

HINGHAM PLANNING BOARD MINUTES

March 8, 2021 @ 7:00 PM

REMOTE MEETING

Board Members Present Remotely: Kevin Ellis, Gary Tondorf-Dick, Judith Sneath, Gordon Carr, Rita Da Silva

Also Present: Susan Murphy, Special Real Estate Counsel

Meeting Agenda:

1. Hingham Master Plan

The Planning Board will review the draft Master Plan initiated with funding from Town Meeting in 2019 and completed by the Master Plan Committee with the assistance of a planning consultant. Pursuant to MGL. Chap. 81 Section 41D, the Planning Board is required to review and vote on approval of said plan that details a minimum of nine (9) elements in the statute as a Comprehensive Plan.

2. Proposed Amendments to the Zoning By-Law (Continued from 1/4/21, 2/8/21, 2/22/21, 3/1/21)

- Article AAA and CCC Update Floodplain Protection Overlay District and Map Reference
Reopen discussion to consider withdrawal of Article CCC and resubmission of recommendation under Article AAA (rather than consolidated recommendation)
- Article DDD - Accessory Dwelling Units (ADUs) in Detached Structures
This is a Citizen Petition. The intent is to modify Section V-K of the By-Law to allow accessory dwelling units in a separate detached structure on the same lot as a principal dwelling.

3. Other Business:

- Adoption of Minutes
- Administrative Reports

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 Master Plan

Gordon Carr, Chairman of the Master Plan Committee, presented the final draft of the 2020 Master Plan. He explained that the Master Plan is an assessment of where the Town stands today on a range of issues and a vision statement on where we want to go in the future, adding that the Committee has put together around 140 recommendations for the Town.

Town Consultant, Judi Barrett, from Barret Planning Group, presented a slide show on the Master Plan detailing what a Master Plan is, the purpose it serves, the topics and areas covered, recommendations, and how to integrate the policy statements made into the Town and community. She clarified that this plan is for the physical development of the community as a guidance document or policy framework.

Members of the Board commented on the final draft of the Master Plan, raising questions about implementation and next steps, which will be written up for review before the next meeting.

Motion: Gordon Carr made a motion to continue the Master Plan public hearing to the meeting on Monday March 29 at 7pm.

Second: Kevin Ellis

In Favor: Judy Sneath, Gary Tondorf-Dick, Gordon Carr, Rita Da Silva, Kevin Ellis

Opposed: None

Proposed Amendments to the Zoning By-Law (Continued from 1/4/21, 2/8/21, 2/22/21, 3/1/21)

1. Article AAA and CCC Update Floodplain Protection Overlay District and Map Reference

Motion: Kevin Ellis made a motion to reopen the discussion on articles AAA and CCC, proposing amendments to Section 3C floodplain protection overlay district.

Second: Gary Tondorf-Dick

In Favor: Rita Da Silva, Judy Sneath, Gordon Carr, Gary Tondorf-Dick, Kevin Ellis

Opposed: None

Town Counsel explained that this hearing is procedural and only requires the Board to rescind the original vote taken on this matter and to revoke the recommendation under AAA and withdraw CCC for purposes of organization and clarity.

Motion: Kevin Ellis made a motion to rescind the Board's February 22, 2021 recommendation to consolidate articles AAA and CCC and to recommend the adoption of zoning amendment article AAA in the form of the recommendation previously reviewed and recommended by the Board on February 22, 2021 and that article CCC be withdrawn.

Second: Rita Da Silva

In Favor: Judy Sneath, Gary Tondorf-Dick, Gordon Carr, Rita Da Silva, Kevin Ellis

Opposed: None

2. Article DDD - Accessory Dwelling Units (ADUs) in Detached Structures

Members of the Board continued their discussion on ADUs, stating concerns about the timeline of this petition decision, town wide protection, maintaining the character of neighborhoods, privacy, and future enforcement and referenced a number of neighboring and benchmark town's positions' on ADUs. The Board also discussed what the options are for moving forward and suggested that recommending a study committee on ADUs, made up of members from various relevant Town committees, to the Advisory Committee may allow more time and consideration to be put into the proposed amendment.

Public Comment

Ray Estes, 92 Fort Hill Street, speaking for the petitioners, stated that he does not believe a study committee is necessary as there was a study focused on ADUs conducted a few years ago and that forming a new study committee may not lead to a better-informed decision about the proposed amendment.

Paul Healey, 209 Main Street, noted that a study committee on ADUs may be a good way to move the discussion forward as there will be a group that is focused on studying this matter in further detail.

Motion: Kevin Ellis made a motion to continue the hearing on proposed By-Law DDD until the March 15, 2021 meeting of the Planning Board at 7 pm.

Second: Gary Tondorf-Dick

In Favor: Gordon Carr, Judy Sneath, Rita Da Silva, Gary Tondorf-Dick, Kevin Ellis

Opposed: None

Other Business:

1. Adoption of Minutes

Motion: Kevin Ellis made a motion to approve the meeting minutes of the February 22, 2021 meeting and the March 1, 2021 meeting of the Planning Board as presented.

Second: Rita Da Silva

In Favor: Gary Tondorf-Dick, Judy Sneath, Gordon Carr, Rita Da Silva, Kevin Ellis

Opposed: None

2. Administrative Reports

The Board and Legal Counsel discussed the speed of communications and ways to improve the distribution of information to the Board prior to meetings.

As there was no other business, the meeting was adjourned at 9:54 P.M.