

**HINGHAM PLANNING BOARD**

February 8, 2021 @ 7:00 PM

**Remote Meeting via Zoom**

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

Meeting ID: 849 6265 0152, Passcode: 020870

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

**Members Absent: Gary Tondorf-Dick**

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

<b>Planning Board Agenda</b>
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**1. Gill Research Drive, LLC**

**60 Research Rd, 73 Abington Street, 0 Commerce Rd (Continued from 2/1/21)**

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

**2. Proposed Amendments to the Zoning By-Law (Continued from 1/4/21)**

- **Accessory Dwelling Units (ADUs) in Detached Structures**

This is a Citizen Petition. The intent is to modify Section V-K of the Bylaw to allow accessory dwelling units in a separate detached structure on the same lot as a principal dwelling.

- **Update Floodplain Map References**

The intent of this article is to edit Section III-C.1 of the Bylaw to revise the floodplain map references and the associated floodplain map to incorporate the recent FEMA revision to the Cape Cod Watershed Maps.

- **Update to Floodplain Protection Overlay District Bylaw**

The intent of this article is to incorporate language from the Massachusetts 2020 Model Floodplain Bylaws into Section III-C of the Bylaw to assure that Hingham's local regulations contain the necessary and proper language for compliance with the National Flood Insurance Program (NFIP).

- **Limited Site Plan Review**

The intent of this article is to revise Section IV-B.6.b of the Bylaw to provide a process for administrative review of some of the minor projects that trigger site plan review relative to the amount of land disturbance or alteration of drainage patterns but could be processed at the staff level.

**Other Business:**

- 1. Administrative Reports**
- 2. Adoption of Minutes**
- 3. 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.

<b>Hearing(s)</b>
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**60 Research Road, 73 Abington Street, 0 Commerce Road: Gill Research Drive, LLC**

Attorney Scott Golding was present on behalf of the applicant along with engineer Gabe Crocker from Crocker Design Group. The Board discussed whether they are ready to go through the Site Plan Review criteria and noted that they recently received peer review comments from John Chessia of Chessia Consulting Services. They noted that if given time, they could be prepared to vote next time and discussed continuation dates.

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

Second: Gordon Carr

In Favor: Judith Sneath, Rita DaSilva, Gordon Carr, and Kevin Ellis

Opposed: none

**Proposed Amendments to the Zoning By-Law**

Emily Wentworth gave an overview of the process of amending the Zoning By-Law. Gordon Carr asked procedural questions with regard to the citizen's petition.

**Update Flood Plain Map References**

Senior Planner Loni Fournier was present and explained that this change is required by FEMA to keep the town in the National Flood Insurance Program. She stated that this was looked at last year and that staff has no concerns about the parcels that are affected and when owners of these parcels had been notified, the town received no feedback.

**Update to Floodplain Protection Overlay District Bylaw**

Town Counsel Susan Murphy explained that this is a required change, and that while the language needs some work, she added that Loni Fournier has done a lot of the work already.

The Board discussed continuing the discussion of both of these hearings to give counsel and staff time to work on the language.

**Motion:** Kevin Ellis made a motion to continue the discussion of both articles CCC and AAA to February 22, 2021.

**Second:** Judith Sneath

**In Favor:** Gordon Carr, Rita DaSilva, Judith Sneath, and Kevin Ellis.

**Opposed:** none

#### **Limited Site Plan Review**

Kevin Ellis gave an overview of the suggested changes. Emily Wentworth reviewed the proposed text, noting that the goal of the change would be to offset the increase in applications. She explained the procedures that are already in place that allow staff to review some waiver requests. Gordon Carr commented that there have only been about six of these application since the change in threshold has been in place. Susan Murphy clarified what the by-law currently says and that the threshold triggering site plan review is in regard to the amount of clearing being done. The Board discussed that it will be worthwhile to discuss this article in the future, but to wait until next year.

**Motion:** Kevin Ellis made a motion to withdraw article BBB, Limited Site Plan Review.

**Second:** Judith Sneath

**In Favor:** Gordon Carr, Rita DaSilva, Judith Sneath, and Kevin Ellis

**Opposed:** none

#### **Accessory Dwelling Units (ADUs) in Detached Structures**

Ray and Jennifer Estes who submitted the Citizen's Petition for the proposed change were present remotely. Mr. Estes stated that he has had conversations about the proposed changes with the Building Commissioner and the Assessor. Susan Murphy stated that the current Economic Relief Bill at the State level may cause some changes with regard to Zoning, but that there is no guidance yet. Gordon Carr noted that the intent of the current by-law regarding ADUs is designed to keep extended family together. Emily Wentworth noted questions that arise in the discussion of detached ADUs such as setbacks and non-conforming structures. The Board discussed issues with enforcement and changes in ownership. Marc Cullings was on the call and noted his previous research regarding ADUs. Ray Estes stated that the goal of the proposal is not to get too far away from the existing by-law. Susan Murphy noted that septic requirements may prohibit some properties from being able to have an ADU. The Board agreed that more discussion is needed on this proposal.

**Motion:** Kevin Ellis made a motion to continue the discussion on Article DDD to February 22, 2021.

**Second:** Rita DaSilva

**In Favor:** Gordon Carr, Rita DaSilva, Judith Sneath, and Kevin Ellis

The Board reviewed the minutes of January 25, 2021, and voted to approve the minutes with the changes previously submitted by Gary Tondorf-Dick.

The Board voted to approve the minutes of February 1, 2021, as written.

As there was no other business, the meeting was adjourned at 8:57 P.M.

Respectfully Submitted,  
Sherry Robertson,  
Administrative Assistant