

Zoning Articles for ATM 2026

Planning Board Hearing
February 2, 2026

Article BBB: Brew Pub, Brewery, Winery, or Distillery Use Update

Intent:

The intent of this article is to expand the locations where the Brew Pub, Brewery, Winery, and Distillery use is allowed under Section III-A, Schedule of Uses, by Special Permit A2 to include the Office Park, Waterfront Business, Industrial, and Limited Industrial Park districts.

Full Text:

Will the Town amend the Zoning By-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, as follows:

- Item 1 Amend subsection 4.18B in the Schedule of Uses under Section III-A to allow by Special Permit A2 the “Brew Pub, Brewery, Winery, or Distillery Use” in the Office Park, Waterfront Business, Industrial, and Limited Industrial Park Districts.

or act on anything related thereto?

Article BBB: Brew Pub, Brewery, Winery, Distillery Use

Residence					Business		Office Park*	Waterfront Business	Waterfront Recreation	Industrial	Industrial Park*	Limited Industrial Park	Business Recreation	Official and Open Space
A	B	C	D	E	A**	B								
4.18B Brew pubs, breweries, wineries, distilleries, which may include beer gardens, tasting areas, food and/or beverage.														
0	0	0	0	0	A2	A2	A2	A2	0	A2	A2	A2	0	0

The Town of Hingham has a total of 40 liquor licenses that allow site specific on premises consumption of alcohol. These include:

- 35 all alcohol beverages licenses
- 5 wine/malt beverages only

The limit on licenses does not extend to Farmer Brewers, Farmer Wineries, or Farmer Distilleries.

Article CCC: Site Plan Review Updates

Intent:

This article would amend procedures under Section I-I by

- (i) eliminating Site Plan Review in association with a Special Permit A2 or Special Permit A3 unless the project separately meets land disturbance thresholds;
- (ii) requiring Minor Site Plan Review for projects that disturb 75% of total lot area;
- (iii) requiring submission of a recorded decision for any project subject to Site Plan Review and not just those subject to a building permit; and
- (iv) enabling the Planning Board to establish an administrative review process for certain Minor Site Plans or minor modifications of approved site plans. This article also makes formatting changes related to the above and deletes an incorrect reference under subsection k. of the Submittal Requirements.

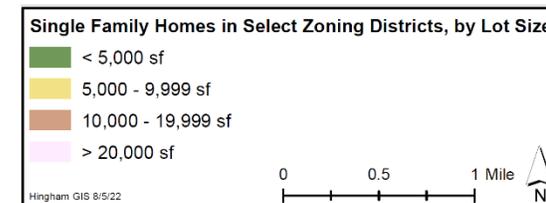
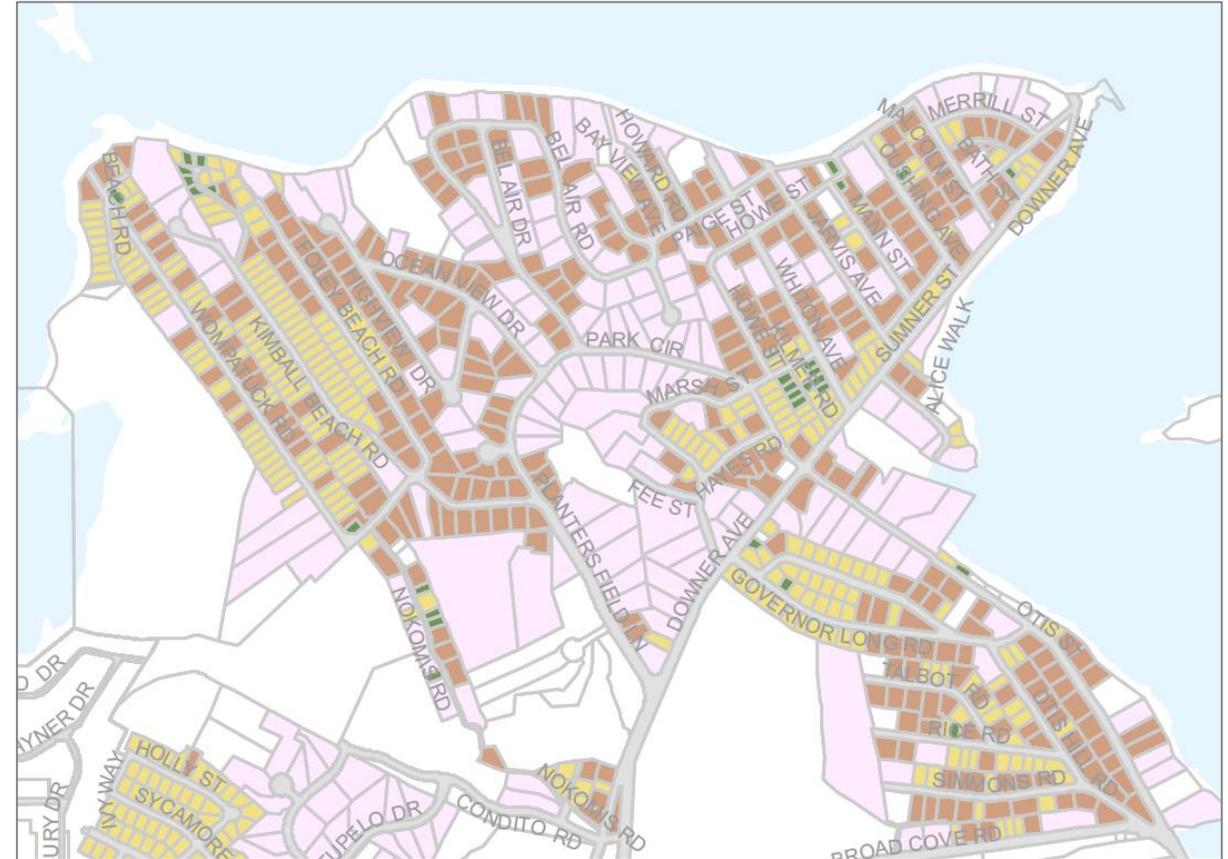
Site Plan Review (SPR) Background

- 1965: SPR Adopted; Conducted by ZBA with recommendation from PB for specially permitted uses and projects that cost greater than \$5,000
- 2003: SPR triggers amended to include projects that cost greater than \$20,000 and/or create than 20,000 SF of land disturbance
- 2006: SPR process amended to be administered by the PB with conditions incorporated into special permits issued by the ZBA
- 2020: SPR land disturbance threshold reduced to 5,000 SF of area (20,000 SF for major site plan review)
- 2022: SPR made a standalone permit and the cost trigger eliminated

Permit Applications									
2021		2022		2023		2024		2025	
Site Plan Review	71	Site Plan Review	52	Site Plan Review	50	Site Plan Review	49	Site Plan Review	58
Special Permits	12	Special Permits	16	Special Permits	7	Special Permits	3	Special Permits	7
Subdivisions	7	Subdivisions	3	Subdivisions	2	Subdivisions	3	Subdivisions	1
ANRs	5	ANRs	10	ANRs	4	ANRs	12	ANRs	5
Scenic Roads	0	Scenic Roads	2	Scenic Roads	1	Scenic Roads	0	Scenic Roads	0
Total	95	Total	84	Total	64	Total	67	Total	71

SPR Updates – Continued Refinement of Triggers

- (i) Eliminate Site Plan Review in association with a Special Permit A2 or Special Permit A3 unless the project separately meets land disturbance thresholds. Examples include:
- Nona’s Ice Cream relocation downtown
 - Tropical Smoothie at Lincoln Plaza
 - Dentist Office downtown
 - Cheer Academy on Abington Street
 - Su Escuela classroom expansion
- (ii) Require Minor Site Plan Review for projects that disturb 75% of total lot area. This trigger would newly affect projects on lots smaller than approximately 6,700 SF in size.



SPR Updates – Corrective Items

- (iii) Require submission of a recorded decision for any project subject to Site Plan Review and not just those subject to a building permit

Item 3 Replace Section I-I.4.g. in its entirety as follows:

- g. ~~An application for a building permit to~~Prior to performing work subject to Site Plan Review, ~~shall be accompanied by an approved Site Plan and~~ evidence of recording of the Site Plan Review decision shall be provided to the Community Planning Department unless the Planning Board's review (including any extensions thereto) has expired without any action by the Planning Board.

- (iv) ... This article also makes formatting changes related to the above and deletes an incorrect reference under subsection k. of the Submittal Requirements.

Item 4 Replace Section I-I.5.k. in its entirety as follows:

- k. Such other materials necessary to enable the Planning Board to make a positive determination on the proposed project, ~~including, without limitation, any information required under subsection j below if necessary;~~ and

SPR Updates – Administrative Review

- (iv) Enable the Planning Board to establish an administrative review process for certain Minor Site Plans or minor modifications of approved site plans...

Current By-Law reads:

9. Waivers; Minor Modifications; Administrative Review
 - a. Upon written request of the applicant, the Planning Board may waive any of the submittal requirements deemed by the Planning Board to be not necessary for its review of the application. In addition, the Planning Board may waive other such requirements of this Section I-I, including the requirement for a public hearing, where the Planning Board determines that the project constitutes a minor modification to an approved Site Plan.
 - b. In order to constitute a minor modification, the proposed work must be limited to modifications to an approved Site Plan which, in the Planning Board's determination, do not materially or adversely affect conditions governed by the Site Plan Review design and performance standards set forth in this Section I-I.
 - c. The Planning Board may, by a majority vote of the Board, establish an administrative process for Site Plan Review of certain Minor Site Plans. Pursuant to administrative review, the Planning Board may delegate to the town planner and/or to a designated Board member the authority to determine whether a project constitutes a Minor Site Plan. The Planning Board designee may refer any Minor Site Plan application to the Planning Board for its review in lieu of administrative review if, in such designee's discretion, the scope of the project merits review by the Board. In addition, any applicant may request Site Plan Review by the Planning Board in lieu of administrative review at the time of application, or any applicant aggrieved by a Minor Site Plan Review decision of the designee may reapply for Site Plan Review by the Planning Board and such review shall be considered a new application for Site Plan Review, except that a separate fee shall not be required.

SPR Updates – Administrative Review

Current Amendment reads:

Item 5 Replace Section I-I.9.c. in its entirety as follows:

- c. The Planning Board may, by a majority vote of the Board, establish an administrative process for Site Plan Review of certain Minor Site Plans and/or minor modifications pursuant to subsection 9.b. above. Pursuant to administrative review, the Planning Board may delegate to the ~~town planner~~ Community Planning Director and/or to a designated staff or Board member the authority to determine whether a project constitutes a ~~Minor Site Plan~~ minor modification. The Planning Board designee may refer any Minor Site Plan or minor modification application to the Planning Board for its review in lieu of administrative review if, in such designee's discretion, the scope of the project merits review by the Board. In addition, any applicant may request Site Plan Review by the Planning Board in lieu of administrative review at the time of application, or any applicant aggrieved by a Minor Site Plan Review decision of the designee may reapply for Site Plan Review by the Planning Board and such review shall be considered a new application for Site Plan Review, except that a separate fee shall not be required.

Article DDD: North Fire Station Zoning District

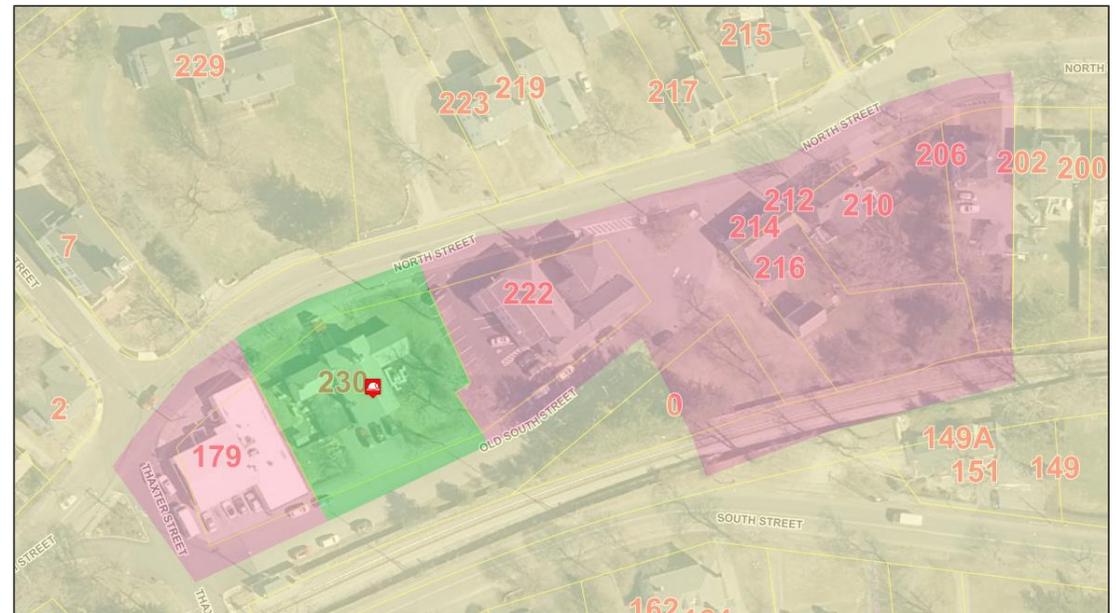
Intent:

The intent of this article is to rezone the property located at 230 North Street (Assessors Map 60, Lot 119) from the “Official and Open Space” district to the “Business A” district.

Full Text:

Will the Town amend the Zoning Map Part A of the Town of Hingham to rezone the property located at 230 North Street (Assessors Map 60, Lot 119) from the “Official and Open Space” district to the “Business A” district, or act on anything related thereto?

-  Residence A
-  Business A
-  Official and Open Space



Article DDD: North Fire Station Zoning District

Current Zoning: Official and Open Space	Required	Existing¹
Minimum Dimensions		
Lot Size	-	0.41 acres
Frontage	20'	156' (North) 139' (South)
Front Yard Setback	40'	~20'
Side Yard Setback	40'	~25 (W)/~30 (E)
Rear Yard Setback	40'	-
Maximum Dimensions		
Height	35'	<35'
Building Lot Coverage	10%	~27%

Potential Zoning: Business A	Required	Existing¹
Minimum Dimensions		
Lot Size	-	0.41 acres
Frontage	20'	156' (North) 139' (South)
Front Yard Setback	10'	~20'
Side Yard Setback	-	~25 (W)/~30 (E)
Rear Yard Setback	-	-
Maximum Dimensions		
Height	3 stories	1.5 stories
Building Lot Coverage	-	-