

Minutes
Regular Meeting

January 11, 2021

HINGHAM PLANNING BOARD

January 11, 2021 @ 7:00 PM

REMOTE MEETING

Present Remotely: Planning Board Members: **Kevin Ellis, Gary Tondorf-Dick, Judith Sneath, Gordon Carr, and Rita DaSilva**

Also Present: Senior Planner Emily Wentworth, Town Counsel Susan Murphy, and Administrative Assistant Sherry Robertson

Planning Board Agenda

**Planning Board
Meeting Agenda
January 11, 2021**

Remote Meeting information

Join Zoom Meeting <https://zoom.us/join>

Call in Number: 929-205-6099

Meeting ID: 837 6387 5754 **Passcode:** 064265

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.

7:00 PM Call to Order

0 Hobart Street - Omni Navitas Holdings LLC.,

Application for a Site Plan Review under Section IV-B.6.a and III-B.8, submitted by the Hingham Municipal Lighting Plant and Omni Navitas Holdings LLC., 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, property zoned Official and Open Space and Personal Wireless Service Overlay. The Applicant has requested a waiver from the requirements of Section I-I with respect to the submittal of a traffic study.

28 South Street – Charlene Levi

Request for Special Permit A-3 parking determination and/or waivers under §VA of the Zoning ByLaw with a Request for waiver of Site Plan Review under Section I-G and I-I, for a change of use to open a Health Club (personal and small group training studio) located at **28 SOUTH STREET**, in the Business A and Downtown Overlay Districts in space currently used as garage/storage.

400 Lincoln Street – Jamie Anderson, Grossman Development

Request for a Special Permit A3 parking determination for a change of use to allow more parking spaces than required, property in the Industrial District.

100 Industrial Park Road – JEB LLC

Request to Continue the Hearings to January 25, 2021 and extend the decision deadlines to March 1, 2021.

Old/New Business:

1. Administrative Reports
2. Review and Adoption of Minutes from previous meetings

Hearing(s)

0 Hobart Street - Omni Navitas Holdings LLC.

John McDonough on behalf of Omni Navitas Holdings presented the proposal via a slide show and explained that the proposed location is approximately a two acre portion of the Hingham Transfer Station and Landfill. He explained that Omni Navitas Holdings will construct, operate, and maintain the facility which will consist of 1,188 solar panels. Also present remotely was Paul Heanue from the Hingham Municipal Light Department. Judith Sneath asked the applicant to respond to the public comment letter from Ann Fanton of Ridgewood Crossing, an abutter to the site. Ms. Fanton was present and voiced concerns of the proximity of the project to her neighborhood and asked about noise that may be a result of wind passing through the solar panels. John McDonough discussed the materials that can be used to reduce noise. The Board asked questions about construction time frame. The Board also voiced concern about noise from wind, as well as glare from the panels, and asked about screening. Al Coombs of Ridgewood Crossing stated his concern regarding the view from his home. The applicant discussed the type of fence being proposed and expressed willingness to meet with neighbors to discuss the visual effects on the neighborhood. Town Counsel Susan Murphy suggested that the Board may want to address the issue of noise when reviewing the criteria for site plan review and suggested the Board also consider findings regarding the life span of the panels and what will happen when they are no longer in use. The Board also asked for more information regarding what has been analyzed regarding noise with similar projects. The Board also asked the applicant to meet with the residents to help address their concerns.

Motion: Kevin Ellis made a motion to continue the hearing to February 1, 2021 and to extend the decision deadline to February 16, 2021.

Second: Judith Sneath

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

Opposed: none

28 South Street

The applicant, Charlene Levi explained that the change in use is for personal training and she talked about the schedule of the training hours and classes. Judith Sneath asked if a similar use had been approved in this location and Ms. Levi explained that a yoga studio had been approved four years ago, but it was never done. The Board discussed the need for more information, such as the parking table, and time to review the decision from several years ago. Kevin Ellis also asked that the applicant provide an example of the proposed class schedule.

Motion: Kevin Ellis made a motion to continue the hearing to February 1, 2021.

Second: Judith Sneath

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

Opposed: none

400 Lincoln Street – Jamie Anderson, Grossman Development

Jamie Anderson was present on behalf of Grossman Development and reviewed the recent updates to the parking table that was submitted. Mr. Anderson explained that there will be 24 seats in the Jersey Mike's sub shop. He stated that based on their review there is sufficient parking. Emily Wentworth clarified that there are 538 plus 5 online pick up spaces and that the 5 pick-up spaces cannot count as overall parking. Gary Tondorf-Dick asked the applicant to modify the table to clarify the total as Emily Wentworth had pointed out. The Board thanked the applicant for the updates to the parking table. The Board reviewed the criteria for a Special Permit A3 parking determination.

Motion: Kevin Ellis made a motion to grant the requested Special Permit A3 Parking Determination for a change of use (from retail to restaurant) to allow more parking spaces than required on the property at 400 Lincoln Street in the Industrial District.

Second: Rita DaSilva

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

Opposed: none

100 Industrial Park Road – JEB LLC

The Board received a written request from the applicant for a continuance.

Motion: Kevin Ellis made a motion to continue the hearing to January 25, 2021 and to extend the decision deadlines to March 1, 2021.

Second: Gary Tondorf-Dick

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

Opposed: none

Administrative Reports:

Town Counsel Susan Murphy informed the Board that there may be Zoning Reform as part of the State's economic relief package that could affect proposed zoning amendments. She stated that prior to the Board's next hearing on the proposed zoning amendments, she will have had time to review it and to offer more information.

As there was no other business, the meeting was adjourned at 9:04 PM.

Respectfully Submitted,
Sherry Robertson,
Administrative Assistant