

**HINGHAM PLANNING BOARD NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENTS TO THE HINGHAM ZONING BY-LAW FOR
CONSIDERATION AT THE 2020 TOWN MEETING**

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DEC 10 2019

Town Clerk
Hingham, MA

**7:00 P.M., MONDAY, JANUARY 6, 2020
Hingham Town Hall, 210 Central Street, Hingham MA 02043**

The Town of Hingham Planning Board will hold a public hearing pursuant to M.G.L. Chapter 40A, Section 5 on **Monday, January 6, 2020 at 7:00 PM** at the Hingham Town Hall, 210 Central Street, Hingham, Massachusetts. The purpose of the public hearing is to open all hearings, set the schedule for future hearings and provide interested parties with an opportunity to comment on proposed changes to the Hingham Zoning By-Law. The proposed amendments are as follows:

Abandonment or Discontinuance of Nonconforming Single-Family and Two Family Dwellings

The intent of this article is to specify exemptions that relate to abandoned or discontinued nonconforming Single-Family and Two-Family Dwellings. The proposed amendment would more clearly state that a conforming Single-Family or Two-Family Dwelling use could be reestablished in a dimensionally nonconforming building or structure that had been abandoned or discontinued. The amendment would also limit the changes that could then be made to the building or structure to those that either (i) maintain or improve the nonconforming dimensions and (ii) add or expand in a manner that complies with current height and yard requirements, or act on anything related thereto.

Section IV-A and IV-B Lot Coverage Restrictions

The intent of this article is to set lot coverage restrictions for both buildings and hardscape in Residential Zoning Districts A, B, C, D and E, or act on anything related thereto.

Site Plan Review

The intent of this article is to make minor corrections and add clarifying language in Section I-I, and to amend 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%” which lowers the threshold of disturbance that triggers Site Plan Review, or act on anything related thereto.

Section III-G Downtown Hingham Overlay District

The intent of this article is to modify the provisions of Section III-G to make minor corrections, to clarify the requirements for the first floor commercial use regarding location and the extent of the building footprint that must be dedicated to the commercial use, and clarify the location of dwelling units within a commercial/residential building with multiple ground floors, or act on anything related thereto.

The complete text of these proposed amendments to the Zoning By-Law is on file at the

**Office of the Town Clerk, and at the Office of the Planning Board, Hingham Town Hall,
210 Central Street, Hingham, Massachusetts, and available on the Planning Board website.**
For additional information, you may also contact the Hingham Planning Board at 781-741-1419.

William Ramsey, Chairman

Gary Tondorf-Dick, Clerk

Judith Sneath

Kevin Ellis

Gordon Carr

Hingham Journal - 12/19/19, 12/26/19