

Minutes
Regular Meeting

February 29, 2016

HINGHAM PLANNING BOARD
February 29, 2016 @ 7:00 PM – Central North

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

Planning Board Agenda

7:00 PM Continued Public Hearings: Proposed Amendments to the Hingham Zoning By-Law

- 1. Section II & III
- 2. Floodplain Protection Overlay District
- 3. Common Driveways
- 4. Commercial Parking & Table of Parking Dimensions

Continued Public Hearings: Proposed Amendments to the Hingham Zoning By-Law - Jointly with the ZBA

- 5. Changes to Nonconforming Structures Accessory to Single Family and Two-Family Dwellings **Joint hearing with ZBA**

Discussion: Planning Board Comments on AVALON HINGHAM SHIPYARD II COMPREHENSIVE PERMIT APPLICATION

Old/New Business:

- 1. Discussion of Advisory Hearing schedule
- 2. Review and Adoption of Minutes from January 25, 2016 and February 1, 2016 meetings

Hearing(s)

7:07 PM Continued Public Hearings: Proposed Amendments to the Hingham Zoning By-Law

Section II & III - An overview of the amendment with the previously suggested revisions was discussed. The Board then reviewed the language line by line. Ms. Sneath asked to review and clarify wording to make the changes more understandable. The Board asked for Public Comments, and there were none. After additional revisions were agreed upon the Board voted to **RECOMMEND** the language as discussed and revised.

Floodplain Protection Overlay District – The Town Planner presented the proposed amendment and explained that the purpose was to update the By-law to reflect the most current FEMA map panels, as well as to add a purpose section, and change naming conventions for consistency purposes. The Board asked if the affected residents were aware of this proposed amendment, and, suggested that the Planner send out an informational mailing to make sure that interested parties understand the intent of the change. The Planner said additional information was also available on the Conservation web page. The Board asked for public comment and there was none. After additional discussion the Board voted to **RECOMMEND** the language as discussed and revised.

Common Driveways – The Town Planner read the proposed amendment aloud for discussion. The Board voiced concerns about possibly opening up land that is undevelopable now for development. The Planner stated that that was not the intent of this proposed amendment. Mr. Ramsey suggested that the Planner ask Special Counsel Susan Murphy to review the language prior to Board action on it. The Planner reviewed the comments from Fire and Police Chiefs and noted that the language had been revised to address their concerns. The Board then continued

the hearing to March 7 to allow time for legal review.

Commercial Parking and Table of Parking Dimensions – Following a brief discussion, the Board Moved, Seconded and so VOTED to **WITHDRAW** the proposed amendment.

9:05 PM **Continued Public Hearings: Proposed Amendments to the Hingham Zoning By-Law - Jointly with the ZBA**

Changes to Nonconforming Structures Accessory to Single Family and Two-Family Dwellings – Ms. Wentworth presented an overview. Mr. Tondorf-Dick requested clarification regarding soil conditions, shape and topography and voiced a concern regarding precedent. Mr. Ramsey noted that he felt comfortable letting the ZBA handle these expansions, and that they were responsive to abutters concerns. Ms. Corey had a reservation regarding ‘moving the bar’ in relation to abutters by changing the approval mechanism from variance to special permit. Ms. Gay Smith stated that if a nonconforming structure was to be expanded it should be expanded outside of the setbacks, not within the setbacks. Mr. Tondorf-Dick voiced concern over one expansion leading to multiple expansions also regarding height of buildings. Ms. Corey also voiced concerns regarding height of expanded structures. Ms. Wentworth stated that most of the applications received request only minor changes. The Board asked for public comments. The Board reviewed the language and felt comfortable with the revised language with the exception of subsection ii. The Board asked Ms. Wentworth if she could suggest any changes that might further address the concerns with subsection ii. Ms. Wentworth said she would certainly try, and with that the Board continued the public hearing to March 7th.

10:00 PM **Discussion: Planning Board Comments on AVALON HINGHAM SHIPYARD II COMPREHENSIVE PERMIT APPLICATION**

The Board discussed the project, and each member voiced their concerns. The Board members also discussed their written comments that they had sent to the Planner separately. The Board asked the Planner to compile the comments into a draft letter and work with Ms. Gay Smith as the editor for the Board.

As there was no other business, the meeting adjourned at 10:20 PM.

Respectfully submitted,

Dolores A. DeLisle
Administrative Assistant