

Town of Hingham



Zoning Board of Appeals

Meeting Agenda

June 18, 2019

7:00 PM

Hearings:

1. **Mark Lynch**

10 Elmore Road

Variance from § IV-A to install mechanized or motorized equipment resulting in an approximate 17.5' side yard setback where 20' is required in Residence District C

Joint Hearings with Planning Board:

1. **Trustees of Reservations**

Worlds End, 0 Martins Lane

Review of impacts following completion of the "Parking, Circulation and Amenities Project," as required by Condition #6 of Special Permit and Variance Decisions issued by the Board of Appeals on February 10, 2017 and Condition #2 of the Special Permit A3 with Site Plan Review Decision issued by the Planning Board on February 16, 2017

2. **Panek Donuts, LLC**

315 Lincoln Street

Special Permit A2 under § III-A, 4.9B and a Variance from § IV-A to construct Dunkin Donuts take-out restaurant resulting in an 11' rear yard setback where 25' located in the Industrial District

3. **REB, LLC**

11 Bank Ave and 103-105 North Street

Special Permit A2 under §§ I-F, III-A (4.22), and III-G to construct a Commercial/Residential Building, including 1,750 SF retail and (8) one bedroom dwelling units in Business District A and the Downtown Hingham Overlay District

Other Business:

1. Damon Farm, LLC Request for a Determination of Insubstantial Project Change after Issuance of a Comprehensive Permit pursuant to 760 CMR 56.05 (11) in order to finish coat Damon Farm Way and complete the adjacent sidewalks after issuance of all occupancy permits at 1220 Main Street, Hingham
2. Broadstone Bare Cove Alliance, LLC Request for a Determination of Insubstantial Project Change after Issuance of a Comprehensive Permit pursuant to 760 CMR 56.05 (11) in order to (1) modify the approved plans related to an offsite sidewalk and parking spaces adjacent to Lynch Field described in Condition D.3.b; or, in the alternative, (2) modify the time for completion of Conditions D.3.b. to be prior to issuance of certificates of occupancy for more than 50% of the dwelling units within the Project at 230 Beal Street
3. Appointment of Member or Designee to Master Plan Committee
4. Amend Section I, F (Powers and Duties of the Zoning Administrator) and Section II (Application for Hearing) of the Zoning Board of Appeals Rules and Regulations
5. Approval of minutes
6. Adjournment