

HINGHAM PLANNING BOARD

February 1, 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, and Administrative Assistant Sherry Robertson

Planning Board Agenda

**Planning Board
Meeting Agenda**

February 1, 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

Hearings:

- 1. Hingham Municipal Lighting Plant and Omni Navitas Holdings LLC**
0 Hobart Street (Continued from 1/11/21; Request to Continue to 2/22/21)
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
- 2. Gill Research Drive, LLC**
60 Research Rd, 73 Abington Street, 0 Commerce Rd (Continued from 1/25/21)
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
- 3. Charlene Levi**
28 South Street (Continued from 1/11/21)
Special Permit A-3 for a parking determination and/or waivers under § V-A along with a request for waiver of Site Plan Review under §§ I-G and I-I, for a change of use to open a Health Club (personal and small group training studio) in the Business A and Downtown Hingham Overlay Districts
- 4. Christopher Julian, Trustee of Mad River Realty Trust**
74 Abington Street

Minor Modification of a plan approved in connection with a Site Plan Approval Decision, dated September 27, 2019, to eliminate ponding in front of the building through replacement of a trench and pipe with regraded pavement

Other Business:

1. **Master Plan Update**
2. **Adoption of Minutes**
3. **Administrative Reports**
4. **Complete Streets Policy**
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)

Hingham Municipal Lighting Plant and Omni Navitas Holdings LLC: 0 Hobart Street

The Board received a request from the applicant to continue the hearing.

Motion: Kevin Ellis made a motion to continue the hearing to February 22, 2021 and to extend the decision deadline to March 22, 2021.

Second: Gordon Carr

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

Opposed: none

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

The Board received a written request from the applicant to continue the hearing to a later date.

Motion: Kevin Ellis made a motion to continue the hearing to February 8, 2021 at 6:45 PM.

Second: Judith Sneath

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

Opposed: none

28 South Street

The applicant Charlene Levi was present with the potential tenant, Megan Sidorowicz. The applicant explained the fitness use being proposed for the space. Emily Wentworth stated that a decision in the past showed that there is enough parking. Judith Sneath noted that the used being proposed is less intense that what was previously approved. The Board discussed the condition of the previous approval regarding the striping of the handicap entrance.

Motion: Kevin Ellis made a motion to grant the Special Permit A3 parking determination along with the request for a waiver of site plan review for a change of use to open a Health Club (personal and small group training studio), located at 28 South Street, subject to the conditions discussed.

Second: Gordon Carr

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

Opposed: none

74 Abington Street

Attorney Walter Sullivan and Engineer Al Loomis were present on behalf of the applicant, Chris Julian. Mr. Loomis explained the concerns that they have addressed and noted previous modifications. He stated that they are asking to be allowed to modify the as-built. John Chessia stated that he sees no reason not to approve the modification as the drainage is working as it is.

Motion: Kevin Ellis made a motion to approve the revised plan, entitled As-Built Plan, prepared by McKenzie Engineering Group revised through December 11, 2020, in connection with a Site Plan Decision for 74 Abington Street, dated September 27, 2019.

Second: Gary Tondorf-Dick

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

Opposed: none

Master Plan Update

Gordon Carr updated the Board and noted that the goal of the Master Plan Committee is to have a Planning Board hearing on the draft of the Master Plan on March 8, 2021.

Administrative Reports

Emily Wentworth noted staffing changes, and announced the new Land Use and Development Coordinator, Michael Silvera has started working at Town Hall this week.

Complete Streets Policy

Emily Wentworth reviewed the complete streets report with the Board and explained that the benefit of the policy is to get access to funding that can support improvements. She stated that the Traffic Committee would be responsible for reviewing it.

As there was no other business, the meeting was adjourned at 8:07 P.M.

Respectfully Submitted,
Sherry Robertson,
Administrative Assistant