

HINGHAM PLANNING BOARD MINUTES

June 14, 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; Emily Wentworth and Michael Silveira, Zoning Department

Meeting Agenda:

101 Gardner Street - New Boston Golf Club (Continued to July 19, 2021)

Definitive Subdivision Approval

Proposed residential subdivision road, approximately 312' linear feet to serve as access for three (3) residential lots and one (1) drainage lot with a combined total of 4.95 ac (+/-) acres for the subdivision, proposed to access between #99 and #111 Gardner Road, original tract of land shown as Assessors' Map 178, Lot 5 (50.92 ac) zoned Residence B.

40 Harborview Drive – Enforcement/Site Plan Review – Land Disturbance (5/3/21)

Directed from the Building Inspector, the Applicant performed land disturbance exceeding 5,000 SF and slopes greater than 10% with development of new residential home without Site Plan Approval under §I-I and §IV-B6

Affordable Housing Trust (AHT) Discussion

Members of the AHT will be presenting and discussing the Draft Housing Production Plan to the Planning Board.

Other Business:

Adoption of Minutes

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.

At 7:04 p.m. Chairman Ellis called the meeting to order and stated the following:

“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)

101 Gardner Street - New Boston Golf Club

Chairman Ellis stated it was the second hearing on this matter and that the applicant requested to continue the hearing until July 19, 2021.

Motion: Chairman Ellis moved to continue the hearing on 101 Gardner Street to July 19, 2021.

Second: Rita Da Silva

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

Opposed: None

40 Harborview Drive – Enforcement/Site Plan Review – Land Disturbance (5/3/21)

Chairman Ellis stated the matter was continued from the May 3, 2021 Planning Board meeting.

Adam Fleury, the applicant was present. Brendan Sullivan of Cavanaro Consulting represented the applicant. Mr. Sullivan stated that he was in receipt of Mr. Chessia's comments of May 28, 2021.

There was discussion between Mr. Chessia, Mr. Sullivan and Planning Board Members regarding a number of outstanding issues, changes to plans, and impacts to landscaping and abutters.

Abutters, Mr. Harold and Melanie Baker of 4 Baker Hill and Members of the Planning Board discussed their concerns with the mess that the work to the site has created, the need to see the as-built plans to assess current condition versus original condition of the site, and the need for a more robust landscape plan.

Mr. Chris Apneal stated he and his wife were the pending buyers of the property and that anything the Planning Board can do to expedite getting on another meeting agenda would be appreciated. Chairman Ellis stated they will entertain the request but that the Board needs information from the applicant and needs to conduct peer reviews, but will move as quickly as possible.

Chairman Ellis stated the applicant now had directions from the abutters and the Planning Board. Mr. Fleury stated a full landscape plan will be delivered. Chairman Ellis stated the staff will work with Mr. Fleury to bring the plan to current standards but the Board can only discuss at duly noticed public meetings. Mr. Fleury asked if there was anything else the Board wanted. Mr. Mr. Tondorf-Dick stated they also need the as-built plan showing infrastructure conditions below grade that have been altered. Mr. Sullivan stated he understood the request after some discussion.

Chairman Ellis asked Ms. Wentworth to confirm the proposed hearing extension date is to July 19, 2021. Ms. Wentworth confirmed and stated that the decision deadline has been moved to August 2, 2021.

Mr. Chessia stated he would not be available for the July 19, 2021 meeting.

Ms. Wentworth stated the applicant should make submittals at least ten days ahead of the July 19th meeting to allow Mr. Chessia time to review and provide his review in writing.

Motion: Chairman Ellis moved to continue the 40 Harbor View Drive hearing to the July 19, 2021 Planning Board meeting, with extension of decision deadline to August 2, 2021.

Second: Gary Tondorf-Dick

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

Opposed: None

Affordable Housing Trust (AHT)

Chairman Ellis invited Ms. Emily Wentworth to provide an overview of the Affordable Housing Trust and its plan. Ms. Wentworth, Mr. Michael Silveira, Ms. Nancy Kerber and Mr. Tim White joined to discuss the Hingham Housing Plan. Mr. Michael Silveira shared the Hingham Housing Plan, which Ms. Kerber and Ms. Wentworth walked the Board through discussing definitions of affordable housing; key demographic, economic and housing trends; housing costs; existing tools to address housing needs; strategies to consider (including capacity building strategies including grant opportunities; zoning strategies; housing development strategies including public and private property options; preservation strategies; priorities and responsibility.

Chairman Ellis stated he would open the discussion for informal conversation and that he was appreciative of the clear outline of the Planning Board's role in the plan. There was discussion regarding affordable housing opportunities and challenges in Town as well as the operational challenges and constraints.

Ms. Diane DeNapoli of 16 Gardner Street expressed her concern regarding housing for individuals with disabilities. Ms. Kerber and Ms. Wentworth stated there have been conversations about this issue.

Ms. Katie Sutton joined and thanked all involved in prioritizing these issues and that the Hingham Unity Council is doing community awareness building and education. Ms. Sutton stated the council is willing to partner with the Planning Board on affordable housing goals. Ms.

Amy Farrell of 95 Central Street, Trust member, asked what the Planning Board would suggest next steps are in terms of a communication from the Trust and the Planning Board. Ms. Farrell stated there is an opening on the Trust and applications are welcome. Chairman Ellis and Ms. Sneath discussed appointments to the Study Committee, work on Master Plan, and funding that had been secured for the Housing Trust.

Ms. Da Silva stated she would like to see efforts directed toward people with disabilities regardless of their economic background. Mr. White stated that was the intent. There was discussion regarding the Town's affordable housing metrics, its affordability gap, and the ADU unit inventory.

Chairman Ellis thanked the Trust for their time and information.

Adoption of Minutes

Ms. Wentworth stated there were no minutes for adoption.

Administrative Reports

The Board discussed remote meetings and summer schedules generally.

There was discussion regarding meeting materials and administrative support. Chairman Ellis and Attorney Murphy provided an update on the search for a Community Planning Director.

There was no other business.

Motion: At 9:50 pm Kevin Ellis made a motion adjourn.

Second: Rita Da Silva

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

Opposed: None

Respectfully submitted,

Tracy L. Altrich
Administrative Assistant, Community Planning