

Minutes
Regular Meeting

April 8, 2019

HINGHAM PLANNING BOARD

April 8, 2019 @ 7:00 PM – Central North Hearing Room

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

Planning Board Agenda

7:00 PM

**HINGHAM FARMERS MARKET, INC.
95 OTIS STREET and 0 OTIS STREET
JOINT HEARING WITH THE ZBA**

Request for a Special Permit A3 parking determination under §V-A and §I-J along with a Site Plan Review in Association with a Special Permit A2 under §I-G and §I-I of the Zoning By-Law and such other relief as necessary to allow for a modification to the existing permits including but not limited to a change in the location of the Farmers Market and an increase in the number of vendor spaces from 40 to 50 at the HINGHAM BATHING BEACH, located in the Official and Open Space and Hingham Harbor Overlay Districts.

**REB, LLC. - 11 Bank Ave, 103 & 105 North Street
JOINT HEARING WITH THE ZBA**

Request to Withdraw without Prejudice

Gregory McKee - 103-107 South Street

Request to continue the hearings to May 6, 2019 and extend the decision deadline to June 6, 2019

7 Howe Street – A.B Kahane & Associates

Request for a Site Plan Review under Section IV-B.6.b for alteration of >2500 s.f. in areas of slopes >10%.

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

86 Turkey Hill Lane
24 Shipyard Drive/2 Essington Drive

**90 Ward Street – Form A plan to accompany the Definitive FRD Plan
10 Ring Bolt Road – Form A plan**

Old/New Business:

1. Administrative Reports
2. Review and Adoption of Minutes from previous meetings

Hearing(s)

7:00

95 Otis Street and 0 Otis Street: Hingham Farmers Market, Inc.

The Board received a request from Mark Cullings of the Hingham Farmers Market asking to have the hearing continued. Chairman Carr noted that Associate Member Ted Matthews is seated on the Special Permit A3 of this application. Jennifer Gay Smith made a motion to continue the hearing to May 21, 2019 with a decision deadline of July 8, 2019. The motion was seconded by Judith Sneath, and all members voted in favor of granting the extension.

11 Bank Ave. / 103 & 105 North Street: REB, LLC

The Board received a Request to Withdraw Without Prejudice from the applicant’s attorney Walter Sullivan. Due to a lack of a quorum, the Board was unable to vote on this request and will add this to the next agenda for the meeting of April 22, 2019.

103 – 107 South Street: Gregory McKee

Chairman Carr noted that Associate Member Ted Matthews is seated on the Special Permit A3 of this application. The Board received an extension request from the applicant, Gregory McKee. Gordon Carr made a motion to continue the hearing to May 6, 2019 with a decision deadline to June 6, 2019. The motion was seconded by Judith Sneath and all members voted in favor of granting the extension request.

7 Howe Street: A.B. Kahane & Associates

This hearing was continued from March 25, 2019. Present for the applicant were Attorney Walter Sullivan and Engineer Brendan Kling from Grady Consulting. Peer Review Engineer Pat Brennan from Amory Engineers was unable to attend, but submitted written comments. Mr. Sullivan explained that test pits were done recently with Pat Brennan present. Brendan Kling stated that changes were made based on Mr. Brennan's comments and that those changes should mitigate the water problems that the DPW and the neighbor are concerned about. The Board was presented with a letter from the abutter, Ms. Fahey and her father. Judith Sneath asked Brendan Kling to explain how the changes will fix the water problem for the neighbor. Brendan Kling explained that the proposed dry well should infiltrate the water into the ground. Neighbor Mr. Fahey stated that he was present if anyone had questions regarding his letter to the Board, and he asked if the retaining wall was to be extended. Walter Sullivan stated that the wall is to be repaired and extended to the Building Commissioner's approval. The Board reviewed the criteria for Site Plan Review and discussed findings and conditions. Jennifer Gay Smith made a motion to approve the site plan prepared by Grady Consulting dated February 15, 2019 and revised April 3, 2019, with the findings and conditions discussed. Judith Sneath seconded the motion and the Board voted in favor to approve the plan, subject to conditions.

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

86 Turkey Hill Lane: Ferrara Roofing applied for a waiver of Site Plan Review requirements to repair and replace a roof at 86 Turkey Hill Lane, which is a hospice facility. The work proposed is for roofing only. The Board voted to grant the waiver

24 Shipyard Drive/ 2 Essington Drive: Francis Ahern on behalf of Hingham Shipyard Marinas applied for a waiver of Site Plan Review requirements to renovate two interior showers. No exterior work is intended. Judith Sneath made a motion to grant the waiver. The motion was seconded by Jennifer Gay Smith and all members voted in favor of granting the waiver.

65 Industrial Park Drive: Christopher Cazeault of Joseph Cazeault and Sons applied for a waiver of Site Plan Review requirements to repair a leaking roof on a commercial building. Jennifer Gay Smith made a motion to waive Site Plan Review. The motion was seconded by Judith Sneath and all members voted in favor of granting the waiver.

90 Ward Street: Blackrock Development: Form A Plan:

Present were John Cavanaro, Engineer and the applicant, George McGoldrick of Black Rock Development. Mr. Cavanaro explained that the purpose of the Form A plan is to create the three separate house lots plus the 4+ acre lot deemed for open space as part of the Flexible Residential Development plan. Judith Sneath asked about the setbacks from the wetlands in the area. Mr. Cavanaro stated that the project has conditions from the Conservation Commission that they are following regarding the setbacks. There was no public comment. Chairman Gordon Carr made a motion to endorse the Form A plan. The motion was seconded by Judith Sneath and all members voted in favor.

10 Ring Bolt Road: Form A Plan: Present on behalf of the applicant R. Edward Rose, was Rob Gugliotta from Morse Engineering. The lot line change creates a parcel that is not a buildable lot, but it will be conveyed into another existing parcel. The change does not affect the frontage of the lot at 10 Ring Bolt Road. Gordon Carr made a motion to Endorse the Form A plan, seconded by Jennifer Gay Smith and Judith Sneath. All members voted in favor.

Old/New Business:

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

Administrative Reports: Mary Savage-Dunham described a site visit she attended that day at the Canterbury Street subdivision.

As there was no other business, the meeting was adjourned at 8:10 P.M.
Respectfully submitted,

Sherry Robertson, Administrative Assistant, Community Planning Department