

HINGHAM PLANNING BOARD MINUTES

April 12, 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. **W/S/M Hingham Properties LLC, 100 Derby Street – Building 5**
Request for modification of plans approved in connection with a Special Permit A3, issued 12/19/2018 under §V-A and Site Plan Review under §I-G and §I-I to redevelop the former Rite-Aid space for two new tenants at the above location.
2. **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.
3. **Advisory Committee Changes to Article 27** (Formerly Article AAA – Floodplain Update) and Discussion of Town Meeting
4. **Other Business:**
 - 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)

W/S/M Hingham Properties LLC, 100 Derby Street – Building 5

The Chair noted that this is the first hearing for this application and therefore is just an initial conversation to introduce the proposed project and plans to the Board for further review prior to a future hearing on the matter.

Victoria Maguire, from Derby Street Shops, explained that they have modified a previous project for improvements to the Derby Street Shops which includes demising Building 5 into two tenant spaces for a fast casual restaurant with an outdoor patio area and a home furnishings store. She added that a 2,400 SF addition to the back of the property would a new loading dock area and warehouse storage for the home furnishings tenant. The proposed improvements also include raising the existing sidewalk and modifying parking to accommodate the new tenants.

Board Members and the Applicants discussed parking, emergency vehicle access, and seating fast the new fast casual restaurant. The Applicants explained that that seating for the fast casual restaurant would come out of various pre-existing dining locations on the property including all of the allocated seating from a tenant who will be leaving the property.

Motion: Kevin Ellis made a motion to continue this hearing to the April 26, 2021 meeting of the Planning Board at 7 PM to provide time for the review of requested revisions by the Peer Reviewers.

Second: Rita Da Silva

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

Opposed: None

Hingham Master Plan

Gordon Carr, Chairman of the Master Plan Committee, reopened the review of the Master Plan. He stated the goal for this hearing is to introduce the public comments that have been received, discuss the implementation chapter of the Master Plan, and to vote on the recommended changes.

Gordon Carr began to walk through each of the proposed edits to the Mast Plan with the Members of the Planning Board, identifying those which they should approve and those which require further discussion or commentary. After each proposed item had been considered, 11 were ready to be voted on and 2 were “held” for continued discussion.

Motion: Gordon Carr made a motion to approve all of the non-held corrections and clarifications as reviewed at this meeting.

Second: Kevin Ellis

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

Opposed: None

Gordon Carr then re-opened discussion on the items which had be held.

The first item, held by Judy Sneath for clarification, related to Committee representation on the Master Plan Committee. Town Counsel explained that the Massachusetts General Laws lists the subject matters to be covered in a Master Plan. The Master Plan Committee was formed by identifying which Town Committees and Boards have jurisdiction over the areas listed in the Massachusetts General Laws. Since schools are not included in this list of areas to be included in a Master Plan, there was a Town Meeting discussion to include a School Committee Member on the Master Plan Committee. The proposed edit would include the addition of language to the Master Plan stating the value of wide representation in the Master Plan Committee, including the addition of a School Committee representative, and would recommend that broad representation in the future.

Motion: Gordon Carr made a motion to recommend adding language to the introduction about the value of having a variety of representation, including the School Committee, on the Master Plan Committee.

Second: Judy Sneath

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

Opposed: None

The second item, held by Gordon Carr for clarification, relates removing the offset payment provision as it relates to the proposed Inclusionary Zoning by-law from the recommendation. Members of the Master

Plan Committee explained that this edit would also benefit the affordable housing trust and the affordable housing market in Hingham, and therefore are recommending leaving the Inclusionary Zoning by-law in the Mast Plan.

Motion: Gordon Carr made a motion to recommend that the Inclusionary Zoning by-law be left as is and as approved by the Mast Plan Committee.

Second: Gary Tondorf-Dick

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

Opposed: None

Gordon Carr suggested that the remainder of the items for discussion be saved for the next hearing of the Master Plan on April 26 meeting of the Planning Board.

Motion: Gordon Carr made a motion to extend the hearing of the Master Plan to the April 26 meeting of the Planning Board

Second: Kevin Ellis

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

Opposed: None

Advisory Committee Changes to Article 27 (Formerly Article AAA – Floodplain Update) and Discussion of Town Meeting

Town Legal Counsel explained that the due to slight edits on Article AAA, the recommended motion in the Warrant is slightly different than what the Planning Board previously voted on, however none of these changes affect the substance of the Article. She added that the Board will need to make a decision soon on which Board member will be speaking at Town Meeting on May 8 if there are any questions from voters.

Other Business

As there was no other business, the meeting was adjourned at 8:37 P.M.