

Savage-Dunham, Mary

From: wilcoxhingham@aol.com
Sent: Tuesday, February 4, 2020 11:02 AM
To: Savage-Dunham, Mary
Subject: Zoning Amendments

Mary, Savage-Dunham , Planning

Mary,

Thanks for meeting with me regarding upcoming zoning proposals, some thoughts on the proposals below:

Lot coverage

1. Concerned about the impact it would have on small existing lots, specifically less than 5000SF in older neighborhoods. Since the proposal includes "all buildings" for some parcels it would prohibit even the smallest additions, garages and sheds. Add a special permit for lots <5000SF?
2. Hardscape coverage, although the text implies a 10% maximum, by including it in IV-B.2, it pulls in that entire section that was intended for commercial properties, green strips, no parking within 15' of the front lot line etc.

Downtown Overlay

Item 2. Ground Floor Definition.

Assuming that this change is done to be consistent with the existing definition of "street level story".

"Ground Floor" [from zoning 2019]

Within the Downtown Hingham Overlay District, the floor of a Building that exits directly at street level. For any Building having more than one floor that exits directly at street level each such floor shall constitute a "ground floor".

Item 3. 80%.

In many cases the entry door of the upper floor residential uses may be on the frontage. For smaller buildings leave a minimum allowed, say 5' of the frontage for access. As to footprint, some buildings may have mechanical, service and storage on the first floor making it difficult to provide 80% commercial, try reversing the numbers for both situations; "The residential use must not include more than the greater of 20% or 5' [of the frontage] . . .", "and comprise not more that 20% of the footprint..."

Item 4. Multiple Ground Floors.

The existing definition above covers this fairly well, although the definition of ground floor only relates to floors facing streets, simply add Station Street Parking lot. As proposed, a lot with a 4' differential would simply increase the lower story height by 4' on the lower side to match the "...higher of the two..." creating unnecessarily tall buildings.

Thanks, Ben

Benedict Wilcox
Wilcox Corporation
36 North Street
Hingham, MA 02043
781 749-2500o
617 347-0608c