



January 12, 2021

Hingham Planning Board
Town Hall
210 Central Street
Hingham, Ma 02043

RE: Stop & Shop Supermarket - CPT Lincoln Plaza LLC - Lincoln Plaza 400 Lincoln Street
Hingham MA

Dear Ms. Savage-Dunham,

As discussed at the Planning Board hearing on January 4th, 2021, the following table shows the current parking tabulations for the Lincoln Plaza shopping center with the addition of Jersey Mikes. The current parking count for the center is 544 spaces for the main mall lot and 75 spaces for the 99 Restaurant for a total of 619 parking spaces. The 544 spaces counts the 5 dedicated Stop & Shop online pickup spaces as actual spaces, and does not account for the 6 remaining Stop & Shop shopping cart corrals.

Town of Hingham Zoning Section V-A 2 Off-Street Parking Space footnoted states: No space reserved for any person, tenant, activity or purpose (except for spaces reserved for "visitor" or "customers" parking) shall be included to satisfy the parking requirement. I have reviewed existing special permits for the site and has prepared the following summary to demonstrate that adequate parking exists on-site:

- On August 28, 1997, the Hingham Zoning Board of Appeals issued a Special Permit that approved 543 spaces on-site plus 84 land bank parking spaces to be located on the Beal Street Parcel for the commercial development.
- On June 12, 2001 the Hingham Zoning Board of Appeals issued a Special Permit that approved the removal of the requirement for the 84 land banked parking spaces on the Beal Street Parcel. The ZBA approved a further reduction of 11 parking spaces to allow for cart corrals. Per this Special Permit the required parking on-site is 532 spaces (543 spaces - 11 cart corrals).
- In January of 2020, Stop & Shop proposed to reduce the number of cart corrals on-site to six (6)
- The total number of spaces on-site is 544 (including spaces dedicated for the cart corrals) based on review of existing conditions survey and recent aerial photography. Allowing for 6 cart corrals the total available parking on-site is 538 spaces. This is 6 spaces more than the total parking required (532 spaces) per the Special Permit issued on June 12, 2001. Note that 532 parking spaces permitted in 2001 was based on a different tenant mix than today.

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- Based on review of the Special Permits issued for the project and existing conditions at the site, 533 spaces in the main lot (which excludes the 5 online pick up spaces and the 6 cart corral spaces) and 75 spaces in the 99 Restaurant lot accounts for a total of 608 spaces provided which is 1 more spaces than required in the chart below.

Lincoln Plaza Parking Requirements				
Tenant Name	Proposed Area	Parking requirement per Hingham Code	Units	Parking Required
Vacuum House	1,188	5/1000	1,188	6
Verizon	2,000	5/1000	2,000	10
Jersey Mikes	2,255	1 space/3 seats	24	8
Spa	3,810	5/1000	3,810	19
Marshalls	26,882	5/1000	26,882	134
Marshalls Receiving/storage ¹	5,000	1/1000	5,000	5
Marshalls Mezzanine	4,200	1/1000	4,200	4
Shoe Store Outlet	3,440	5/1000	3,440	17
Open Doors Power Yoga Studio	1,600	5/1000	1,600	8
Evergrin Dental	1,600	1/175	1,600	9
Weight Watchers	1,480	5/1000	1,480	7
Get in Shape for Women	1,360	5/1000	1,360	7
Stop & Shop	53,527	5/1000	53,527	268
Stop & Shop Storage/Receiving ¹	14,560	1/1000	14,560	15
99 Restaurant (212 seats)	7,000	1 space/3 seats	212	71
Rockland Trust	2,500	4/1000	2,500	10

2nd Level mezzanine storage	1,771	1/1000	1,771	2
Back Hallways & Storage	3,330	1/1000	3,330	3
Mall Corridor	2,360	1/1000	2,360	2
Mall Vestibule	<u>260</u>	1/1000	260	1
Required	140,123			607
Provided ²				608

Footnotes:

- 1) Estimated
- 2) 5 Stop & Shop online pickup spaces are not counted in provided total parking

If you should have any questions, please feel free to reach out to me at 617-548-0586.

As Agent,
For



Jamie Anderson
Senior Project Manager