

# Town of Hingham



## Planning Board Meeting Agenda

January 14, 2019  
7:00 PM

Town Hall, 210 Central Street

### 7:00 PM      **Public Hearings on Proposed Changes to the Zoning By-law**

- **Rezone Conservation Land as Official and Open Space** - The intent of this article is to rezone existing conservation lands to the Official and Open Space district by revising the “Hingham, Massachusetts Zoning Parts A and C” map by removing from the Residence A District and including in the Official and Open Space District the land shown on Assessors Map 37 as Lot 37; by removing the following parcels from the Residence B District and including them in the Official and Open Space District: the land shown on (a) Assessors Map 64 as Lot 43; (b) Assessors Map 190 as Lot 24 and Lot 75; (c) Assessors Map 167 as Lots 48 and 49; (d) Assessors Map 197 as Lots 3, 4 and 5; by removing the following parcels from the Residence C District and including them in the Official and Open Space District: the land shown on (a) Assessors Map 42 as Lot 65; (b) Assessors Map 64 as Lot 41; (c) Assessors Map 65 as Lot 30; (d) Assessors Map 75 as Lots 3 and 3B; (e) Assessors Map 91 as Lot 79; (f) Assessors Map 137 as Lot 1, Lot 18 and Lot 50; and (g) Assessors Map 147 as Lot 6; and by removing the portions of Assessors Map 65, Lots 26, 27, 28 and 29 that are currently zoned Residence C District from that zone and including them in the Official and Open Space District; or act on anything related thereto.
- **Section I-C Enforcement** - The intent of this article is to strengthen the enforcement provisions by amending Section I-C.3. by deleting “100.00” in the second sentence and deleting “100” in the fourth sentence and inserting “300” in both locations, or act on anything related thereto.
- **Section III-A Retail Sale of Alcoholic Beverages** - The intent of this modification is to have the retail sale of alcoholic beverages as a separate use category and require a Special Permit A2 and Site Plan Review permit for new establishments by amending Section III-A.4.18 to delete “Intentionally left blank” and insert “Retail Sale of Alcoholic Beverages.”, to be permitted by Special Permit A2 (“A2”) in Business District A, Business District B, and Waterfront Business and (“O”) in all other zoning districts, or act on anything related thereto.
- **Section III-G Downtown Hingham Overlay District** - The intent of this article is to modify the provisions of Section III-G regarding the objectives, submittal requirements, design review process, and additional requirements including roof decks, mechanicals and landscape plantings within the Downtown Hingham Overlay District, or act on anything related thereto.
- **Sections I and IV** - The intent of this article is to insert language in Section I that is required as part of the Town’s MS4 permit, modify the application submittal language in keeping with current practices, and modify Section IV-B.6.b to change the thresholds for site disturbance that trigger site plan review by changing “20,000” to “5,000” and changing “2500” to “1000”, or act on anything related thereto.
- **Timeframe to Commence Permitted Use or Construction that becomes Nonconforming** - The intent of this article is to modify Section I-C,1. Of the Zoning By-law to refer to the 12 month window of time to commence nonconforming uses or construction now required by the Zoning Act by replacing the reference to “six (6) months” where it appears in the last sentence in Section I-C,1. with “twelve (12) months”, or act on anything related thereto.

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- **Timeframe to Commence Use or Construction under a Special Permit** - The intent of this article is to replace the reference to “two (2) year period” where it appears in the last sentence in Section I-D,2.b. with “three (3) year period”, or act on anything related thereto.
- **Abandonment or Discontinuance of Nonconforming Single-Family and Two-Family Dwellings** - The intent of this article is to clarify exemptions that relate to abandoned or discontinued nonconforming Single-Family and Two-Family Dwellings. In terms of nonconforming uses, the amendment would apply to nonconforming Two-Family Dwellings the same discontinuance standards that presently apply to nonconforming Single-Family Dwellings. In terms of nonconforming dimensions, the proposed amendment would clearly state that the rights under Section III-I,2., the so-called “Hatfield Amendment,” would not apply if an abandoned or discontinued structure is reoccupied for a conforming Single-Family or Two-Family use.

### Old/New Business:

1. Administrative Reports
2. Review and Adoption of Minutes from previous meetings