

DECISIONS OF THE ZONING BOARD OF APPEALS AND ZONING ADMINISTRATOR

<u>Applicant(s)</u>	<u>Subject Property</u>	<u>Nature of Application</u>	<u>Disposition</u>	<u>Decision Date</u>
Crow Point Pizzeria, Inc.	191 Lincoln Street	Modification of the existing Special Permit to add to the existing pizzeria space the adjacent former Ben & Jerry's ice cream store, thereby increasing the seating capacity to 27 seats	Granted with Conditions	1/10/2002
Hingham Bay Club, LLC	349 Lincoln Street	Modification of the Special Permit issued to Bear Hill Investment Corporation in order to transfer ownership to Hingham Bay Club LLC	Granted	1/23/2002
Luis A. and Andrea W. Alvarado	8 Isaac Sprague Drive	Front yard setback Variance to add a two-story addition including a three-car garage	Withdrawn	2/4/2002
South Shore Baptist Church	578 Main Street	Special Permit off-street parking waiver in order to build a meeting room and 700-seat auditorium/gymnasium addition	Granted with Conditions	2/6/2002
Martin E. and Frances McInnis	21 Peter Hobart Drive	Front yard setback Variance to add a two-car garage with living space above	Withdrawn	2/11/2002
South Shore Conservatory of Music, Inc.	1 Conservatory Drive	Special Permit determination and waiver if necessary of the off-street parking requirements in order to build an addition onto the existing school	Granted with Conditions	3/4/2002
Brewer Meadows, LLC	196-200 Summer Street	Comprehensive Permit to construct twenty-five rental dwelling units, 7 affordable, in five buildings, amended to twenty-one units, 6 affordable	Granted with Conditions	3/5/2002
South Shore Educational Collaborative	90 Industrial Park Road	Front and side yard setback Variances to construct playground equipment on the existing outdoor play area	Granted with Conditions	3/12/2002
Sun Oil Company c/o Bohler Engineering, PC	102 Derby Street	Front yard setback Variance to add a canopy over two existing fuel dispensers at the Sunoco service station along with modification of the previously granted sign Variances to reduce canopy signage	Granted with Conditions	3/14/2002
Wayne Gay	120 Hersey Street	Appeal of the Building Commissioner's issuance of a building permit authorizing a two-story addition on the adjacent property	Denied	3/18/2002
Kohl's Department Store	100 Derby Street	Variance to erect an internally illuminated sign on building facade	Withdrawn	3/27/2002
Town of Hingham and Lincoln Sailing Center, Inc.	32 Summer Street, Barnes Wharf	Side yard setback Variances to construct a new building, to modify the Special Permit for public sailing center use, to work in the Flood Plain and Watershed Protection District, to delete the condition prohibiting use of the building by other groups and to allow water and sewer hookup after the year 2006, along with a waiver of the off-street parking requirements	Granted with Conditions	4/16/2002

Joseph A. and Linda M. Christman	19 Sunset Lane	Side yard setback Variance to construct an attached two-car garage with family room above	Granted	4/16/2002
Thomas G. and Mary A. Kenyon	10 Hancock Road	Side yard setback Variance to expand the existing one-car garage into a two-story two-car garage	Granted	4/22/2002
Robert S. and Diane L. Cooper	1 Lincoln Street	Appeal of the Building Commissioner's issuance of a building permit authorizing installation of a wireless telephone antenna in the steeple of the New North Meeting House	Denied	4/24/2002
Kimberly Cataldo	1 Lincoln Street	Appeal of the Building Commissioner's issuance of a building permit authorizing installation of a wireless telephone antenna in the steeple of the New North Meeting House	Denied	4/24/2002
McKusker-Gill, Inc. (petitioner) and IRP Realty Trust-Kevin Gill Trustee (owner)	75 Industrial Park Road	Special Permit to convert existing manufacturing space into office space along with waiver of the off-street parking requirement	Granted with Conditions	5/20/2002
Joseph M. and Amy L. Deveney	389 Main Street	Side and rear yard setback Variances to replace the existing garage with a two-car garage	Withdrawn	5/20/2002
Maxi-Drug, d/b/a Brooks Pharmacy	100 Derby Street	Special Permit to display three building signs with Variance to replace the existing side wall Osco Drug sign with a Brooks Pharmacy sign larger than permitted	Variance Withdrawn, Special Permit Granted with Conditions	5/20/2002
Hingham Bay Club, LLC	349 Lincoln Street	Modification to the existing Special Permit to increase the restaurant seating from 228 to 278	Granted with Conditions	6/17/2002
Frank Bridgeman , Trustee of M.R.T. Realty Trust	9 Green Street	Special Permit and Variance to raze the existing one-family house and rebuild the structure, with an addition, as a two-family house	Withdrawn	6/17/2002
Susan Jessup □□□□□	2 Fisher Road	Front yard setback Variance to construct an addition and sundeck	Granted	7/1/2002
Brinker New England I, LLC □(petitioner) and D'Angelo, Inc. (owner)	6 Whiting Street	Modification of the existing Special Permit and Site Plan in order to convert the existing southerly public entrance to "to go" use at Chili's Restaurant, to dedicate 3 parking spaces for such use and for a Variance for one building sign	Granted with Conditions	7/10/2002
Massachusetts American Water Company	Turkey Hill Lane	Yard setback Variances to install a security fence with barb wire extension around the perimeter of the water tank along with replacement of the existing shed	Granted	7/22/2002
Patricia M. and Craig P. Russ	8 Riverview Road	Front and side yard setback Variances to add a second story for storage space above the existing one-car garage	Granted	7/23/2002

Douglas Annino (petitioner) and Joseph Crugnale (owner)	48 Whiting Street	Special Permit to install a ground sign at the entrance to the restaurant to be known as Red Sauce	Granted	7/29/2002
J. Gregory and Maria M. Murphy	124-132 North Street	Special Permit parking waiver to expand into the second story space for three office tenants	Granted with Conditions	7/31/2002
Hingham Cove Realty Trust, c/o Hingham Cove LLC	26 Summer Street	Special Permit to secure the marina's existing bottom-anchored floating dock system with anchor piles in the Flood Plain and Watershed Protection District	Granted with Conditions	8/1/2002
Mary-Courtney and Michael Whamond	24 Sherwood Road	Side and rear yard setback Variances to erect a shed	Granted with Conditions	8/19/2002
Robert P. Sullivan	29 Bel Air Road	Special Permit to construct a pile-supported wooden dock, with permanent anchor piles, metal gangway and seasonal float in the Flood Plain and Watershed Protection District	Granted with Conditions	9/10/2002
Scott and Ayca Gazelle	155 Otis Street	Appeal of the Building Commissioner's denial of a building permit to relocate and renovate the existing barn	Granted with Conditions	9/11/2002
Town of Hingham Board of Selectmen acting by and through the G.A.R. Hall Trustees	358 Main Street	Special Permit for municipal use with Variances from yard setback and building coverage requirements and to allow work within 100' of a residence district and within required green open space in order to construct an addition and make alterations to Grand Army Memorial Hall	Granted with Conditions	9/12/2002
Jason A. and Christine M. Roberts	47 Beal Street	Side yard setback Variance to add a two-story addition	Granted with Conditions	9/19/2002
Curtlo LLC and Lincoln Beal LLC	400 Lincoln Street	Modification of the Special Permit to continue the use of five double shopping cart corrals and one single cart corral, which in effect reduces the number of parking spaces by eleven	Granted with Conditions	10/7/2002
Esther and Paul K. Healey	209 Main Street	Side yard setback Variance to demolish the existing detached single car garage and reconstruct a two-car garage with storage space above	Granted with Conditions	11/14/2002
Sealcoating , Inc.	120 Industrial Park Road	Special Permit for renovations within the existing footprint of the building to include expanded garage space and a 4,000 sq.ft. office mezzanine in the South Hingham Development Overlay District	Granted with Conditions	11/18/2002
Intoccia Builders Corp. and Peter F. O'Connell & Richard J. Valentine , Trustees of Baker Hill Realty Trust	off Fottler Road	Reissuance of expired height and frontage Variances to develop a 45 lot residential subdivision on land known in the Town as "Baker Hill," as well as the expired side yard setback Variance to build an emergency access bridge	Granted with Conditions	11/26/2002

Stephen and Cheryl Dempsey	24 Spruce Street	Rear yard setback Variance to construct a workshop and a side yard setback Variance to install a 6' stockade fence on top of the newly installed retaining wall	Workshop Granted with Conditions , Fence Withdrawn	12/2/2002
James and Catherine McKeone	4 Cresswell Lane	Side yard setback Variance to construct a two-car garage	Granted with Conditions	12/5/2002
Edward J. Keohane	23 Emerald Street	Special Permit to replace the existing ground sign with a double-sided ground sign in the same location at Pyne Keohane Funeral Home and to install a sign on the carport to the rear of the building	Ground sign Dismissed , Carport sign Granted	12/5/2002
W/S/M Hingham Properties , LLC (petitioner) and Hingham Plaza , LLC (owner)	100 Derby Street	Variance from the maximum lot coverage in order to redevelop and expand Hingham Plaza, along with a Special Permit parking waiver	Granted with Conditions	12/13/2002
William & Mark Giarrusso and Patricia Libby	140-152 North Street	Modification of the Special Permit to change the beer and wine license to a full liquor license at the restaurant known as The Square Café	Granted	12/19/2002

SUMMARY

Applicants:	42
Hearings:	62
Special Permits:	20 (4 Granted, 15 Granted with Conditions, 1 Withdrawn)
Variances:	25 (5 Granted, 12 Granted with Conditions, 7 Withdrawn, 1 Dismissed)
Appeals:	4 (1 Granted with Conditions, 3 Denied)
Comprehensive Permits:	1 (1 Granted with Conditions)

Mary Jean Shultz, Administrator

Mario Romania, Jr., Chairman
 Jerry K. Seelen, Vice-Chairman
 Stephen J. McLaughlin, Clerk