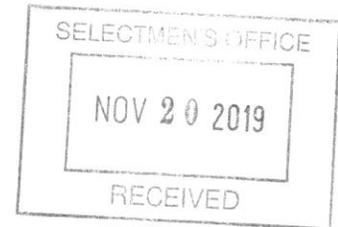




TOWN OF HINGHAM
PLANNING BOARD

MEMO

To: Board of Selectmen
From: Planning Board
Date: November 20, 2019
Re: Proposed Articles for TM 2020



The Planning Board hereby submits the following articles to the Selectmen in accordance with Chapter 40A, Section 5 of the Massachusetts General Laws for inclusion on the 2020 Warrant and consideration at Town Meeting. A brief description of each article follows, and the full text is attached.

1. Lot Coverage

The intent of this article is to add lot coverage restrictions for residential zones as specified.

2. Site Plan Review

The intent of this modification is to reduce the threshold of site disturbance that results in the requirement for site plan review to enable staff to assess project before the work begins and allow the planning board to require stormwater management and erosion control provisions.

3. Downtown Overlay District

The intent of this article is to specify the extent of the ground floor commercial use required, and specify where the residential use is within a mixed use building.

Cc: ZBA, J. Coughlin, S. Murphy, T. Mayo, M. Clancy, E. Wentworth

Amend the Zoning By-Law re: Lot Coverage

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

Item 1: By amending Section IV-A Schedule of Dimensional Requirements: Residential District A to insert “25%” in maximum percentage which may be covered by all buildings;

Item 2: By amending Section IV-A Schedule of Dimensional Requirements: Residential District B to insert “20%” in maximum percentage which may be covered by all buildings;

Item 3: By amending Section IV-A Schedule of Dimensional Requirements: Residential District C to insert “20%” in maximum percentage which may be covered by all buildings;

Item 4: By amending Section IV-A Schedule of Dimensional Requirements: Residential District E to insert “20%” in maximum percentage which may be covered by all buildings;

Item 5: By amending Section IV-B.2 to insert “The maximum hardscape lot coverage percentage shall be 10% in Residence Districts A, B, C, D and E.” at the end of the existing text;

or act on anything related thereto?

Amend Zoning By-Law re: Site Plan Review

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

Item 1: By amending Section I-I.a by deleting “I-I.6” and inserting “I-I.4” from the first sentence;

Item 2: By amending Section I-I.b by deleting the first word “in” and inserting “In”;

Item 3: By amending Section I-I.8.a to insert “For all projects requiring erosion control installation or any clearing” at the start of the first sentence;

Item 4: By amending Section IV-B.6.b. to delete the existing text and insert “all projects that 1) create a land disturbance or an alteration of drainage patterns over an area greater than 5,000 square feet; or 2) create a land disturbance of more than 1,000 square feet in areas with slopes greater than 10%”;

or act on anything related thereto?

Amend Zoning By-Law re: Downtown Overlay District

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

Item 1: By amending Section III-G.4.c.iii by deleting the word “become” and inserting the word “becoming”;

Item 2: By amending Section III-G.6.b.ii to delete “street level story” and insert “ground floor”;

Item 3: By amending Section III-G.6.c.i to delete the existing text in its entirety and insert “A commercial use shall be located at the ground floor facing the street(s) on which the parcel has frontage or facing the Station Street parking lot. The commercial use must include not less than 80% of the linear width of the structure facing the street and must comprise not less than 80% of the footprint of the structure.”;

Item 4: By amending Section III-G.6.c.ii to insert the following language at the start of the section “Dwelling units shall be located above ground floor. No dwelling units shall be permitted below the ground floor. In the event of a building with multiple ground floors the residential use shall be above the higher of the two ground floors”;

Item 5: By amending Section III-G.7.a.vi. to delete “ground level” and insert “ground floor”;
or act on anything related thereto?