

HINGHAM PLANNING BOARD

January 25, 2021 @ 7:00 PM

Remote Meeting via Zoom:

Dial-in number: 929-205-6099 or Website address: <https://zoom.us/join>

Meeting ID: 840 3667 1539, Passcode: 286425

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

1. W/S/M Hingham Properties LLC

94 Derby Street: Derby Street Shoppes, Suite 240

Request for a waiver of Site Plan Review under § I-I, 5.b. for interior work for a new retail tenant in existing retail space

2. Shepard Investments LLC

211 & 213 Cushing Street – Corey’s Way Definitive Subdivision

Request to Withdraw application for Modification of a Definitive Subdivision without Prejudice

3. JEB Group LLC

100 Industrial Park Road

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. Gill Research Drive, LLC.

60 Research Rd, 73 Abington Street, 0 Commerce Rd

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 of the Zoning By-Law to construct a new 30,500 +/- SF warehouse storage facility, with associated site improvements, at the properties located at 60 Research Road, 0 Commerce Road and 73 Abington Street, located in the Industrial Park District and the South Hingham Development Overlay District

Other Business:

1. Master Plan Update
2. Planning Board Appointment to Traffic Committee
3. Adoption of minutes
4. Administrative reports

5. 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.

Hearing(s)

W/S/M Hingham Properties LLC: 94 Derby Street: Derby Street Shoppes, Suite 240

Victoria Maguire from WSM was present and explained that they are requesting a waiver of Site Plan Review as there is no exterior work being done, only interior renovations for a tenant change to a retail clothing store.

Motion: Kevin Ellis made a motion to grant the applicant's request for a waiver of site plan review.

Second: Rita DaSilva

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

Opposed: none

Shepard Investments LLC: 211 & 213 Cushing Street – Corey's Way Definitive Subdivision

Gordon Carr stated for the record that he filed a Mullins Affidavit having missed a meeting on this project on December 14, 2020, stating he has listened to the recording of the meeting.

The applicant Bob Shepard was present and submitted a request to withdraw the application.

Motion: Kevin Ellis made a motion to accept the applicant's request to withdraw without prejudice.

Second: Judith Sneath

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

Opposed: none

JEB Group LLC: 100 Industrial Park Road

Chairman Kevin Ellis noted for the record that Gordon Carr has signed a Mullin Affidavit that he has listened to the recording of the hearing he missed on this project on December 14, 2020.

Kevin Hixon from BL Companies was present and noted that test pits have been done at the site.

Mr. Hixon along with Matt Heil also of BL Companies addressed some of the comments raised by peer review engineer John Chessia such as infiltration and snow storage. Jeff Dirk from Vanasse and Associates was present to discuss his traffic review. Mr. Dirk stated that the project does not generate a lot of traffic during peak hours, and that the traffic generated would be distributed during off-peak times. Mr. Dirk suggested that traffic monitoring happen several times a year to ensure that the timing of the nearby traffic signal is working. The Board asked questions about capacity for more traffic in the area and about ways to monitor the traffic in the future. The Board also asked how the Amazon Flex drivers affect the traffic. Brad Griggs was present on behalf of Amazon and stated that if this site gets up and running, they would not likely need another site in the area for several years. Gary Tondorf-Dick made a request to get traffic counts of the vehicle trips per day on secondary roadways such as Cushing Street, Gardner Street, Whiting Street, Main Street, and Derby Street (west of Derby Street Shoppes as it heads into Columbian Square in Weymouth). Jeff Dirk discussed conditions that could be put in place in case problems arise in the future.

John Chessia addressed his comments regarding infiltration and run off. Gary Tondorf-Dick asked for more information regarding infiltration on the site, as the majority of the site is subject to a continuing AUL. The Board also asked about the rock outcroppings that are being removed to make more room in the parking lot and how that will affect infiltration. The Board also asked about landscaping and expressed concern about screening. Lori Baker from Winn Plumbing Supply was present and expressed concern regarding the traffic that could result within the industrial park and stated that she feels it will negatively affect her business. Attorney Jeff Tocchio was present on behalf of A.W. Perry and noted concerns regarding the traffic on Commerce Road. Mr. Tocchio stated that A.W. Perry is the owner of Commerce Road and wants to work with the applicants to address the concerns and ways to make improvements. The Board discussed continuing the hearing to another meeting.

Motion: Kevin Ellis made a motion to continue the hearing to February 22, 2021.

Second: Gordon Carr

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

Opposed: none

Gill Research Drive, LLC. : 60 Research Rd, 73 Abington Street, 0 Commerce Rd.

Present for the applicant were Gabe Crocker of Crocker Design Group, Attorneys Jeff Tocchio and Scott Golding, and Kevin Gill. Mr. Crocker reviewed the plans and addressed the drainage and runoff. Mr. Crocker stated that they added more details of the underground infiltration system. John Chessia stated that they should do an analysis of the drainage system that is under the existing warehouse. Jeff Dirk stated that the applicant had addressed all of his comments regarding the traffic, stating that the project will not produce extra traffic and that the applicant has improved access to the site and demonstrated that large tractor trailers can maneuver. The Board clarified the number of spaces that are required for this use. John Chessia addressed his comments and suggested the Board look at what they require for the landscape plan. Gabe Crocker noted that the project is in front on the Conservation Commission on February 1, 2021. The Board agreed to continue to another hearing.

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

Second: Gary Tondorf-Dick

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

Opposed: none

Master Plan Update

Gordon Carr updated the Board on the progress of the Master Plan Committee stating that they are hoping to present to the Planning Board in early March.

Planning Board Appointment to Traffic Committee

The Board agreed to reappoint Rita DaSilva to the Traffic Committee.

Adoption of minutes

The Board approved the Minutes of January 4, 2021 and January 11, 2021, as written.

As there was no other business, the meeting was adjourned at 10:15 P.M.

Respectfully Submitted,
Sherry Robertson,
Administrative Assistant