

TOWN OF HINGHAM

Zoning Board of Appeals



MEETING MINUTES

DATE: March 10, 2026

PLACE: Remote Meeting via Zoom

MEMBERS PRESENT: Acting Chair Paul Healey, and Associate Members Lauren Galvin and Mario Romania, Jr.

Acting Chair Healey called the duly noticed meeting to order at 7:00 PM. In attendance were Acting Chair Paul Healey; Associate Members Lauren Galvin and Mario Romania, Jr.; Zoning Administrator Jennifer Oram; Land Use and Development Coordinator Donna Thompson; Rosemary Vos; Craig Mitchell, CME Architects; and other interested members of the public. The Acting 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: 33 Lafayette Avenue
Applicant: Erik and Rosemary Vos

Acting Chair Healey opened the hearing for **Erik and Rosemary Vos** who, on February 9, 2026, filed an application for a Special Permit A1 under Section III-I.1.c, of the Zoning By-Laws, and such other relief as necessary, to construct a conforming addition to a pre-existing nonconforming garage, connecting it to the single-family home, located at 33 Lafayette Avenue in Residence District A.

This is the first hearing on this matter.

Acting Chair Healey invited Craig Mitchell, Architect with CME Architects, to present on behalf of the Applicant. Mr. Mitchell reviewed the application materials and plans.

Acting Chair Healey opened the meeting for Board discussion. There were no questions.

Acting Chair Healey opened the meeting for public comment. Members of the public spoke in support of the Applicant.

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 proposal meets the required sections of the Zoning By-Law.
2. **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law.** The extension of the Single-Family home is allowed by right under §III-I.2.b., and the extension of the nonconforming garage is allowed with a Special Permit A1 under §III-I.1.c.
3. **The specific site is an appropriate location for such, structure, or condition, and is compatible with the characteristics of the surrounding area.** The proposed addition is in an appropriate location as it is expanding an existing single-family home, located in a residential district.
4. **The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated.** The construction of the extension of single-family home will attach it to an existing garage thus not causing any adverse impacts in the area.
5. **There will be no nuisance or serious hazard to vehicles or pedestrians.** The proposed construction will not impact vehicles or pedestrians.
6. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** The addition will be supported by the existing facilities located on site.
7. **The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The property is served by public water and on-site sewer. The proposed project has been designed by a Registered Architect.

DECISION

Upon a motion made by Lauren Galvin and seconded by Mario Romania, Jr., the Board voted unanimously as follows:

To **FIND** that the proposed alteration, extension, or structural change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure and grant to Erik and Rosemary Vos a Special Permit A1 under Sections III-I.1.c of the Zoning By-Law to

construct an addition to a pre-existing nonconforming garage, at 33 Lafayette Avenue, in Residence District A, subject to the following condition:

1. The work shall be completed in accordance with the application and approved plans, any other applicable provisions of the Zoning By-Law, and the representations made during the public hearing.

The motion was MOVED by Lauren Galvin and seconded by Mario Romania, Jr. The motion passed unanimously upon a roll call vote. (Roll call vote: Galvin– aye; Mercurio– aye; Healey – aye)

Meeting Documents:

1. [33 Lafayette Avenue](#) - stamped February 9, 2026
2. [Plot Plan](#) - dated January 5, 2026
3. [Architectural Plans](#) - dated February 5, 2026

ADJOURNMENT:

Acting Chair Healey accepted a motion to adjourn by Lauren Galvin and seconded by Mario Romania, Jr.

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

The meeting adjourned at 7:14 PM.