

## **Hingham Planning Board: Residential Compatibility Standards Sub-Committee**

**March 17, 2025**

### **Purpose**

The Residential Compatibility Standards Sub-Committee is formed by the Planning Board to review the merits of amending the provisions of the Zoning By-Law to codify Residential Compatibility Standards, and/or amend any other provisions of the Zoning By-Law related to the creation of residential Compatibility Standards, such as:

- **Minimum Open Space Requirements:** Ensures sufficient open space remains on each lot and in proportion to adjacent lots.
- **Lot Coverage Ratio:** Restricts the footprint of structures, potentially including detached buildings and hardscaping.
- **Floor Area Ratio (FAR):** Limits total development envelope relative to lot size
- **Dimensional Standards:** Minimizes the impact of new construction, renovations, remodels, and additions to existing buildings on surrounding properties in residential neighborhoods.

The Sub-Committee is charged with submission of a written report to the Planning Board setting forth whether the committee recommends in favor of any such amendment(s) and the reasons for recommendations. If any amendments are recommended, the Sub-Committee shall include in its report the proposed changes/proposed draft amendments.

### **Timing**

The Residential Compatibility Standards Sub-Committee shall endeavor to issue its initial report to the Planning Board by October 31, 2025. Upon receipt of such report, the Planning Board shall hold at least one public meeting in advance of December 1, 2025, to decide one of the following:

- To request the Planning Board, by the December 1 deadline for submission of zoning amendments as set forth in Article 2, Section 7 of the Hingham General By-laws, to submit, or to support the submission of, one or more zoning amendments based on the report of the Committee, or
- To extend the timeline of the Sub-Committee to produce additional reports and recommendations to be reviewed by the Planning Board to consider supporting warrant articles at a future Town Meeting 2027, or
- Any combination of the above.

**Voting Members (9 Total):**

- 1) Tracy Shriver            Planning Board
- 2) Gary Tondorf-Dick    Planning Board
- 3) 1 Voting Member      Select Board Member or Their Designee
- 4) 1 Voting Member      Zoning Board Member or Their Designee
- 5) 1 Voting Member      Historic Districts Commission Member or Their Designee
- 6) 1 Voting Member      Building Developer/Realtor
- 7) 1 Voting Member      At-Large Resident from Residence District A
- 8) 1 Voting Member      At-Large Resident from Residence District B
- 9) 1 Voting Member      At-Large Resident from Residence District C