

ZONING ARTICLE ___ : Sections I and IV

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-F.3 by deleting “nor shall they exceed the greater of \$10,000 or one percent (1%) of the total projected cost of the project (inclusive of engineering, architectural, and legal fees and other soft costs)” from the second sentence;

Item 2: By amending Section I-G by inserting “If the building permit includes no outside work the boards’ staff designee may waive site plan review administratively, at his/her discretion.” after the first sentence;

Item 3: By amending Section I-I.2 by deleting the first two sentences in their entirety and inserting in their place “Applicants for site plan approval shall submit seven (7) hard copies and an electronic file of the site plan and submittal materials to the Planning Board for review, except that only two hardcopies of the drainage report are required. The department staff shall notify the Board of Health, Building Commissioner, Conservation Commission, Department of Public Works, HMLP, Water Company, Sewer Department, Fire Department and Police Department of the application and request their advisory review and comments.”;

Item 4: By amending Section I-I.4.f. by inserting “estimated net import/export of material,” after “grading plan,”;

Item 5: By amending Section I-I.4.h. by inserting “including the Massachusetts Stormwater Handbook” after the word “Standards”;

Item 6: By amending Section I-I.4.h. by inserting “Specifically required is an erosion control plan and an Operations and Management Plan for both the construction activities as well as ongoing post-construction maintenance and reporting requirements. Applicants are encouraged to consider low impact design and green infrastructure solutions to the maximum extent feasible” after the word “Guidelines”;

Item 7: By amending Section I-I.6. by inserting “or inspections during construction” in the third sentence after “performance guarantees”;

Item 8: By amending Section I-I.6.e. by inserting “including but not limited to discarded building material, concrete truck wash out, chemicals, litter and sanitary wastes” after “site”;

Item 9: By amending Section I-I.6.g. by inserting “including the Massachusetts Stormwater Handbook” after the word “Standards”;

Item 10: By amending Section I-I.6.g. by inserting after the word “Guidelines” “Assurance that appropriate Best Management Practices have been designed and incorporated to minimize the amount of disturbed areas and protect natural resources, stabilize sites when projects are complete or operations have temporarily ceased, protect slopes on the construction site, protect

storm drain inlets and armor all newly constructed outlets, install perimeter controls at the site, stabilize construction site entrances and exits to prevent off-site tracking of material, and have a regular inspection of stormwater controls at consistent intervals specified on the plans.” after the word “Guidelines”;

Item 11: By amending Section I-I.7 to renumber it to “I-I.8” and by inserting “A pre-construction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required as a condition of approval for all projects. Projects that disturb one or more acres individually, or cumulatively if phased development is proposed, shall be required as a condition of any approval to provide a Stormwater Pollution Prevention Plan for review prior to the start of any work.” into Section I-I.7;

Item 12: By amending Section I-I.8. “Regulations” to renumber it to “I-I.10”;

Item 13: By amending Section I-I. by inserting “As Built Plan Requirement
Upon project completion an as-built plan must be submitted to the Building Department for use during inspection prior to the issuance of a certificate of occupancy, and in no case later than two years after the completion of construction. The as built plan must demonstrate substantial conformance with the approved project plans.” into Section I-I.9;

Item 14: By amending Section IV-B.6.b. to change “20,000” to “5,000”;

Item 15: By amending Section IV-B.6.b. to change “2500” to “1000”;

or act on anything related thereto?