

Town of Hingham



Planning Board

Meeting Agenda

January 28, 2019

7:00 PM

Town Hall, 210 Central Street

7:00 PM 6 STATION STREET - FALCONEIRI CONSTRUCTION

Joint Hearing with the Zoning Board of Appeals

Request for a 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 at in Business District A and the Downtown Hingham Overlay District.

8:00 PM Public Hearings on Zoning Articles - Joint Hearing with the ZBA

- **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.
- **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.
- **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.

73 Abington Street - MDC Properties - Abington St., LLC.

Request to Continue Hearings to February 11, 2019 and extend Decision Deadlines to March 1, 2019

90 Ward Street and 0 Ward Street - Black Rock Development

Special Permit A3 for a Flexible Residential Development in accordance with Sections I-J and IV-D of the Hingham Zoning By-Law for the construction of 3 single family homes on approximately 6.2 acres of land, zoned Residence B, at 90 Ward Street and 0 Ward Street, assessor’s parcel Map 124 Lots 25 & 27.

Canterbury Street, LLC

Request to Extend the time of Completion for Special Permit A3 and Site Plan Review for 39 Canterbury Street (Lot 4) and 47 Canterbury Street (Lot 5) to April 14, 2021.

Old/New Business:

1. Administrative Reports
2. Review and Adoption of Minutes from previous meetings
3. Discuss & Schedule Site Visit for Hull St. Playground