

TOWN OF HINGHAM

Zoning Board of Appeals



MEETING MINUTES

DATE: February 10, 2026

PLACE: Remote Meeting via Zoom

MEMBERS PRESENT: Chair Robyn Maguire, Regular Members Paul Healey and Jed Ruccio

Chair Robyn Maguire called the duly noticed meeting to order at 7:00 PM. In attendance were Chair Robyn Maguire; Regular Members Paul Healey and Jed Ruccio; Zoning Administrator Jennifer Oram; Land Use and Development Coordinator Donna Thompson; Colleen Kennedy-Muzio; Jamie Chen, Slow Coffee, LLC; and other interested members of the public. The Chair noted for the record that the proceedings were being recorded by the Board and asked that others who may wish to record the meeting announce this in order to inform others in attendance of the meeting.

HEARINGS

Hearing: 211 Lincoln Street
Applicant: Colleen Kennedy-Muzio

Chair Maguire opened the hearing for **Colleen Kennedy-Muzio** who, on January 6, 2026, filed an Application for a Modification of a Special Permit A1, under Section III-A, 4.5 of the Zoning By-Law, issued April 11, 2018, which allowed for dog training, socialization and related retail sale, to now also allow for the boarding of dogs, at 211 A Lincoln Street, located in Business District B.

This is the first hearing on this matter.

Chair Maguire invited Colleen Kennedy-Muzio to present the application Materials. Ms. Kennedy-Muzio reviewed the application materials and plans.

Chair Maguire opened the meeting for Board discussion. The Board reviewed operating hours and floor plans with Ms. Kennedy-Muzio and asked whether Ms. Kennedy-Muzio has received any noise complaints for the business. Ms. Kennedy-Muzio said she hasn't.

Chair Maguire opened the meeting for public comment. There was none.

DECISION

Upon a motion made by Paul Healey and seconded by Jed Ruccio, the Board voted unanimously as follows:

To **FIND** that the proposed modification does not materially affect the findings made in connection with the Special Permit A1 Decision issued April 11, 2018.

And to **GRANT** approval to modify the Special Permit A1 issued April 11, 2018 (the “Original Special Permit”) at 211A Lincoln Street, located in Business District B, to allow overnight boarding of dogs, subject to the following modified and new conditions:

1. Condition 1 of the Original Special Permit is replaced with the following: The Applicant shall operate the use, which consists of dog daycare, training and overnight boarding, along with related retail sales, in a manner consistent with the approved plans and the representations made at this public hearing before the Board.
2. Condition 2 of the Original Special Permit is replaced with the following: The hours of operation for all uses will be 6:30am – 7:00pm weekdays only, except:
 - (a) the hours of operation for the exterior dog training area shall be limited to 9:00am — 5:00pm on weekdays only; and
 - (b) boarding hours will be 24-hours/7 days, with quiet hours 9pm – 7:00am, allowing for only brief, supervised relief breaks.
3. Condition 3 of the Original Special Permit is deleted.
4. The maximum number of allowed dogs pursuant to state rules and regulations for Kennels, including Ollie’s Law, shall be determined by the Hingham Animal Control Officer.
5. A Staff member must be present at all time when dogs are being boarded overnight.
6. Condition 9 of the Original Special Permit is deleted.
7. All other conditions of the Original Special Permit not modified herein remain in full force and effect.

The motion was **MOVED** by Paul Healey and seconded by Jed Ruccio.

The motion passed unanimously upon a roll call vote. (Roll call vote: Healey– aye; Ruccio– aye; Maguire – aye)

**Meeting Documents:
Application Materials**

1. [211 Lincoln Street Application](#) - stamped January 6, 2026
2. [Landlord Authorization](#) - stamped January 6, 2026
3. [Exhibit A](#) - amended January 15, 2026
4. [Updated Plans](#) - stamped February 2, 2026
5. [2018 ZBA Decision](#)

Hearing: **106 North Street**
Applicant: **Slow Coffee, LLC**

Chair Maguire opened the hearing for **Slow Coffee, LLC** who filed an application on January 5, 2026 for a Special Permit A2, under Sections III-A, 4.9A and 4.9B, of the Zoning By-Law, and such other relief as necessary, to operate a coffee shop with seating at 106 North Street, located in Business District A and the Downtown Overlay District.

This is the first hearing on this matter.

Chair Maguire invited Jamie Chen to present on behalf of the Applicant, Slow Coffee, LLC. Ms. Chen reviewed the application materials and plans.

Chair Maguire opened the meeting to Board questions. There were none.

Chair Maguire opened the meeting for public comment. There was none.

FINDINGS:

1. **The proposed use will be in harmony with the general purpose and intent of the Zoning By-Law for the following reasons.** The proposed Café supports the objectives of the Downtown Overlay District encouraging regular interaction with the general public on a walk-in basis.
2. **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law.** The proposed use is in harmony with the general purposes of the By-Law. Sit-down and Take-out restaurants are allowed uses by special permit under Section III-A – The Schedule of Uses in the Business District A and Downtown Overlay Districts.

3. **The specific site is an appropriate location for such, structure, or condition, and is compatible with the characteristics of the surrounding area.** The property at 106 North Street is located in one of the Town's primary business locations. The site is surrounded by small scale retail, service and dining uses. A neighborhood Café is compatible with the scale of the area.
4. **The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated.** The proposed use will create pedestrian activity that will support downtown commerce. Potential adverse impacts will be mitigated by daytime focused hours.
5. **There will be no nuisance or serious hazard to vehicles or pedestrians.** The building as a rear entrance, allowing for deliveries and loading activities to occur away from North Street.
6. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** Adequate utilities and building systems exist or will be provided to support the proposed Café. All plumbing, electrical and ventilation will be designed and installed in compliance with all required codes.
7. **The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The proposed renovation is solely within in the interior of the retail space. No changes to drainage, stormwater management or site layout are proposed.

DECISION

Upon a motion made by Paul Healey and seconded by Jed Ruccio, the Board voted unanimously as follows:

To **GRANT** the requested Special Permit A2 under §§ III-A, 4.9A and 4.9B to locate a sit-down and take-out restaurant/café within an existing tenant space consisting of approximately 1,166 SF at 106 North Street located in the Business District A and the Downtown Overlay District, subject to the condition that the use is operated in a manner consistent with the approved plans and representations made to the Board during the hearing.

The motion was MOVED by Paul Healey and seconded by Jed Ruccio.

The motion passed unanimously upon a roll call vote. (Roll call vote: Healey– aye; Ruccio– aye; Maguire – aye)

**Meeting Documents:
Application Materials**

1. [106 North Street Application](#) - stamped January 5, 2026
2. [Plans](#) - dated November 19, 2025

ADJOURNMENT:

Chair Maguire accepted a motion to adjourn by Paul Healey. The motion was seconded by Jed Ruccio.

The motion passed unanimously upon a roll call vote. (Roll call vote: Healey– aye; Ruccio– aye; Maguire – aye)

The meeting adjourned at 7:26 PM.