

Town of Hingham



Planning Board Meeting Agenda

February 22, 2021
6:45 PM

Remote Meeting via Zoom:

Dial-in number: 929-205-6099 or Website address: <https://zoom.us/join>
Meeting ID: 858 1379 5487, Passcode: 763562

Hearings (6:45 PM):

1. Gill Research Drive, LLC

60 Research Rd, 73 Abington St, 0 Commerce Rd (Cont. from 2/8/21)

Site Plan Review under §§ I-G, I-H and I-I and a Special Permit A3 parking determination, with waivers if necessary, under § V-A to construct a new 30,500 +/- SF warehouse storage facility, with associated site improvements in the Industrial Park District and the South Hingham Development Overlay District

2. Alice H. Brewer 2000 Revocable Trust

0 and 3 Home Meadows Lane

Approval Not Required (Form A) Plan

Hearings (7:00 PM):

3. JEB Group LLC

100 Industrial Park Road (Continued from 1/25/21)

Request for Site Plan Review under § I-G and § I-I and a Special Permit A3 Parking Determination and/or Waivers under § V-A, and such other relief as necessary as part of an application to redevelop the property for use as a Warehousing and Shipping operation

4. Hingham Municipal Lighting Plant and Omni Navitas Holdings LLC

0 Hobart Street (Continued from 1/11/21)

Site Plan Review under §§ IV-B.6.a and III-B.8 for a proposed 396,000 watt solar array to be installed on approximately 2 acres on top of the landfill, at property known as Map 106, Lots 3, 4 & 7, aka the Hobart Street Landfill, in the Official and Open Space District

5. Proposed Amendments to the Zoning By-Law (Continued from 1/4/21 and 2/8/21)

- **Accessory Dwelling Units (ADUs) in Detached Structures**

This is a Citizen Petition. The intent is to modify Section V-K of the By-Law to allow accessory dwelling units in a separate detached structure on the same lot as a principal dwelling.

- **Update Floodplain Map References**

The intent of this article is to edit Section III-C.1 of the By-Law to revise the floodplain map references and the associated floodplain map to incorporate the recent FEMA revision to the Cape Cod Watershed Maps.

- **Update to Floodplain Protection Overlay District Bylaw**

The intent of this article is to incorporate language from the Massachusetts 2020 Model Floodplain Bylaws into Section III-C of the By-Law to assure that Hingham's local regulations contain the necessary and proper language for compliance with the National Flood Insurance Program (NFIP).

Other Business:

1. Master Plan Update

2. Adoption of Minutes

3. Administrative Reports

4. Adjourn

This meeting is being held remotely as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.