

# Town of Hingham



## Zoning Board of Appeals

### Meeting Agenda

January 28, 2019

6:30 PM

#### Hearings:

1. **Michael J. & Nancy H. Macdonald**  
**190 High Street (Continued from 12/18/18)**  
Variance from § IV-A to construct a screen porch resulting in a 15.2' side yard setback where 20' is required in Residence District B
2. **Claudia B. Olsen**  
**249 North Street (Continued from 12/18/2018; Request to Continue to 3/19/19)**  
Modify a Use Variance Decision, dated November 15, 2007, which granted relief from § III-A, 1.8.7 and allowed an accessory studio apartment, by removing conditions related to continued ownership of the property in Residence District A
3. **REB, LLC**  
**11 Bank Avenue, 103 & 105 North Street (Special Permit Continued from 1/15/19; Request to Continue to 2/12/19)**  
Special Permit A2 under §§ I-F, III-A, 4.22, and III-G to construct a Commercial/Residential Building, including ~2,000 SF retail and (20) 1-bedroom. Revised plans depict (5) 2-bedroom dwelling units and (5) 1-bedroom dwelling units, along a Finding under MGL c. 40A § 6 to alter lot lines between 11 Bank Avenue and 103 and 105 North Street, resulting in a reduction in the lot area available for a preexisting nonconforming use, consisting of an apartment building, located at 103 and 105 North Street in Business District A and the Downtown Hingham Overlay District
4. **MDC Properties-Abington St. LLC**  
**73 Abington Street (Continued from 1/15/19; Request to Continue to 2/12/19)**  
Special Permit A2 under § III-E, 7. of the Zoning By-Law and such other relief as necessary to construct three commercial/industrial buildings resulting in a floor area ratio of 0.45 in the Industrial Park and South Hingham Development Overlay Districts

#### Joint Hearing with Planning Board to Commence at 7:00 PM

1. **Falconeri Construction**  
**6 Station Street (Continued from 12/18/18)**  
Special Permit A2 under §§ I-F, III-A (4.22), and III-G of the Zoning By-Law, along with Site Plan Review under §§ I-G and I-I and a Special Permit A3 Parking Determination and/or Waivers under §§ III-G and V-A, and such other relief as necessary to construct a Commercial/Residential Building in Business District A and the Downtown Hingham Overlay District

#### Other Business:

1. Approval of minutes
2. Attend Planning Board Hearings on Zoning Articles
  - Timeframe to Commence Permitted Use or Construction that Becomes Nonconforming
  - Timeframe to Commence Use or Construction under a Special Permit
  - Abandonment or Discontinuance of Nonconforming Single-Family and Two-Family Dwellings
  - Section III-G Downtown Hingham Overlay District
3. Adjournment