

Minutes
Regular Meeting

January 25, 2016

HINGHAM PLANNING BOARD
January 25, 2016 @ 7:00 PM – Central North

Present: Planning Board Members, **Sarah Corey, Chairman, Judith Sneath, Clerk, Gary Tondorf-Dick, Jennifer Gay Smith and William Ramsey.** Also present were, Community Planning Director Mary Savage-Dunham and Dolores DeLisle, Administrative Assistant

Planning Board Agenda

- 7:00 PM G.M.J. Group, LLC, 9 Short Street**
Site Plan Review in Association with Building Permit
Installation of Canopy and other improvements at existing Filling Station, property zoned Business A.
- 8:00 PM 4 Oakwood Circle - a.k.a Parcel Map 63, Lots 50 & 58**
Special Permit A3 for a Flexible Residential Development in accordance with Sections I-J and IV-D of the Hingham Zoning By-Law for the construction of a 5 lot flexible residential development (4 new lots, 1 existing house) with shared driveway to exit onto Oakwood Circle on approximately 20.61 acres of land, zoned Residence C, at 4 Oakwood Circle and 0 Justice Cushing Way.

Old/New Business:

1. Review and Adoption of Minutes from January 20, 2016
2. Administrative / Committee Reports

Hearing(s)

7:08 PM G.M.J. Group, LLC., 9 Short Street

The Chair opened the hearing and welcomed the Applicant, Jeff Tocchio and Gabe Crocker, who explained that the application was for site plan review in association with building permit for 9 Short Street, property zoned Business A, for work including the installation of a new canopy, and retaining walls and a fence along the property lines. Upgraded tanks will also be installed. The existing lights will be removed and the new lights will be LED fixtures, recessed into the new canopy structure. The drainage currently goes into the catch basin on the north east side of the site, and there are no changes proposed to the drainage patterns. Installation of the canopy will provide a net improvement to both lighting and storm water management, as the water will be directed underground to the existing catch basin. The existing catch basin on site and the basin adjacent to the site on Route 228 will both have "Eliminator" hoods installed to provide another layer of protection to the drainage system. Rights to grade have been demonstrated, and the site will have the parking spaces striped to further guide drivers. This is a small, independently owned business and will be a nice improvement to the site and overall operation. The new underground tanks that are being installed will be the double walled fiberglass style to further protect groundwater and the site. The work may be done in phases due to the overall cost, but, the hope is to try and do it all at once.

After additional discussion the Board Voted to Approve the Site Plan application with the following conditions:

1. Existing catch basin shall be cleaned prior to the start of work and the catch basin shall be protected with fabric during construction. At the end of construction, the catch basin shall be cleaned out and, moving forward, on an annual basis in late spring following the snow melt. Documentation of the annual catch basin cleaning shall be forwarded to the Planning Board for the file upon completion.
2. An "Eliminator" hood shall be installed in the catch basin on the discharge pipe connection, and in the catch basin in the public way (Rte. 228) adjacent to the site. Applicant shall coordinate work with the DPW.
3. as proposed.

4. The property shall be swept free of sand and debris on an annual basis in the spring after the snow melt.
5. The facility shall keep a "spill containments kit" on site and easily accessible. The kit shall include oil absorbent pads and a catch basin mat that can be placed over the grate to block a spill from entering the basin.
6. As built plan shall be provided showing canopy/drainage connection to catch basin, and indicating presence of hood in basin with appropriate elevations.
7. There shall be no signage on the canopy.
8. The new underground roof drain connection will be solid pipe.
9. The proposed canopy drain clean-out shall be placed to finish grade.

Old/New Business:

1. Review and Adoption of Minutes from January 20, 2016 - the Board voted to approve the minutes as revised.

8:00 PM 4 Oakwood Circle - a.k.a Parcel Map 63, Lots 50 & 58

The Chair recognized the Applicant, Mr. Chris DuBois, and his team included Gary James, of James Engineering, and Steve McLaughlin, Esq., who presented the project to the Board and audience. John Chessia, Chessia Consulting, was present for the Board. Mr. Ramsey noted for the record that he completed a Mullins Affidavit for the hearing of February 18, 2015.

The application is for the construction of a 5 lot flexible residential development (4 new lots, 1 existing house) with shared driveway to exit onto Oakwood Circle on approximately 20.61 acres of land zoned Residence C, at 4 Oakwood Circle and 0 Justice Cushing Way. Mr. DuBois stated that the intent of the proposal was to provide a positive result to the town as part of the development of the four additional house lots. The proposal is to donate ~10.7 acres to the town as protected open space. The open space includes both uplands and wetlands, and it is contiguous. This will be clustered development and no curb cuts are proposed along the 1,000' of frontage along 3A. The access drive will be off of Oakwood Circle and will remain private.

The technical presentation focused on the changes made to the plan since the original presentation. Mr. James said that the main changes were that the wetlands line had been accepted by the Conservation Commission and that the conventional yield was based off of Form A lots. The Board reviewed the plans and proposed layout, including the open space buffers, location of new houses, proposed drainage patterns, and access drive orientation in conjunction with the requirements of the regulations. The Board required the cul-de-sac to be moved away from the adjacent house to provide more room for the required buffer. The Board discussed the request to waive some portions of the required 100' buffer around the perimeter of the site for yard space for houses. The Board determined that the 100' buffer was a major component of the FRD regulations and required that the locations of the houses be adjusted in order to provide for the required buffer. The Board noted that the Board of Health had only approved three new houses, and that while they supported the concept plan as presented, said that the applicant needed to secure the approval for the additional house, or revise the concept plan prior to submittal of the definitive plan. The Board required supplemental plantings to be located near the edge of clearing as possible, and not in the woods, to ensure that the trees survive. It was noted that this is the first step in a two step process. so more final design plans will be submitted in the future for additional review. The Board found that the proposed layout is more desirable than a traditional subdivision layout because more open space is preserved, fewer curb cuts on the public way are being created, and there will ultimately be less impervious surface created. In addition, no curb cuts are proposed on Chief Justice Cushing Highway. There were no comments from the public. The Board then made findings based upon the record and discussed possible conditions they would consider as part of any action. After discussion, the Board Voted to approve the Special Permit A3 with a waiver and conditions.

As there was no other business, the meeting adjourned at 9:25 PM.

Respectfully submitted,

Dolores A. DeLisle
Administrative Assistant