

Minutes
Regular Meeting

February 11, 2019

HINGHAM PLANNING BOARD

February 11, 2019 @ 7:00 PM – Central North Hearing Room

Present: Planning Board Members **Gordon M. Carr, Judith S. Sneath, Gary Tondorf-Dick, Jennifer Gay Smith**, associate member **Ted Matthews**, and Community Planning Director, Mary Savage-Dunham, Administrative Assistant Sherry Robertson. **Absent: William Ramsey**

Planning Board Agenda

7:00 PM

11 Bank Ave, 103 & 105 North Street

Request to continue the hearings to March 25, 2019 and extend the decision deadlines to April 15, 2019.

Town of Hingham Recreation Department

0 Hull Street, a.k.a. Map 43, Lot 19

Request for a Special Permit A3 Parking Determination under §V-A in conjunction with Site Plan Review to be done by the Planning Board under §I-G, §I-I of the Zoning By-Law with request for a waiver from the requirement to meet the stormwater standards and submit drainage calculations, and submit lighting and utility plans, profiles and cross sections, traffic analysis, landscape plan, locus plan and to show structures within 100' of the locus property, and such other relief as necessary to modify the location of the previously approved ~3,040 s.f. playground by 10' and reduce the size of the parking area from 12 spaces to 7 spaces, located in the Official Open Space District.

73 Abington Street - MDC Properties - Abington St., LLC. Site Plan Review under Section I-G and I-I in Association with a Special Permit A2 to accommodate the proposed F.A.R. of .45. under Section III E 7 (b) i. for the construction of three industrial buildings, as well as a Special Permit A3 Parking Determination and/or waivers under Section V-A, property zoned Industrial Park/South Hingham Development Overlay District.

220 Summer Street

Request for Site Plan Review in accordance with Section IV-B.6.b

111 Weir Street (previously 105 Weir Street)

Request for Site Plan Review in accordance with Section IV-B.6.b

Request to continue to March 11, 2019 and extend decision deadline to April 11, 2019

2A Jordan Way

Request for Site Plan Review in accordance with Section IV-B.6.b

119 & 137 Beal Street – Weathervane: Modification of Subdivision

Request to Withdraw without Prejudice

Gerry Rankin/85 Tower Road LLC, 85 Tower Road

Application for a Preliminary Subdivision for two residential lots, property zoned Residence B.

Old/New Business:

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

Hearing(s)

The meeting began at 7:22 P. M. in order to wait for enough board members to be present.

11 Bank Ave, 103 & 105 North Street: Judith Sneath is recused from this item as she is an abutter. Associate member Ted Matthews was present to vote. The Board voted to grant the applicant's request for an extension by extending the hearing to March 25, 2019, with a decision deadline of April 25, 2019.

**Town of Hingham Recreation Department
0 Hull Street, a.k.a. Map 43, Lot 19**

Present from the Recreation Department were Mark Thorell and Vicki Donlan. They explained that the application was a modification of the previously approved plan that reduces the number of parking spaces from 12 to 7, and reduces the square footage of the playground by 10 feet. The reason for the change is to be able to save a mature tree on the site. The Board noted that a recent site visit was helpful. No members of the public spoke regarding this project. The Board then reviewed the criteria for Site Plan Review and Special Permit A3. The Board noted that the paved walkway to access the playground in the initial plan remains and that the modification reduces the amount of impervious surface at the site.

Chairman Gordon Carr made a motion which was seconded by Gary Tondorf-Dick, and all members voted in favor to approve the modifications to the Site Plan subject to waivers and conditions.

Judith Sneath made a motion which was seconded by Jennifer Gay Smith and all members voted in favor to approve the Special Permit A3.

73 Abington Street - MDC Properties - Abington St., LLC.

Attorney Walter Sullivan was present with the applicant Frank Pollack of MDC Properties and Jesse Johnson of Bohler Engineering. Also present was peer reviewer, John Chessia of Chessia Consulting Services. Jesse Johnson discussed updates to the plan since the last meeting. Changes were made to reduce the runoff onto Abington Street and the slope of the driveway was changed to make it less steep. The Board asked questions about planting a few more trees to get better screening along the south side of Building B. Jesse Johnson said he could add at least four trees. John Chessia reviewed his opinion of the drainage of the site. No members of the public made comment. Mary Savage-Dunham stated that she had a meeting with the Town of Weymouth and after the meeting they were satisfied in the process to address their drainage concerns. The Board reviewed the criteria for Site Plan Review and Special Permit A3. Jennifer Gay Smith made a motion to approve the Site Plan which was seconded by Gary Tondorf-Dick and all members voted in favor subject to conditions.

Gary Tondorf-Dick made a motion to approve the Special Permit A3 which was seconded by Judith Sneath and all members voted in favor subject to conditions.

220 Summer Street

Request for Site Plan Review in accordance with Section IV-B.6.b

Gary James of James Engineering was present to review plans for a proposed single-family dwelling. He stated that the project will improve drainage in the area, as right now the water flows into the roadway and causes icing. John Chessia, peer review engineer reviewed his comments and what needs to be shown on the plan. Mr. Chessia indicated the retaining wall is in the town right of way as it is shown on the plan and that it may not be possible to save all the trees along the side. Builder Gerry Rankin was present and discussed options to save a few trees along the streetscape on the Summer Street side. The board had no further comments at this time. Attorney Walter Sullivan requested a continuance to give the applicant time to respond to John Chessia's comments. Chairman Gordon Carr made a motion to continue the hearing to March 11, 2019 with a decision deadline of April 11, 2019. The motion was seconded by Gary Tondorf-Dick and all members voted in favor of granting the continuance.

111 Weir Street (previously 105 Weir Street)

The Board approved the applicant's request for an extension and voted to extend the hearing to March 11, 2019 with a decision deadline of April 11, 2019.

2A Jordan Way

Request for Site Plan Review in accordance with Section IV-B.6.b

Builder John Woodin along with Engineer Gary James presented the project. The proposal on this lot is for a single-family home of about 4,000 square feet which will be on sewer. John Woodin indicated on the plans the way the utilities will come in to the site. Gary James discussed the infiltration system proposed. John Chessia of Chessia Consulting Services reviewed the proposal and went over his main points of tree preservation area, sewer location, questions about the foundation and drainage. He stated that he needs a chance to look at the updates that were made. Chairman Gordon Carr stated that more time is needed for the applicant to look at comments by John Chessia and that John Woodin and Gary James could indicate on the plan additional tree information. Gordon Carr made a motion to continue the hearing to March 11, 2019 with a decision deadline of April 11, 2019. The motion was seconded by Gary Tondorf-Dick and all members voted in favor of the continuance.

119 & 137 Beal Street – Weathervane: Modification of Subdivision

Having received a request from the applicant’s representative, Jeffrey Tocchio of Drohan, Tocchio, and Morgan, P.C., the Board voted to accept the applicant’s Request to Withdraw Without Prejudice.

Gerry Rankin/85 Tower Road LLC, 85 Tower Road

This application is for a Preliminary Subdivision for two residential lots, property zoned Residence B. This was the first hearing on this application. Builder Gerry Rankin and Engineer Gary James presented the project. Gary James stated that the parcel is approximately five acres where they are proposing a small cul-de-sac to create enough frontage to get the second lot. The Board asked about the location of the proposed houses and where there are wetlands. The Board and Gary James discussed fire department requirements regarding turn-around area and location of hydrants. Gerry Rankin mentioned having spoken to Mary Savage-Dunham and would like to continue the hearing to get more information and a legal opinion regarding a private right of way that was once created as part of a subdivision to see if it can be used to create frontage. Public Comment was heard from neighbor Jim Clarke. Mr. Clarke mentioned some of the previous projects that have been proposed in the area. He stated that he is not against the site being developed, but wants to know how his property will be impacted as he is a direct abutter. Chairman Gordon Carr made a motion to continue this hearing to March 11, 2019 with a decision deadline of April 11, 2019. The motion was seconded by Judith Sneath and all members voted in favor of the continuance.

The Board reviewed the minutes of the January 28, 2019 meeting. Judith Sneath made a motion which was seconded by Gary Tondorf-Dick and the Board voted to approve these minutes as written.

Mary Savage-Dunham gave the board members information regarding a conference that is available in March if they would like to attend.

As there was no other business, the meeting was adjourned at 9:40 P.M.

Respectfully submitted,

Sherry Robertson,

Administrative Assistant, Community Planning Department