

Minutes
Regular Meeting

March 11, 2019

HINGHAM PLANNING BOARD

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

Present: Planning Board Members **Gordon M. Carr, Jennifer Gay Smith, Gary Tondorf-Dick,** Community Planning Director, Mary Savage-Dunham, and Administrative Assistant Sherry Robertson.
Absent: Judith Sneath, and William Ramsey who was absent for Military Duty.

Planning Board Agenda

7:00 PM Request for Waiver of Site Plan Review in Association with Building Permit

211 Downer Avenue/Hingham Yacht Club
Lincoln Plaza – 400 Lincoln Street

100 Derby Street; Derby Street Shops

Site Plan Review in accordance with Section IV-B.6.a with request for partial waiver of submittal requirements for installation of lawn area between Kohl’s and REI

220 Summer Street – Site Plan Review under Section IV-B.6.b

Request to Continue Hearing to March 25, 2019 and Extend Decision Deadline to April 25, 2019

111 Weir Street – Request to Withdraw Without Prejudice

2A Jordan Way

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

3A Jordan Way – Canterbury LLC.

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

Gerry Rankin/85 Tower Road LLC, 85 Tower Road

Application for a Preliminary Subdivision for two residential lots, property zoned Residence B- Request to Withdraw without Prejudice

Old/New Business:

1. Administrative Reports
2. Assignment of Leads for Articles in advance of TM
3. Review and Adoption of Minutes from previous meetings

Hearing(s)

7:00 Chairman Gordon Carr called the meeting to order at 7:04 PM.

Request for Waiver of Site Plan Review in Association with Building Permit

211 Downer Avenue/Hingham Yacht Club: Contractor Chris Brennan applied for a waiver of Site Plan Review Requirements for work being done to the kitchen at the Hingham Yacht Club with no exterior work. Jennifer Gay Smith and Gordon Carr both noted that while they are members of the yacht club, they could remain objective. Gordon Carr made a motion to approve the applicant’s request which was seconded by Gary Tondorf-Dick and all members voted in favor of granting the waiver.

Lincoln Plaza – 400 Lincoln Street: Bryan Hayes applied for a waiver from Site Plan Review requirements for interior renovations of a retail space with no exterior work. The Board voted to grant the waiver.

Lincoln Plaza- 400 Lincoln Street: Brendan Dolan/ Pine Street Carpenters applied for a waiver from Site Plan Review requirements for interior renovations of a retail space (previously vacuum store to become a Weight Watchers) with no exterior work. The Board voted to grant the waiver.

100 Derby Street; Derby Street Shops

This application was submitted for Site Plan Review in accordance with Section IV-B.6.a with request for partial waiver of submittal requirements for installation of artificial lawn in the area between Kohl's and REI. Present to explain the project were Victoria Maguire and Sherry Schuler from WSM/ Derby Street Shoppes and Attorney Robert Devin. The applicant explained that the plan is to remove the concrete in the area between Kohl's and REI, and replace it with an area of artificial turf. The applicant brought a sample of the product they plan to use. This area has been used for family events and activities and they stated that the goal is to make it more family friendly. A cement walkway will remain along one side of this lawn area. Gordon Carr made a motion to approve the partial waiver of additional Site Plan Review submittal requirements. The motion was seconded by Gary Tondorf-Dick and all members voted in favor. Gordon Carr then made a motion to approve the installation of the artificial lawn area. The motion was seconded by Jennifer Gay Smith and all members voted in favor to approve the project.

220 Summer Street – Site Plan Review under Section IV-B.6.b

On behalf of the applicant, Attorney Walter Sullivan submitted a Request to Continue the hearing to March 25, 2019 and to extend the decision deadline to April 25, 2019: Gordon Carr made a motion to approve the applicant's request to continue. The motion was seconded by Jennifer Gay Smith and all members voted in favor.

111 Weir Street – On behalf of the applicant, Attorney Jeffery Tocchio submitted a Request to Withdraw without Prejudice. Gordon Carr made a motion to approve the applicant's request. The motion was seconded by Gary Tondorf-Dick and all members voted in favor.

2A Jordan Way

Request for Site Plan Review in accordance with Section IV-B.6.b: Gary James, Engineer presented changes to the plan from the previous hearing. The changes he noted were changes regarding the tree preservation area, the size of the foundation of the proposed home, changes in the retaining wall, and changes to the roof system. The Board asked Mr. James how the trees were being protected during construction and discussed planting trees to make up for ones that were lost during the winter. John Chessia from Chessia Consulting Services was present to discuss his review of the project. Mr. Chessia noted that the lot is part of the Patterson Pond Subdivision, and the drainage was designed previously with the subdivision approval. The Board reviewed the criteria for Site Plan Review as it applies to this project. Gordon Carr made a motion to approve the plan as presented, subject to the conditions stated. The motion was seconded by Gary Tondorf-Dick and all members voted in favor to approve the plan.

3A Jordan Way – Canterbury LLC.

Request for Site Plan Review in accordance with Section IV-B.6.b: Gary James, Engineer discussed the changes to the plan since the last hearing. He noted that the proposed home has been rotated a little resulting in a reduction in impervious surfaces. John Chessia explained his comments regarding run off at this lot. He noted the changes on the plan and that since they result in a reduction of impervious surface, he is not concerned with regard to the drainage calculations. This lot is part of the Patterson Pond Subdivision. The Board discussed adding language about submitting a lighting plan and having access to manholes for repairs. The Board reviewed the Site Plan Review Criteria as it applies to this lot. Jennifer Gay Smith made a motion to approve the site plan as presented, subject to the conditions stated. The motion was seconded by Gary Tondorf-Dick and all members voted in favor.

Gerry Rankin/85 Tower Road LLC, 85 Tower Road

Application for a Preliminary Subdivision for two residential lots, property zoned Residence B: On behalf of the applicant, Engineer Gary James submitted a Request to Withdraw Without Prejudice. Gordon Carr made a motion to accept the applicant's request and the motion was seconded by Gary Tondorf-Dick and Jennifer Gay Smith. All members voted in favor to accept the applicant's request to Withdraw without Prejudice.

Old/New Business:

Assignment of Leads for Articles in advance of TM: The Board designated a specific member or members to be the lead on the articles that have been prepared for this year's Town Meeting.

Review and Adoption of Minutes from previous meetings: The Board voted to approve the meeting minutes of February 25, 2019 as written.

As there was no other business, the meeting was adjourned at 8:40 P.M.
Respectfully submitted,

Sherry Robertson,

Administrative Assistant, Community Planning Department