

## HINGHAM PLANNING BOARD MINUTES

April 26, 2021 @ 7:00 PM

REMOTE MEETING

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

**Also Present:** Susan Murphy, Special Real Estate Counsel

### Meeting Agenda

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**1. 11 Bank Ave & 103-105 North Street**

Request for Extension – Site Plan Review with Special Permit A2 & A3

Request for a one-year extension of the Site Plan Review Decision in Association with Special Permit A2 & A3

**2. Framebridge – 94 Derby Street**

Site Plan Review with Building Permit

Request for a waiver of Site Plan Review for improvements of interior tenant fit-up for new retail custom framing store under §I-I and §I

**3. Lot 4 Jordan Way**

Site Plan Review - Land Disturbance

Request for Site Plan Review §I-I and §IV-B6 for land disturbance exceeding 5,000 SF and slopes greater than 10% with development of new residential home. Other Business.

**4. W/S/M Hingham Properties LLC – 100 Derby Street – Building 5 (Continued from 4/5/21)**

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.

**5. Hingham Master Plan (Continued from 4/5/21)**

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.

**6. Administrative Business**

- Administrative Reports
- 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)**

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*As the Chair, Kevin Ellis, was not in attendance of this meeting, the Clerk, Gary Tondorf-Dick, facilitated the meeting in his place*

### **11 Bank Ave & 103-105 North Street**

Member Judy Sneath, an abutter, was recused from this matter.

Walter Sullivan, an attorney representing the Applicant, explained that they are requesting a one-year extension of the Site Plan Review Decision in Association with Special Permit A2 & A3 due to project delays caused by the COVID-19 pandemic and other associated delays. He added that this extension would expire simultaneously with the Special Permit and Findings already given by the Zoning Board of Appeals at the same time the project is expected to be completed.

Members of the Board and the Applicant's representatives discussed a construction vehicle washing program, the delays, and the timeline of the project.

### **Public Comment**

Judy Sneath, 89 North Street, noted that even though the permit for this project is conditioned so that the Applicant cannot use Bank Ave for any purpose, her neighbors have still seen vehicles entering the rear of the property from this street.

As the Board only had 3 acting Members on this matter at this meeting, it was decided that the hearing be continued until the future meeting date at which time the extension will be voted on.

**Motion:** Gary Tondorf-Dick motioned to continue the matter to May 3<sup>rd</sup> at 7 PM.

**Second:** Gordon Carr

**In Favor:** Gordon Carr, Rita Da Silva, Gary Tondorf-Dick

**Opposed:** None

### **Framebridge – 94 Derby Street**

Victoria Maguire, WS Development, explained that they are seeking a Site Plan Review waiver for the change of tenant renovations into an existing vacant space.

Members of the Board had no questions for the Applicants.

**Motion:** Gary Tondorf-Dick motioned to waive Site Plan Review Requirements under §I-I and §I in connection with interior renovations of an existing space at 92 Derby Street, Framebridge, Suite 219, in accordance with the Application from WSM Properties LLC, dated March 24, 2021.

**Second:** Rita Da Silva

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

**Opposed:** None

### **Lot 4 Jordan Way**

As the Applicants were not in attendance of the meeting, the application was continued to a future meeting.

**Motion:** Gary Tondorf-Dick motioned to continue the matter to the May 10, 2021 meeting of the Planning Board at 7PM.

**Second:** Gordon Carr

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

**Opposed:** None

**W/S/M Hingham Properties LLC – 100 Derby Street – Building 5 (Continued from 4/5/21)**

Victoria Maguire, WS Development, explained that since the last hearing, they went through and addressed the peer review comments they received and made the needed changes to Site Plan.

Town Peer Review consultants commented on the Application, with Jeffrey Dirk noting that the one minor change they would still like to see on the Site Plan is the inclusion of manual and uniform traffic control device compliance signs at the proposed raised crosswalk.

Members of the Board and the Applicant's representatives discussed the breakdown of seating for the proposed fast casual restaurant, the turn radius of emergency vehicles and trucks, and the leaching field located underneath the parking lot.

The Board decided to continue the hearing to a future meeting date, at which time they will vote on the matter, Pending the submission of the materials requested by the Town Peer Reviewer, Jeffrey Dirk.

**Motion:** Gary Tondorf-Dick motioned to continue the W/S/M Hingham Properties Building 5 hearing to May 3, 2021 at 7 PM to allow staff time to prepare draft findings and conditions.

**Second:** Judy Sneath

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

**Opposed:** None

**Hingham Master Plan**

Chair of the Master Plan Committee, Gordon Carr, noted that since the last hearing, they have continued to go through all of the technical edits and corrections to the Master Plan, and that the main purpose of this hearing is to discuss Universal Design

Gordon Carr and Members of the Board discussed Universal Design. He explained that, according to the Disability Act of 2005, Universal Design is the design and composition of an environment so that it may be accessed, understood, and used to the greatest extent possible. This includes designing public spaces to be usable by anyone without requiring special modification. He noted that the Master Plan recommends Universal Design in future commercial and mixed-use developments.

As there was more for the Board discuss on the Master Plan, the Chair of the Master Plan Committee recommended that the hearing be continued to a future meeting date of the Planning Board.

**Motion:** Gordon Carr made a motion to continue the Master Plan hearing of the Planning Board to May 24<sup>th</sup> at 7 PM.

as reviewed at this meeting.

**Second:** Gary Tondorf-Dick

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

**Opposed:** None

**Other Business**

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- **Administrative Reports**

Members of the Board and Staff discussed scheduling, future agendas, and proposed future meeting dates, and the upcoming Town Meeting.

As there was no other business, the meeting was adjourned at 8:55 PM