this project. Boats will be pulled manually into and out of the new barn through the parking lot (lower level) and through Marion Street (upper level).

4. The proposed use provides safe access and circulation, taking into account driveways, entrances and exits, nearby intersections, sight distances and grades, in the following way(s):

The locus property is at the end of Downer Avenue and Marion Street. Vehicular traffic is light and is related primarily to the Yacht Club. There are no private driveways in the area of the new barn and since the boats will be manually pulled grades and sight distances are not as crucial as they are for vehicular traffic.

5. a) Off-street parking in compliance with Section V-A of the By-Law is provided as follows:

The new barn will be located where five parking spaces are currently located. These parking spaces are separate from the existing parking spaces to remain and may be relocated where the existing barn is being removed.

b) Safe and adequate off-street loading and delivery areas for materials and customers as well as sufficient access for service, utility and emergency vehicles, in the following way(s):

The new barn location will not interfere with existing loading, delivery or emergency vehicle access.

6. The proposed use provides safe and adequate means of waste disposal - sanitary, solid and storm water drainage - in the following way(s):

There is no sanitary service associated with the proposed barn. Stormwater from the barn roof will be directed to drywells at the bottom of the hill.

7. Please indicate areas of compliance or noncompliance with all other applicable sections of the Hingham Zoning By-Law, or additional zoning relief sought.

None known.

8. Please indicate other regulatory permits and/or licenses (local, state and federal) required for development of this project.

Site Plan Review in association with SP A2.