

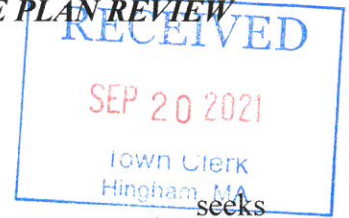
TOWN OF HINGHAM



SUPPORTING STATEMENT -
REQUESTED FINDINGS

FORM 2D
SPECIAL PERMIT A2
SITE PLAN REVIEW

BOARD OF APPEALS



Petitioner Nicole Storey

a Special Permit A2 under Section(s) _____

of the Zoning By-Law for property located at 94 North Street

and asks the the Board of Appeals make the following findings of fact in accordance with the provisions of law and Section I-G and I-I of the Hingham Zoning By-Law:

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 proposed use is in harmony + compliance with the general purposes of the by-law. A bakery / grab and go is an allowed use by special permit in the business district. The surrounding areas have cafes. The proposed use will not adversely affect the health, safety or welfare of any prospective occupants, customers, neighbors or the town.

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 proposed development will be contained to the interior of the building.

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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):

The proposed business is consistent with other businesses in the area. The hours of operation are also similar to surrounding businesses and therefore will have no adverse impact on the neighborhood.

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 proposed business is to be located at 84 North Street and will offer customers the opportunity to sit and eat within the restaurants or eat off premises -- grab and go. The cafe will not generate unusual traffic and will encourage patrons to use parking available both on street and in the extensive Station Street lots (approximately 197 spaces)

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

- 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):

Deliveries to be made in mornings and will be consistent with the surrounding businesses.

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

The site is tied to the Town of Hingham's Water Supply and is connected to

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

There is no need for additional zoning relief at this time.

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

- All appropriate Board of Health Permits
- ServSafe
- Allergen Awareness
- Common Victroler License

NOTE: It is anticipated that many of the above questions may be answered by the submission of plans and/or supplementary studies. In the review process the Board of Appeals and/or Planning Board have the authority to employ professional consultants or experts, at the applicant's expense as provided in Section I-I, to evaluate the information submitted on the boards' behalf.

The rights authorized by a special permit expire two years from the date the decision is filed with the Town Clerk, unless exercised or extended in accordance with the terms of M.G. L. 40A, §9.

Date _____

SIGNATURE _____



(Petitioner/Agent)

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Please attach additional sheets if space provided is insufficient.