

## HINGHAM PLANNING BOARD MINUTES

January 9, 2023 @ 7:00 PM  
REMOTE MEETING

**Planning Board Members Present Remotely:** Gordon Carr, Kevin Ellis, Judith Sneath, Gary Tondorf-Dick, Rita DaSilva, Michael Mercurio (Associate Member)

**Also Present:** Emily Wentworth, Community Planning Director; Michael Silveira, Senior Planner

**Members Absent:** None

At 7:01 PM Chair Sneath called the Planning Board meeting to order and stated the following:

*“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 107 of the Acts of 2022 and all other laws, temporarily amending 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.”*

### Hearings/Discussion

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#### **Appoint Michael Mercurio as the Associate Member**

Chair Sneath introduced Michael Mercurio, current Associate member of the Zoning Board of Appeals, as the nominee to be the Associate member of the Planning Board to serve on Special Permit applications when the Planning Board does not have the proper quorum.

Mr. Mercurio introduced himself and his background.

Chair Sneath asked if there was any public comment. There was none.

Gordon Carr moved to APPOINT Michael Mercurio, associate member of the Zoning Board of Appeals, as the Planning Board’s associate member for a one (1) year term.

The motion passed unanimously by roll call vote.

**Second:** Rita DaSilva

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

#### **181 North Street – Benjamin Lincoln House Special Permit A3 & Site Plan Review Modifications**

Chair Sneath stated that the next item on the agenda was an application of the Hingham Historical Society to modify a Site Plan Approval and Special Permit A3 Parking Determination, both originally issued December 4, 2020 under §§ I-I and V-A of the Zoning By-Law, and such other relief as necessary to relocate an accessible parking space and walkway, eliminate one parking space, and make other related improvements at 181 North Street in Residence District A.

Member Carr recused himself from the application due to his involvement with the Historical Society.

Member Tondorf-Dick recused himself from the application due to his involvement with the Historical Society.

Chair Sneath noted that for this application, the Board would consist of herself, Kevin Ellis, Rita DaSilva, and Michael Mercurio, and that Mr. Mercurio would only be eligible to act upon the Special Permit portion of the application.

Ms. Deirdre Anderson, Executive Director of the Hingham Historical Society and the Applicant, presented the application to the Board.

Chair Sneath invited questions/comments of the Board.

Member Ellis asked questions of clarification about parking, traffic, and circulation. He offered that he fine with the landscaping portion of the application.

Member DaSilva asked why a parking space was being eliminated and noted concern regarding handicapped accessibility.

Ms. Anderson noted historical purposes as the reasoning for the proposed changes and reviewed the accessibility of the site.

Associate member Mercurio asked for clarification about the police detail requirement.

Ms. Wentworth responded that police detail is typically present when pedestrian crossing/access is unsafe. She further noted that the Town's Engineer, JR Frey, and Jake Carmody from Vanasse & Associates, were present at the meeting to answer any questions about potential future pedestrian/traffic improvement plans near the site.

Mr. Frey and Mr. Carmody provided background on potential future pedestrian/traffic improvement plans near the site.

Chair Sneath asked to what extent the potential improvements would slow traffic.

Mr. Frey reviewed how a potential design could help slow traffic.

Chair Sneath asked if there was any public comment.

Mr. and Ms. Frank and Nancy Mellen, at 182 North Street, spoke in support of the proposed modifications.

Ms. Louise Smith, at 185 North Street, spoke in support of the proposed modifications.

Chair Sneath noted the Board's hesitation with lifting some of the conditions of the 2020 permit requested for elimination. She further asked the Applicant questions of clarification regarding the application requests.

Ms. Wentworth noted the outstanding issue of the number of visitors allowed, that the Board still needed to address. She further noted considerations of the Board to remain consistent with the 2020 permit with respect to the number of visitors allowed.

The Board agreed that more refinement and clarification of the application requests was needed in order to properly act upon the application.

Kevin Ellis moved to CONTINUE the application of the Hingham Historical Society to modify a Special Permit A3 Parking Determination, originally issued December 4, 2020 under § V-A of the Zoning By-Law, with a waiver related to parking space length issued from § V-A, 3., to relocate an accessible parking space and walkway, eliminate one parking space, and make other related improvements at 181 North Street in Residence District A to January 23 at 6:45 PM.

The motion passed unanimously by roll call vote.

**Second:** Rita DaSilva

**In Favor:** Kevin Ellis, Rita DaSilva, Michael Mercurio, Judith Sneath

**Opposed:** None

Kevin Ellis moved to CONTINUE the application of the Hingham Historical Society to modify a Site Plan Approval, originally issued December 4, 2020 under § I-I of the Zoning By-Law, to relocate an accessible parking space and walkway, eliminate one parking space, and make other related improvements at 181 North Street in Residence District A to January 23 at 6:45 PM.

The motion passed unanimously by roll call vote.

**Second:** Rita DaSilva

**In Favor:** Kevin Ellis, Rita DaSilva, Judith Sneath

**Opposed:** None

Chair Sneath noted for the record that Associate Member Mercurio was no longer needed for the remainder of the meeting and that members Tondorf-Dick and Carr would be rejoining the meeting for the remainder of the applications.

### **17 Union Street – High School Tennis Courts Site Plan Review Waiver**

Chair Sneath stated that the next matter was an application from the Town of Hingham for a waiver of Site Plan Review under § I-I of the Zoning By-Law and such other relief as necessary to modify a Site Plan Approval, originally issued March 11, 2013 and amended through June 22, 2015, to remove and repave the existing tennis courts and make other improvements including new fencing, ADA pathways, and portable bleachers at 17 Union Street in the Official and Open Space District.

Mr. Michael Moonan, landscape architect at CHA Consulting, presented the application to the Board.

Chair Sneath invited questions/comments from the Board.

Member Tondorf-Dick asked questions of clarity related to the surface treatment of the tennis courts.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed finding:

That the proposed modifications do not materially or adversely affect conditions governed by the Site Plan Review Design and Performance Standards set forth in § I-I of the Zoning By-Law; as such, the project constitutes a minor modification of the Site Plan Approval, issued March 11, 2013 and amended through June 22, 2015.

Gary Tondorf-Dick moved to WAIVE Site Plan Review under § I-I, 9 of the By-Law in connection with the removal and replacement of the existing tennis courts, new fencing, ADA pathways, and portable bleachers at 17 Union Street in the Official and Open Space District.

The motion passed unanimously by roll call vote.

**Second:** Kevin Ellis

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **0 Burr Road – Cronin Field Street Hockey Rink Site Plan Review**

Chair Sneath stated that the next matter was an application from the Town of Hingham for Site Plan Review with waiver requests under § I-I of the Zoning By-Law and such other relief as necessary to repave the street hockey rink and make related improvements at 0 Burr Road, Cronin Field, in the Official and Open Space District.

Mr. Michael Moonan, landscape architect at CHA Consulting, presented the application to the Board.

Chair Sneath invited questions/comments from the Board. There were none.

Chair Sneath invited public comment.

Ms. Abby Callahan, at 46 Burr Road, asked a question related to a recreation facility unrelated to the application.

Chair Sneath noted that the Applicant requested a waiver of a submittal requirements under § I-I, 5.f (utility plan), g (landscape plan), and h (tree protection and mitigation plan). No utilities, landscaping, or tree removal are proposed in connection with the project and trees on public property are not considered Protected Trees.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed findings:

- a. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards.

Gordon Carr moved to GRANT the application of the Town of Hingham for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of a submittal requirements under § I-I, 5.f, g, and h related to a utility plan, a landscape plan, and a tree protection and mitigation plan, to repave the street hockey rink and make related improvements at 0 Burr Road, Map 81 Lot 28 in the Official and Open Space District, subject to the following conditions:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
2. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before issuance of a Building Permit.
3. Limits of Work. During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area.
4. Parking During Construction. All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day.
5. Inspections. Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.

The motion passed unanimously by roll call vote.

**Second:** Rita DaSilva

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **19 Clubhouse Drive Site Plan Review**

Chair Sneath stated that the next matter was an application from Black Rock Country Club for Site Plan Review with waiver requests under § I-I of the Zoning By-Law and such other relief as necessary to construct a 1,480 SF golf simulator accessory building and make related improvements at 19 Clubhouse Drive in Residence District C.

Mr. George McGoldrick, from Black Rock Country Club, presented the application to the Board.

Chair Sneath invited questions/comments from the Board.

Member Tondorf-Dick asked if there would be any effect on parking due to the development. Mr. McGoldrick responded that there would be no effect on parking, as the facility would only be open to members of the club.

Chair Sneath invited public comment. There was none.

Chair Sneath noted that the Applicant requested waivers of the submittal requirements under § I-I, 5.e (zoning analysis), g (landscape plan), h (tree protection and mitigation plan), and j (construction schedule), as they do not apply given the limited nature of the project and its interior location on a vast site.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed findings:

- a. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards.

Gary Tondorf-Dick moved to GRANT the application of Black Rock Country Club for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of a submittal requirements under § I-I, 5.e, g, h, and j related to a zoning analysis, a landscape plan, a tree protection and mitigation plan, and a construction schedule, to construct a 1,480 SF golf simulator accessory building and make related improvements at 19 Clubhouse Drive in Residence District C, subject to the following condition:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.

The motion passed unanimously by roll call vote.

**Second:** Gordon Carr

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **19 Whiting Street Special Permit A3 Modification**

Chair Sneath stated that the next matter was an application from Merhej and Sons Realty to modify plans approved in connection with a Special Permit A3 Parking Determination, issued December 14, 2020 under § V-A of the Zoning By-Law and such other relief as necessary to add an additional pump island to the existing filling station at 19 Whiting Street in the Business B District and Accord Pond Watershed and Hingham Aquifer Protection Overlay District.

Attorney Jeffery Tocchio, Esq., attorney for the Applicant, presented the application to the Board.

Mr. Jeffrey Dirk, the Board's traffic peer review engineer, of Vanasse & Associates, reviewed the traffic and parking impacts of the project.

Chair Sneath invited questions/comments from the Board.

Member DaSilva asked a question of clarification related to traffic circulation.

Mr. Dirk and Attorney Tocchio responded by reviewing the circulation patterns proposed onsite.

Member Tondorf-Dick noted concern with potential traffic and vehicle congestion.

Attorney Tocchio addressed these concerns and reviewed the proposed traffic and vehicle patterns as an improvement from exiting conditions.

Chair Sneath invited public comment. There was none.

Chair Sneath noted that a waiver is required under § V-A, 2. to allow 1 parking space per Motor Vehicle Filling Station instead of the 2 required.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed finding:

That the proposed modifications do not materially or adversely affect conditions governed by the Special Permit A3 Findings issued December 4, 2020 and set forth in § V-A of the Zoning By-Law.

Gary Tondorf-Dick moved to GRANT the application of Merhej and Sons Realty to modify plans approved in connection with a Special Permit A3 Parking Determination, issued December 14, 2020 under § V-A of the Zoning By-Law, with a waiver under § V-A, 2. related to the number of parking spaces required, to add an additional pump island to the existing filling station at 19 Whiting Street in the Business B District and Accord Pond Watershed and Hingham Aquifer Protection Overlay District, subject to the following conditions:

1. Trash/refuse pick-up shall be scheduled to occur during off-peak hours or while the fueling facility is closed to customers. Prior to a scheduled pick-up, the on-site attendant shall place cones or otherwise close the northern fueling positions to customers.
2. The Applicant shall submit a revised plan to the Community Planning Department to show “One Way” and “Do Not Enter” signs with accompanying arrow pavement markings for the northern fueling positions prior to issuance of a building permit and prior to commencing operations. The one-way direction shall be from west to east to reflect the predominant fueling side for vehicles.
3. Fuel deliveries must be scheduled to occur while the site is closed to customers or during overnight hours, such as between 9 PM and 6 AM, or similar. Further, the fueling facility will need to be closed prior to the arrival of the fuel truck.

The motion passed unanimously by roll call vote.

**Second:** Kevin Ellis

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **222 South Pleasant Street Site Plan Review**

Chair Sneath stated that the next matter was a continued application from CPC Pleasant Street LLC for Site Plan Review with Waiver Requests under § I-I of the Zoning By-Law and such other relief as necessary to reconstruct a single-family dwelling, including an attached two car garage, and construct a detached accessory building with single garage bay and office, pool, pool house, sports court, auto court, hardscaping, landscaping and other improvements at 222 South Pleasant Street in Residence District C.

Attorney Walter Sullivan, Esq., attorney for the Applicant, introduced the project team.

Mr. Sean Papich, landscape architect for the Applicant, and Mr. Glen Travis, architect for the Applicant, presented the revisions to the Board since the initial public hearing on this matter. They noted revisions including additional views of the proposed dwelling from abutting properties shown on the plans, reduction in the size of the sports court from 50' x 90' to 40' x 60', removal of the sports court lighting, relocation of the air conditioning units from the east side of the dwelling to the west side, and removal of living space in the basement. While the massing of the structures was not reduced, the Applicant provided comparisons to other newer dwellings in the vicinity.

Chair Sneath asked if the size of the footprint of the proposed dwelling was reduced.

Mr. Travis responded that only livable space was removed and that the footprint remained the same.

Member Tondorf-Dick asked for clarification regarding the various square footage of certain aspects of the project.

Mr. Travis and Attorney Sullivan reviewed the square footage and a comparison to other homes in the vicinity.

Member Carr and member Ellis commented on the information presented about comparisons to other properties, noting concern with information left out by the Applicant's team.

Member Tondorf-Dick requested an aerial rendering showing the proposed development. He further expressed concern about the amount of hardscaping in relation to the amount of green space.

Chair Sneath invited public comment.

Ms. Joan Ostheimer, at 192 South Pleasant Street, noted concern with the amount of hardscaping and relation to the wetlands, as well as tree removal.

Mr. Randy Otto, at 234 South Pleasant Street, noted appreciation with the revisions to the plans.

Chair Sneath noted that the Board felt that a further reduction of impervious surface and the massing of structures was still needed.

Gordon Carr moved CONTINUE the application of CPC Pleasant Street LLC for Site Plan Review with Waiver Requests under § I-I of the Zoning By-Law and such other relief as necessary to reconstruct a single-family dwelling, including an attached two car garage, and construct a detached accessory building with single garage bay and office, pool, pool house, sports court, auto court, hardscaping, landscaping and other improvements at 222 South Pleasant Street in Residence District C to January 30, 2023 at 7 PM.

The motion passed unanimously by roll call vote.

**Second:** Rita DaSilva

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **Zoning Articles**

Chair Sneath stated that the next matter was Zoning Articles and that the intent at this meeting was to open the hearings on each article, as they were advertised to open at this meeting, and then continue certain articles to other meetings to allow more time for discussion.

### **Accessory Dwelling Units**

Chair Sneath stated that the first article to open was Accessory Dwelling Units and reviewed the intent of this article.

Chair Sneath noted that member Ellis volunteered to chair remaining discussion for the Accessory Dwelling Units article.

Kevin Ellis moved to CONTINUE the hearing on the “Accessory Dwelling Units” zoning article to January 23, 2023 at 7 PM.

The motion passed unanimously by roll call vote.

**Second:** Gary Tondorf-Dick

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **Minimum Occupancy Term for Residential Uses**

Chair Sneath stated that the next article to open was the Minimum Occupancy Term for Residential Uses article and reviewed the intent of this article.

The Board agreed that the Board would discuss this article concurrently with the Accessory Dwelling Units article, as they are closely related, and that member Ellis would reopen the two articles at the same time at future hearings.

Kevin Ellis moved to CONTINUE the hearing on the “Minimum Occupancy Term for Residential Uses” zoning article to January 23, 2023 at 7 PM.

The motion passed unanimously by roll call vote.

**Second:** Rita DaSilva

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **Storage of Unregistered Vehicles**

Chair Sneath stated that the next article to open was the Storage of Unregistered Vehicles article and reviewed the intent of this article.

Ms. Wentworth presented and reviewed the proposed article.

Chair Sneath invited the Board to offer questions/comments.

Member Carr asked if this article would apply to boats, to which Ms. Wentworth responded that it would not.

Chair Sneath invited public comment. There was none.

Gordon Carr moved to recommend adoption of the “Storage of Unregistered Vehicles” article in the form presented during the public hearing.

The motion passed unanimously by roll call vote.

**Second:** Gary Tondorf-Dick

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **Downtown Hingham Overlay District**

Chair Sneath stated that the next article to open was the Downtown Hingham Overlay District article and reviewed the intent of this article.

Ms. Wentworth presented and reviewed the proposed article.

The Board did not engage in a substantive discussion and agreed to continue the article because of the hour.

Gary Tondorf-Dick moved to CONTINUE the “Downtown Hingham Overlay District” zoning article to January 30, 2023 at 7 PM.

The motion passed unanimously by roll call vote.

**Second:** Gordon Carr

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **Hingham Harbor Overlay District**

Chair Sneath stated that the next article to open was the Hingham Harbor Overlay District and reviewed the intent of this article.

Gordon Carr moved to CONTINUE the “Hingham Harbor Overlay District” zoning article to January 30, 2023 at 7 PM.

The motion passed unanimously by roll call vote.

**Second:** Gary Tondorf-Dick

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **Electric Vehicle Charging Parking Requirements**

Chair Sneath stated that the next article to open was the Electric Vehicle Charging Parking Requirements article and reviewed the intent of this article.

Gary Tondorf-Dick moved to CONTINUE the “Electric Vehicle Charging Parking Requirements” zoning article to January 30, 2023 at 7 PM.

The motion passed unanimously by roll call vote.

**Second:** Rita DaSilva

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **Citizens Petition to Amend Dimensional Requirements for Residence District A**



Chair Sneath stated that the final article to open was the Citizens Petition to Amend Dimensional Requirements for Residence District A article.

Ms. Priya Howell, petitioner of the article, briefly reviewed the intent of the article, but expressed interest in continuing the substantive discussion to a future meeting.

Chair Sneath and member Tondorf-Dick asked questions of clarity regarding the dimensional requirements outlined in the article.

Rita DaSilva moved to CONTINUE the “Citizens Petition to Amend Dimensional Requirements for Residence District A” zoning article to February 6, 2023 at 7 PM.

The motion passed unanimously by roll call vote.

**Second:** Gary Tondorf-Dick

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### **MBTA Communities Action Plan**

Chair Sneath stated that the next item on the agenda was a discussion on the MBTA Communities Action Plan.

Ms. Wentworth presented and reviewed this Action Plan.

Member Tondorf-Dick asked if a mixed use district would be precluded from the potential Multi-Family district, to which Ms. Wentworth responded that it would not be precluded.

Ms. Wentworth further clarified that with the potential Multi-Family district, while certain areas in town would be zoned for the specific development, actual build out may not be possible in some instances due to certain limitations on specific parcels.

Chair Sneath MOVED to adjourn at 10:45 PM

The motion passed unanimously by roll call vote.

**Second:** Gordon Carr

**In Favor:** Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

**Opposed:** None

### Meeting Materials:

*Agenda Summary, dated January 9, 2023*

#### 181 North Street

*Site Plan Review Modification Request*

*Special Permit A3 Modification Request*

*Site Plan, revised December 14, 2022*

*Modifications Plan, revised December 16, 2022*

*Certified Arborist Letter, dated January 5, 2023*

*Traffic Management Plan, dated January 6, 2023*

*Site Plan, revised January 6, 2023*

*Public Comment from F. and N. Mellen, dated January 6, 2023*

*Public Comment from D. Fitzgerald, dated January 9, 2023*

*Previous Site Plan Approval Decision, dated December 4, 2020*

*Previous Special Permit A3 Decision, dated December 4, 2020*

*Approved Site Plan, revised through October 27, 2020*

#### 17 Union Street

*Site Plan Review Application*

*Supplemental Letter, dated December 12, 2022*

*Plan Set, dated December 12, 2022*

#### 0 Burr Road

Site Plan Review Application  
Supplemental Letter, dated December 12, 2022  
Plan Set, dated December 12, 2022  
Waiver Requests  
Plan Set, revised January 5, 2023  
Explanation of Revisions, dated January 6, 2023

19 Clubhouse Drive

Application Package, dated November 30, 2022  
Architectural Set, dated August 31, 2022  
Response to Staff Comments, dated January 3, 2023  
Waiver Requests

19 Whiting Street

J. Tocchio Letter to C. Falvey, dated October 11, 2022  
Form 2 Application for Zoning Hearing, dated October 11, 2022  
Form 2C, Special Permit A1, dated October 11, 2022  
Application for a Special Permit A-3, dated October 11, 2022  
Supplement to Application for Modification of Site Plan Approval and Modification of Special Permit A3, submitted October 11, 2022  
Site Plan, dated October 11, 2022  
Site Plan with Paved Area Calculation, dated October 11, 2022  
Site Plan Review Decision, dated December 14, 2020  
Special Permit A3 Decision, dated December 14, 2020  
Continuance Request, dated December 2, 2022  
Traffic and Circulation Cover Letter, dated December 14, 2022  
Traffic and Circulation Plans, dated December 14, 2022  
Traffic Impact Study Update, dated December 14, 2022  
J. Dirk Peer Review Report, dated January 3, 2023  
J. Dirk Parking Comments, dated January 3, 2023

222 South Pleasant Street:

Site Plan Approval Application Package, dated October 10, 2022  
Existing Conditions Plan, dated September 20, 2022  
Proposed Conditions Plan, dated September 19, 2022  
Site Plan Set, submitted October 10, 2022  
Stormwater Management Report, dated October 6, 2022  
Stormwater Management Analysis, dated September 20, 2022  
Grading Drainage and Utilities Plan, revised through October 20, 2022  
Site Plan, page 4, revised through October 20, 2022  
Stormwater Management Report, submitted October 20, 2022  
Updated Landscape Plan, submitted October 26, 2022  
Landscape Plan, revised October 28, 2022  
Landscape Plan in Color, revised October 28, 2022  
Response to L. Fournier Comments, dated October 31, 2022  
Stormwater Management Report, revised October 31, 2022  
Site Plan Sheet 1A, revised October 31, 2022  
Landscape Plan, revised November 2, 2022  
Responses to Staff Comments, dated November 21, 2022  
Plan Set, revised November 21, 2022  
Arborist Letter, dated November 29, 2022  
Existing Conditions Plan, revised November 30, 2022  
Layout and Materials Plan, revised November 30, 2022  
Utility Plan, revised November 30, 2022  
Photometric Plan, received December 1, 2022  
Response to Peer Review Comments, received December 2, 2022  
Stormwater Management Report, received December 2, 2022  
Water Quality Calculations, received December 2, 2022  
Recharge Volume Calculations, received December 2, 2022  
Landscape Plan, revised December 12, 2022  
Retaining Wall Images  
Plan Set, revised December 14, 2022  
Pre-Development Stormwater Plan, received December 15, 2022  
Post-Development Runoff Calculations, received December 15, 2022

*Post-Development Stormwater Plan, received December 15, 2022*  
*Stormwater Management Analysis, received December 15, 2022*  
*Retention Systems Analysis, received December 15, 2022*  
*Site Soils Data, received December 15, 2022*  
*Recharge Volume Data, received December 15, 2022*  
*Water Quality Volume Data, received December 15, 2022*  
*Response to Peer Review Comments, dated December 15, 2022*  
*P. Brennan Peer Review Report, dated November 22, 2022*  
*P. Brennan Peer Review Report, dated December 15, 2022*  
*Public Comment from R. and K. Otto, dated December 15, 2022*

*Accessory Dwelling Units*

*Report of the Accessory Dwelling Units Study Committee*  
*Full Text of Proposed Amendment*

*Minimum Occupancy Term for Residential Uses*

*Full Text of Proposed Amendment*

*Storage of Unregistered Vehicles*

*Full Text of Proposed Amendment*

*Downtown Hingham Overlay District*

*Full Text of Proposed Amendment*

*Hingham Harbor Overlay District*

*Full Text of Proposed Amendment*

*Electric Vehicle Charging Parking Requirements*

*Full Text of Proposed Amendment*

*Citizens Petition to Amend Dimensional Requirements for Residence District A*

*Full Text of Proposed Amendment*