

Minutes
Regular Meeting

May 16, 2016

HINGHAM PLANNING BOARD
May 16, 2016 @ 7:00 PM – Central North

Present: Planning Board Members, **Sarah Corey, Chairman, William Ramsey, Jenn Gay Smith and Judith Sneath, Clerk,** Associate Member **Richard Cook.** Also present: Community Planning Director, Mary Savage-Dunham and Dolores DeLisle, Administrative Assistant

Planning Board Agenda

7:00 PM Modification of Definitive Subdivision: Christina Estates at Baker Hill -
Request for Continuance to June 13, 2016

Request for Extension – TD Bank, 12 Whiting Street
Request for Extension of Time for Site Plan & Special Permit A3 to November 30, 2017

Jeanine Reardon/East Celebrity Elite, Inc. - 3 Pond Park
Application for Site Plan Review in Association with a Special Permit A2, and a Special Permit A3 Parking Determination with Site Plan Review to permit a Health Club in the space formerly occupied by CrossFit

7:30 PM David & Jessica Grundfast - 65 South St
Special Permit A3 Parking Determination with Request to waive Site Plan Review to permit a Health Club in the second floor space.

Old/New Business:

1. Review and Adoption of Minutes April 10, 11, 20 & 25, 2016, and May 2 & May 9, 2016
2. Administrative Reports
 - a. Comprehensive Permits in general & Alliance Residential
 - b. World’s End Parking
 - c. Other Business

Hearing(s)

7:10 PM Modification of Definitive Subdivision: Christina Estates at Baker Hill -
Request for Continuance to June 13, 2016

William Ramsey, Acting Chair, read the request for continuation into the record. He noted that two members of the Planning Board are recused from this application, and that the majority of the panel for the application are present. The Board then voted to continue the hearing on the Request for Modification of Definitive Subdivision: Christina Estates at Baker Hill to June 13, 2016, as requested.

Request for Extension – TD Bank, 12 Whiting Street
Request for Extension of Time for Site Plan & Special Permit A3 to November 30, 2017

Sarah Corey, Chair, read the request for extension of time for the Site Plan Review and Special Permit A3 for 12 Whiting Street, TD Bank, into the record. Robert Devin was in attendance for the Applicant. The Board then voted to Approve the request for extension of time for Site Plan and Special Permit A3 to November 30, 2017 as requested.

7:12 PM Jeanine Reardon/East Celebrity Elite, Inc. - 3 Pond Park
Application for Site Plan Review in Association with a Special Permit A2, and a Special Permit A3 Parking Determination with Site Plan Review to permit a Health Club in the space formerly occupied by CrossFit.

The Chair asked Associate Member Richard Cook to join the Board and noted for the record that he would be sitting on this application. Present with the applicant, Jeanine Reardon, were Puffy Sweeney, co-applicant, and Richard Beal of AW Perry. Ms Reardon presented an overview of the application, stating that Celebrity Elite currently operates in two other locations in Massachusetts and is looking to expand operations. The facility would be the same type of usage as CrossFit and will not involve any exterior modifications. A Motion was made, Seconded and SO VOTED to waive Site Plan Review.

Special Permit A3 Parking Determination was discussed. The applicant noted that Crossfit used 14 parking spaces and Celebrity Elite will use 15 spaces, which will leave an acceptable surplus of 13 spaces. 70-80% of the students are anticipated to be dropped off. There will be 15-20 students per class, between the ages of 3-18. An updated parking table will be submitted. Mr. Cook questioned whether a one-year look back should be in place, if there were different usage numbers. The Board determined it was not necessary and that there was clearly adequate parking. A Motion was made, Seconded and SO VOTED to Approve the Special Permit A3 with conditions.

7:30 PM David & Jessica Grundfast - 65 South Street

Special Permit A3 Parking Determination with Request to waive Site Plan Review to permit a Health Club in the second floor space.

The Chair noted for the record that Associate Member Richard Cook will be sitting on this application. Applicants, David and Jessica Grundfast, were present and Mr. Grundfast presented an overview of the application. He explained that South Shore Core was a different type of standard health club teaching a form of pilates. Class schedules will be 6-11:30 am, 3,4, 5 and 6:00 pm, with no classes after 1:00 pm on Saturday and Sunday. There is one instructor and a maximum of 10 per class. The Board reviewed the applicant's narrative and a Motion was made, Seconded and SO VOTED to Waive Site Plan Review.

Regarding Special Permit A3, concerns were expressed about the busy downtown area parking, specifically noting that the in and out type of customer traffic at Brewed Awakenings could be affected. A modified class schedule was discussed that would ensure sufficient parking. The Chair read the findings. A Motion was made, Seconded and SO VOTED to Approve the Special Permit A3 Parking Determination, with conditions.

Old/New Business:

1. Review and Adoption of Minutes April 10, 11, 20 & 25, 2016, and May 2 & May 9, 2016. The Board adopted the Minutes from April as written, and adopted the Minutes from May with changes as discussed. Mr. Ramsey abstained from the vote on April 20 and May 9 Minutes, as he was not present.
2. Administrative Reports
 - a. Comprehensive Permits in general & Alliance Residential – The Town Planner and Planning Board discussed the concept of “safe harbor”, and the Subsidized Housing Inventory, and, Housing Production Plans. The Planner explained that the last HPP was not accepted by the State due to a disagreement on the number of qualifying units on Hingham's SHI. The Planning Board expressed an interest in now revising the last Housing Production Plan, having a public participation process, and getting a HPP approved by the state ideally. The Planner will send the last HPP to all. Jennifer Gay Smith shared her impressions from the Alliance Residential site visit with the Board.
 - b. World's End Parking – The Planner explained some of the recently voiced concerns about overflow parking conflicts and neighborhood impacts in the Crodon Rd/Surrey Rd area, as well as on Martin's Lane. The Planner said a formal application would be submitted shortly for parking and circulation

improvements. Bill Ramsey said some neighbors had been to the Traffic Committee voicing concerns over parking in that area.

As there was no other business the meeting adjourned at 8:58 pm.

Respectfully submitted,

Dolores A. DeLisle
Administrative Assistant