

Avalon Hingham Shipyard II
Hingham, Massachusetts

COMPREHENSIVE PERMIT APPLICATION

SUPPLEMENTAL INFORMATION SUBMISSION

February 12, 2016

Supplemental Submission Date: February 25, 2016

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Town of Hingham, Massachusetts
ZONING BOARD OF APPEALS

APPLICATION FOR A COMPREHENSIVE PERMIT
UNDER GENERAL LAWS CHAPTER 40B, Sections 20-23

Hingham Shipyard Avalon II, Inc. (the "Applicant") hereby applies to the Zoning Board of Appeals of the Town of Hingham, Massachusetts, pursuant to Massachusetts General Laws, Chapter 40B, Sections 20 through 23, as amended ("Chapter 40B"), for the issuance of a Comprehensive Permit authorizing the applicant to construct on the below-referenced premises a 250-unit rental housing community to be called "Avalon Hingham Shipyard II." This application and the documents, plans, exhibits, and other materials submitted simultaneously herewith, all of which are incorporated herein by reference, contain a complete description of the applicant and the proposed development and constitute the complete application package required to be submitted to the Zoning Board of Appeals pursuant to: (i) Chapter 40B; (ii) the rules, regulations, and guidelines adopted by the Commonwealth of Massachusetts Department of Housing and Community Development with respect to Comprehensive Permits under Chapter 40B, including, but not limited to, the regulations set forth at 760 C.M.R. 56.00 (the "Chapter 40B Regulations"); and (iii) the Town of Hingham Board of Appeals Rules and Regulations for Comprehensive Permits Pursuant to MGL Ch. 40B, Sections 20-23, adopted July 2, 1987 (the "Rules and Regulations").

Premises affected: That certain parcel of land on Lincoln Street in Hingham, Massachusetts, containing 3.8+ acres of land.

Parcel ID - Map 36, Lot 104

The premises are more particularly described in the documents, plans, exhibits, and other materials including in this application.

Michael J. Roberts
Senior Vice President of Development
AvalonBay Communities, Inc.
51 Sleeper Street, Suite 750
Boston, MA 02210
Phone: 617-654-9503

February 25, 2016

Mr. Joseph M. Fisher, Chairman
Zoning Board of Appeals
Town of Hingham
210 Central Street
Hingham, MA 02043

Dear Mr. Fisher and Members of the Board:

We are pleased to submit the enclosed supplemental information as part of AvalonBay's Comprehensive Permit Application of Avalon Hingham Shipyard II filed on February 12, 2016.

I look forward to discussing the Avalon Hingham Shipyard II project with you. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Roberts".

Michael J. Roberts

Enclosure

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Supplemental Information Submission

Table of Contents

1. Updated Preliminary Site Development Plans
2. Updated Preliminary Scaled Architectural Drawings
3. Updated Tabulation of Proposed Buildings
4. Updated Preliminary Utilities Plan
5. Updated Listing of Requested Exceptions / Waivers
6. Updated Plot Plan
7. Traffic Impact and Access Study

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Updated Preliminary Site Development Plans

In accordance with Section 2.E.1 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, the following updated preliminary plans and drawings have been provided (the "Comprehensive Permit Preliminary Site Plan") under separate cover as part of the plan set entitled "Avalon Hingham Shipyard II - Comprehensive Permit Application" and dated "February 12, 2016, Revised February 25, 2016" by Howard Stein Hudson.

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Updated Preliminary Scaled Architectural Drawings

In accordance with Section 2.E.3 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, updated preliminary scaled architectural drawings for each building including typical floor plans, typical elevations and sections, and identifying construction type and typical materials specifications and exterior finish have been provided (the "Comprehensive Permit Preliminary Architectural Plan") under separate cover as part of the plan set entitled "Avalon Hingham Shipyard II - Comprehensive Permit Application" and dated "February 12, 2016, Revised February 25, 2016" by Howard Stein Hudson.

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Updated Tabulation of Proposed Buildings

In accordance with Section 2.E.4 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, an updated tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking, and other paved vehicular areas, and by open areas is provided herein.

Tabulation of Proposed Buildings			
Type of Building	6-story multi-unit residential building		
Number of Buildings	1		
Building Size	Total Building Area = 316,000 gsf		
Number and Size of Units	Unit Type	Unit Sq. Ft.	Total Units
	1 bed / 1 bath	800	75
	2 bed / 2 bath	1,134	147
	3 bed / 2 bath	1,459	28
	Residential Total		250
Site Area Calculations	Sq. Ft. Area	Percent of Total Lot	
Building Coverage	104,371 sf	63.7%	
Parking and Other Paved Vehicular Areas	49,139 sf	30 %	
Open Space Area	10,243 sf	6.3 %	
Total Site (3.759 acres)	163,753 sf	100%	

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Updated Preliminary Utilities Plan

In accordance with Section 2.E.6 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, an updated preliminary utilities plan showing the proposed location and types of sewage, water, and drainage facilities including hydrants, electrical and gas lines, and exterior lighting is provided under separate cover as part of the plan set entitled "Avalon Hingham Shipyard II - Comprehensive Permit Application" and dated "February 12, 2016, Revised February 25, 2016" by Howard Stein Hudson.

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Updated Listing of Requested Exceptions / Waivers

In accordance with Section 2.E.8 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, an updated list of requested exceptions to local requirements, codes, bylaws, and regulations is provided herein.

Zoning Requirements - Industrial District			
Criteria	Required	Proposed	Waiver Required
Zoning By-Law §V-A – Use	Per Section III-A Schedule of Uses	Multi-Unit Development	X
Zoning By-Law §V-A – Minimum Lot Area	80,000 s.f.	163,753 s.f.	
Zoning By-Law §V-A – Minimum Lot Frontage	200 ft.	160.27 ft. and 103.56 ft. Lincoln St.; 361.35 ft. USS Amesbury Dr.	X
Zoning By-Law §V-A – Maximum Building Height	-	69’-11”	
Zoning By-Law §V-A – Maximum Stories	3	6	X
Zoning By-Law §V-A – Maximum Building Coverage	40%	63.7%	X
Zoning By-Law §V-A – Maximum Floor Area Ratio	0.35 ¹	1.93	X
Zoning By-Law §V-A – Minimum Front Yard	40 ft.	94.6 ft. Lincoln St.; 7.6 ft. USS Amesbury Dr.	X
Zoning By-Law §V-A – Minimum Side Yard	25 ft.	0 ft.	X
Zoning By-Law §V-A – Minimum Rear Yard	25 ft.	0 ft.	X
Zoning By-Law §IV-B.1. – Special Requirements to Schedule of Dimension Requirements	No building, structure, parking area, or septic system shall be constructed within 100 ft. of a residence district.	Building will be constructed within 100 ft. of a residence district.	X

Zoning By-Law §IV-B.3. – Special Requirements to Schedule of Dimension Requirements	Screening requirements for outdoor storage space. Green strip requirements for lots abutting land residentially zoned.	N/A	
Zoning By-Law §IV-B.6. – Special Requirements to Schedule of Dimension Requirements	Site Plan Review	Project will be submitted for Site Plan Review	

Note:

1. 0.50 Allowed by Special Permit A2.

Zoning Requirements - Section IV-E Multi-Unit Development¹			
Criteria	Required	Proposed	Waiver Required
Zoning By-Law §IV-E.1.a. – Minimum land within any parcel	5 acres	3.759 acres	X
Zoning By-Law §IV-E.1.b. – Average number of units per acre	8 units/acre	66.5 units/acre	X
Zoning By-Law §IV-E.1.c. – The shortest distance between any two structures	35 ft.	36 ft.	
Zoning By-Law §IV-E.1.d. – Unpaved, landscaped and/or left natural living space	2,000 s.f./unit	41 s.f./unit	X
Zoning By-Law §IV-E.1.e. – In addition to §IV-E.1.d., open space/unit	1,000 s.f. /unit	41 s.f./unit	X
Zoning By-Law §IV-E.1.f. – Landscaped side or rear yard buffer area adjacent to each property line with a natural barrier	50 ft. with a natural barrier height of 10 ft.	0	X
Zoning By-Law §IV-E.1.g. – Site areas equipped for organized recreational activities not to be	300 s.f./unit	150 s.f./unit (courtyard areas)	X

included in the buffer area.			
Zoning By-Law §IV-E.1.h. – Each unit shall consist of at least one room, exclusive of hall, kitchen and bathroom, and there shall be at least 525 square feet of enclosed floor space for a one-room unit. For each additional room an additional 125 square feet shall be required.	525 s.f. of enclosed floor space for a one-room unit. For each additional room an additional 125 s.f.	1 bed/1 bath = 800 s.f. 2 bed/2 bath = 1,134 s.f. 3 bed/2 bath = 1,459 s.f.	
Zoning By-Law §IV-E.1.i. – Parking spaces/unit. Spaces shall be within 200 ft. of the intended users. No parking shall be permitted within the buffer area. In addition to the required parking spaces, dedicated guest spaces shall be required.	2 parking spaces/unit Guest spaces not to exceed 10% of the total number of space required	1.56/unit 0 additional guest spaces	X
Zoning By-Law §IV-E.5. a. – For projects with more than 6 units/acre, at least fifteen (15%) of such units shall be Low or Moderate Income Housing.	15%	25%	
Zoning By-Law §IV-E.5.b. – Any unit in a Garden Apartment or Apartment House development intended as Low or Moderate Income Housing shall have the minimum square footage set forth in subsection 1.h hereof.	525 s.f. of enclosed floor space for a one-room unit. For each additional room an additional 125 s.f.	1 bed/1 bath = 800 s.f. 2 bed/2 bath = 1,134 s.f. 3 bed/2 bath = 1,459 s.f.	
Zoning By-Law §IV-E.5.c. – Affordable units	The number of studio, one, two, or three bedroom Low and Moderate Income units shall be in direct proportion to the such	Will Comply.	

	dwelling rate market units within the development.		
--	--	--	--

Note:

1. Select criteria are listed in the table from Zoning By-Law §IV-E. The project will comply with the criteria not listed.

Zoning Requirements - Section V-Special Regulations			
Criteria	Required	Proposed	Waiver Required
Zoning By-Law §I-C.2	A certificate of occupancy shall not be issued for more than 85% of the dwelling units within the development or within an approved phase of the development until all "site work improvements" have been fully completed	"Site work improvements" will be substantially completed but may not be "fully completed". Developer requests Special Permit A1 pursuant to Zoning By-Law §I-C.2(b)	X
Zoning By-Law § V-A.3 – Residential Use	2 spaces/unit	1.56 spaces/unit	X
Zoning By-Law § V-A.3 – Standard Parking Spaces	Width 9 ft. Length 18 ft. with overhang 20 ft. without overhang	Width 9 ft. Length 18 ft. without overhang	X
Zoning By-Law § V-A.3 – Loading Spaces	Width 12 ft. Height Clearance 14 ft.	Truck Loading Area Width 9 ft. minimum Height clearance N/A	X
Zoning By-Law § V-A.3 – Aisle Width	90 degree 24 ft.	Garage: 90 degree 22-24 ft. Visitor Parking Lot: 90 degree 24 ft.	X
Zoning By-Law § V-A.3 – Minimum Driveway Widths	One way 12 ft. Two way 20 ft.	22 ft. minimum	
Zoning By-Law § V-A.5.e –	Required parking and loading facilities shall be laid out so that each	Will comply	

	vehicle may proceed to and from its parking space without requiring the movement of any other vehicle.		
Zoning By-Law § V-A.5.I – Trees	1 live tree per 10 spaces	1 per 65 spaces	X
Zoning By-Law § V-B – Signage	Special permit required for lighted ground sign 50 s.f. per unit of 200 ft. of frontage; 12 ft. max. height; 10 ft. min. setback .	Lighted ground sign at main entrance Less than 10 ft. setback	X
Zoning By-Law § V-C – Earth Removal	Special Permit required if the amount of material removed from site is greater than the quantity of material displaced by items below grade.		X

In addition to the foregoing exceptions, the Applicant hereby requests that all exceptions from, and permits under, the Hingham Zoning Bylaw and all other applicable bylaws, regulations, and local requirements of the Town of Hingham be granted pursuant to its application, as may be necessary so that the Project can be built in accordance with the submitted plans.

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Updated Plot Plan

In accordance with Section 2.E.9 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, an updated plot plan of the property is provided under separate cover as part of the plan set entitled "Avalon Hingham Shipyard II - Comprehensive Permit Application" and dated "February 12, 2016, Revised February 25, 2016" by Howard Stein Hudson.

Traffic Impact and Access Study

A Traffic Impact and Access Study (TIAS) for Avalon Hingham Shipyard II is provided under separate cover by Howard Stein Hudson dated February 25, 2016.

As noted in the TIAS, numerous traffic and pedestrian mitigation activities are proposed to address operational and safety issues that are existing, are anticipated with typical background growth, and/or are anticipated with the development of Avalon Hingham Shipyard II.

In addition to the mitigation proposed by the TIAS, the Applicant volunteers to sponsor up to \$30,000 for a Road Safety Audit for the Downer/Thaxter intersection in order to help the Town pursue working further with MassDOT and other local, state, and federal agencies to possibly enhance the capacity and operations of this intersection.