

TOWN OF HINGHAM

Zoning Board of Appeals



DRAFT MEETING MINUTES

DATE: April 14, 2026

PLACE: Remote Meeting via Zoom

MEMBERS PRESENT: Acting Chair Paul Healey, Regular Member Jed Ruccio, and Associate Member Mario Romania, Jr.

Acting Chair Healey called the duly noticed meeting to order at 7:00 PM. In attendance were Acting Chair Paul Healey; Regular Member Jed Ruccio; Associate Member Mario Romania, Jr.; Zoning Administrator Jennifer Oram; Land Use and Development Coordinator Donna Thompson; Sebastian Gomez Puerto; Dick Rockwood; and other interested members of the public. The Acting Chair read the Open Meeting Law statement, 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. There was no response.

HEARINGS

Hearing: 45 Irving Street
Applicant: Sebastian Gomez Puerto

Acting Chair Healey opened the hearing for **Sebastian Gomez Puerto** who, on March 5, 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 45 Irving Street, in Residence District A.

This is the first hearing on this matter.

Acting Chair Healey invited Sebastien Gomez-Puerto to present the application materials. Mr. Gomez Puerto 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. There were no comments.

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 proposed conforming additions meet the required sections of the Zoning By-Law, including Section IV-A – the Schedule of Dimensional Requirements.
2. **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law.** The extension of the nonconforming garage, with conforming additions, is allowed with the granting of a Special Permit A1 under Section 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 and a garage, an accessory structure to the primary structure, 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 existing uses will remain unchanged 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 property is served by public water and on-site sewer which will continue to support the property.
7. **The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The proposed project has been designed by a Registered Architect.

DECISION

Upon a motion made by Jed Ruccio 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 Sebastian Gomez Puerto, a Special Permit A1 under Section III-I.1.c of the Zoning By-Law, to construct two conforming additions to a pre-existing nonconforming garage, at 45 Irving Street, 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 Jed Ruccio 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. [45 Irving Street](#) - stamped March 5, 2026
2. [Site Plan](#) - dated March 1, 2026
3. [Plans](#) - dated March 12, 2026

APPROVAL OF MINUTES

Acting Chair Healey requested a motion to approve the Board of Appeals minutes for the following dates: July 15, 2025, August 12, 2025, September 16, 2025, October 14, 2025, November 18, 2025, December 16, 2025, January 13, 2026, January 27, 2026, February 10, 2026, and March 10, 2026.

The motion was MOVED by Jed Ruccio and seconded by Mario Romania, Jr.

The motion passed unanimously upon a roll call vote. (Roll call vote: Romania – aye; Ruccio– aye; Healey - aye)

ADJOURNMENT:

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

The motion passed unanimously upon a roll call vote. (Roll call vote: Romania – aye; Ruccio– aye; Healey - aye)

The meeting adjourned at 7:18 PM.