

**HINGHAM PLANNING BOARD MINUTES
FEBRUARY 23, 2026 @ 7:00 PM
REMOTE MEETING**

Planning Board Members Present Remotely: Gordon Carr, Gary Tondorf-Dick, Crystal Kelly, Kevin Ellis, Tracy Shriver

Planning Board Members Absent: None

Also Present: Emily Wentworth, Community Planning Director

At 7:03 PM Chair Shriver called the Planning Board meeting to order and stated the following:

“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 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 me at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that I, as Chair, may inform all other participants of said recording.”

Chair Shriver confirmed no other attendees requested to record the meeting.

Chair Shriver took roll call attendance of other members present including, Crystal Kelly, Gordon Carr, Kevin Ellis, Gary Tondorf-Dick and Tracy Shriver.

Hearing(s) & Discussion

**197 North Street
Form A, Approval Not Required**

Chair Shriver opened the hearings with an application from Ryan and Martha Carr for a Form A application and Approval Not Required Plan to divide the property located at 197 North Street in the Residence A District into two parcels.

Brendan Sullivan, PLS, Merrill Engineering, presented on behalf of the applicant. Mr. Sullivan advised the board the lot has frontage on North Street and a large area in the back. The lot is over 67,000 SF well over the requirement for the Residence A District. The owners are conveying a strip of land to the owners of 199 North Street. This plan creates a 1400 SF parcel, Parcel B, which will be added to 199 North Street.

Member Tondorf-Dick asked if the 199 North Street side yard setback were pre-existing and if this would make any of the adjacent lots non-conforming. Mr. Sullivan confirmed the the set backs were pre-existing and no lots would be made newly non-conforming.

Chair Shriver asked for public comment. There was none.

Chair Shriver made a motion, seconded by Gary Tondorf-Dick, to MOVE to endorse, pursuant to MGL c. 41 § 81P, the plan entitled “Plan of Land, 197 & 199 North Street, Hingham, Massachusetts,” prepared by Merrill Engineers and Land Surveyors, dated February 2, 2026.

The motion passed by roll call vote.

In Favor: Gordon Carr, Kevin Ellis, Crystal Kelly, Gary Tondorf-Dick, Tracy Shriver

Opposed: None

1192 Main Street Site Plan Review

Chair Shriver moved on to the next item on the agenda, an application from Anton Cela for Site Plan Review under § I-I of the Zoning By-Law to construct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 1192 Main Street in Residence District B.

Mr. Sullivan mentioned a new footprint has been submitted to his office and would be presented to the board shortly. He expects that it will require just one hearing.

Chair Shriver made a motion, seconded by Gordon Carr, to CONTINUE the application of Anton Cela for Site Plan Review under § I-I of the By-Law to construct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 1192 Main Street in Residence District B to March 9, 2026 at 7 PM and extend the decision deadline to April 9, 2026.

The motion passed by roll call vote.

In Favor: Gordon Carr, Kevin Ellis, Crystal Kelly, Gary Tondorf-Dick, Tracy Shriver

Opposed: None

Administrative Reports

Ms. Wentworth shared with Board that an applicant has accepted the position of Senior Planner and will be starting on Monday, March 2, 2026. A brief discussion of her work history followed. She also shared that the team was working to get caught up on minutes.

Chair Shriver made a motion, seconded by Gary Tondorf-Dick, to adjourn the Planning Board meeting at 7:15 PM.

The motion was approved by roll call vote:

In Favor: Gordon Carr, Crystal Kelly, Gary Tondorf-Dick, Kevin Ellis, Tracy Shriver

Opposed: None

Meeting Materials:

197 North Street

Site Plan, dated February 2, 2026