

HINGHAM PLANNING BOARD MINUTES

March 29, 2021 @ 7:00 PM

REMOTE MEETING

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

Also Present: Interim Planner, Christine Stickney; Town Real Estate Counsel, Susan Murphy,

Meeting Agenda:

1. Blue Cross Blue Shield
25 Technology Place
Request for a waiver of Site Plan Review under §I-I for interior work of existing tenant in existing space.
2. JEB Group LLC
100 Industrial Park Road (Request by Applicant to continue hearing to April 5, 2020 - 7PM)
Request for Site Plan Review under § I-G and § I-I and a Special Permit A3 Parking Determination and/or Waivers under § V-A, and such other relief as necessary as part of an application to redevelop the property for use as a Warehousing and Shipping operation.
3. Hingham Master Plan (Continued from 3/8/21)
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 approval of said plan that details a minimum of nine (9) elements in the statute as a Comprehensive Plan.
4. Other Business:
 - a. Review Fence Petition for 17 Baker Hill Drive and Discussion of Delegation of Review to the Town Planner
 - b. Approval of Minutes
 - c. Adjourn

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)

Blue Cross Blue Shield, 25 Technology Place

Sarah Neff from Columbia Construction presented the application to the Board. She explained that the Applicants are looking to renovate existing restrooms on the site and do not feel that a Site Plan Review is necessary for this project. She noted that all work to be done is interior.

Motion: Kevin Ellis made a motion to wave Site Plan Review under §I-I in connection with interior renovations of existing restrooms at 25 Technology Place, Blue Cross Blue Shield, in accordance with the application of Columbia Associates, Inc. dated March 19, 2021.

Second: Rita Da Silva

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

Opposed: None

JEB Group LLC, 100 Industrial Park Road

(Request by Applicant to continue hearing to April 5, 2020 - 7PM)

Motion: Kevin Ellis made a motion to continue the hearing on the application of JEB Group LLC, 400 Industrial Park Road to Monday April 5, 2021 and extend the decision deadline to April 29, 2021.

Second: Gary Tondorf-Dick

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

Opposed: None

Hingham Master Plan (Continued from 3/8/21)

Gordon Carr, Chair of the Master Plan Committee, noted that the agenda for the continued hearing of the Master Plan included reviewing and identifying solutions for comments and questions from the public, Planning Board, and Master Plan Committee, deciding on any additional final edits, and setting a date for the formal adoption by the Planning Board. He then walked through each chapter of the Master Plan, answering questions and discussing submitted comments with Board Members, Committee Members, and members of the public, with extended discussion focused on Chapter 5, Sustainability, Water, and Energy, and Chapter 6, Population and Housing.

After completing the review of comments and edits submitted on the Master Plan, the Chair suggested that the next steps in adopting the Master Plan would be to continue the hearing to April 12, 2021 at 7 pm.

Motion: Gordon Carr made a motion to continue the Master Plan hearing of the Planning Board to April 12, 2021.

Second: Kevin Ellis

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

Opposed: None

Other Business

Review Fence Petition for 17 Baker Hill Drive and Discussion of Delegation of Review to the Town Planner

Town Counsel explained that the 1999 Baker Hill Division Certificate of Action required that homeowners whose lots back up to open space petition the Planning Board if they want to put up a fence. She noted that the petition before the Board is from an Applicant effected by this condition. She recommended that the Board grant this petition and going forward delegate this kind of review and approval to the Town Planner.

Motion: Gordon Carr made a motion to approve the petition for the installation of a fence at 17 Baker Hill Drive and to delegate review and approval of future petitions, if any, to the Town Planner.

Second: Kevin Ellis

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

Opposed: None

Approval of Minutes

Motion: Kevin Ellis made a motion to approve the meeting minutes from the March 15, 2021 meeting of the Planning Board as presented.

Second: Rita Da Silva

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

Opposed: None

As there was no other business, the meeting was adjourned at 9:11 P.M.