

TOWN OF HINGHAM

Zoning Board of Appeals



DATE: June 16, 2026

PLACE: Remote Meeting via Zoom

MEMBERS PRESENT: Chair Robyn Maguire, Regular Members Paul Healey and Jed Ruccio.

Chair Robyn Maguire called the duly noticed meeting to order at 7:00 PM. The Chair read the Open Meeting Law statement, noted for the record that the meeting was being recorded by the Board, and invited anyone else who intended to record to announce themselves. There was no response.

In attendance were Acting Chair Jed Ruccio; Regular Member Paul Healey; Zoning Administrator Jennifer Oram; Jared Krieger; Scott Fanara, Grady Consulting, LLC; Jim Agan and Heather Sachs, Vetcor of Massachusetts; and other interested members of the public.

APPROVAL OF MINUTES

Acting Chair Ruccio requested a motion to approve the Board of Appeals minutes for the following dates: April 14, 2026 and May 16, 2026

The motion was MOVED by Jed Ruccio and seconded by Jed Ruccio.

The motion passed unanimously upon a roll call vote (Roll call vote: Healey – aye; Ruccio - aye). Chair Maguire joined the meeting at 7:04 PM.

HEARINGS

Hearing: 25 Mill Lane
Applicant: Jared and Erin Krieger

Chair Maguire opened the hearing for **Jared and Erin Krieger** who filed an application on April 9, 2026, for a Variance from Section IV-A of the Zoning By-Law, and such other relief necessary, to raze and reconstruct a pre-existing nonconforming deck (22.4+ from the front setback where 35' is required), and for the installation of a swimming pool, (proposed to be at 29+ feet from the setback where 35' is required) at 25 Mill Lane, in Residence District B.

This is the second hearing on this matter.

Prior to the meeting, the Applicant submitted a request to withdraw this application without prejudice.

Chair Maguire opened the meeting for Board discussion. There was none.

Chair Maguire opened the meeting for public comment. There was no comment.

DECISION

Upon a motion made by Paul Healey and seconded by Jed Ruccio, the Board voted unanimously as follows:

To allow the Applicant to Withdraw the application filed by Jared and Erin Krieger for a Variance from Section IV-A of the Zoning By-Law, and such other relief necessary, to raze and reconstruct a pre-existing nonconforming deck (22.4+ from the front setback where 35' is required), and for the installation of a swimming pool, (proposed to be at 29+ feet from the setback where 35' is required) at 25 Mill Lane, in Residence District B without prejudice.

The motion was MOVED by Paul Healey and seconded by Jed Ruccio.

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

Meeting Documents:

1. [Request to Withdraw Application for a Variance Without Prejudice](#) - June 10, 2026
2. [25 Mill Lane Application](#) - stamped April 13, 2026
3. [Site Plan](#) - dated April 8, 2026

Hearing: 146 Chief Justice Cushing Highway
Applicant: Vetcor of Massachusetts

Chair Maguire opened the hearing for **Vetcor of Massachusetts** who filed an application on April 9, 2026, for a Special Permit A1 under Section III-I.1.c, of the Zoning By-Laws, and such other relief necessary, to construct an addition to a pre-existing nonconforming Commercial Building and to extend the pre-existing nonconforming use of the Hingham Animal Clinic, located at 146 Chief Justice Cushing Highway (formerly known as Justice Cushing Way), in Residence District C.

This is the second hearing on this matter.

Chair Maguire invited Scott Fanara, Grady Consulting, to present on behalf of the Applicant. Mr. Fanara explained that they completed site plan review on May 19, 2026 and subsequently

received approval from the Planning Board. Mr. Fanara then reviewed the application materials and updated plans.

Chair Maguire opened the meeting for Board discussion. The Board and Mr. Fanara reviewed site fencing and lighting, anticipated traffic flow, and the overall parking plan.

Chair Maguire opened the meeting for public comment. There was no public comment.

FINDINGS:

- a. **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 addition meets the required sections of the Zoning By-Law, including Section IV-A – the Schedule of Dimensional Requirements.
- b. **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law.** The use is a protected pre-existing nonconforming use. The expansion of both the use and the pre-existing nonconforming structure is allowed under Section III-I.1.c. to the extent that the Board finds that both expansions are not more detrimental to the neighborhood.
- c. **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 use that has been operating on the property since approximately 1950.
- d. **The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated.** The expansion of the property is improving the parking both with a new circulation pattern, but will also remove the current parking spaces that are presently located within the State Highway lay-out on Chief Justice Cushing Highway.
- e. **There will be no nuisance or serious hazard to vehicles or pedestrians.** With the removal of the parking spaces out of the highway layout it will actually improve the safety for vehicles and patrons of the vet clinic.
- f. **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.
- g. **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 Civil Engineer and the Stormwater Management on the Site will be improved with the proposed Stormwater plan.

DECISION

Upon a motion made by Paul Healey and seconded by Jed Ruccio, the Board voted unanimously as follows:

To Find that the proposed alteration, extension, or structural change of the nonconforming use and structure, will not be substantially more detrimental to the neighborhood than the existing nonconforming use and structure and to GRANT to Vetcor of Massachusetts, a Special Permit A1 under Section III-I.1.c of the Zoning By-Law, to construct a conforming addition to a pre-existing nonconforming structure, and expand the pre-existing nonconforming use, at 146 Chief Justice Cushing Highway, in Residence District C, 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 Paul Healey and seconded by Jed Ruccio.

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

Meeting Documents:

1. [146 Chief Justice Cushing Highway Application](#) - updated April 9, 2026
2. [Site Plan](#) - dated April 9, 2026
3. [Plans](#) - dated October 13, 2025
4. [Stormwater Report](#) - dated April 9, 2026
5. [1955 Zoning Decision](#)
6. [Amended Site Plan as approved by the Planning Board](#) - May 28, 2026
7. [Letter Regarding Revisions to Site Plan and Use Expansion](#) - June 11, 2026

Hearing: 425 Lincoln Street
Applicant: TGS Holdings, LLC

Chair Maguire opened the hearing for **TGS Holdings, LLC** who filed an application on May 11, 2026, for a Special Permit A1 under Section V-B, of the Zoning By-Laws, and such other relief necessary, to install two signs, measuring 7 square feet each on three separate elevations, at 425 Lincoln Street located in the Industrial District.

This is the first hearing on this matter.

Prior to the meeting, the Applicant submitted a request to withdraw this application without prejudice.

DECISION

Upon a motion made by Paul Healey and seconded by Jed Ruccio, the Board voted unanimously as follows:

To grant the request of the Applicant to WITHDRAW the application for a Special Permit A1 under Section V-B of the Zoning By-Law without prejudice.

The motion was MOVED by Paul Healey and seconded by Jed Ruccio.

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

Hearing: 1 Technology Place
Applicant: Rockland Trust Company

Chair Maguire opened the hearing for Rockland Trust Company who filed an application on May 11, 2026, for a Special Permit A1 under Section V-B and a Variance under Section V-B, footnote 5, of the Zoning By-Laws, and such other relief necessary, for the construction of two parallel building signs, with halo-lit opaque individual letters, at 1 Technology Place located in the Industrial Park and South Hingham Overlay Districts.

This is the first hearing on this matter.

Prior to the meeting, the Applicant requested to open and continue the application to July 14, 2026.

DECISION

Upon a motion made by Paul Healey and seconded by Jed Ruccio, the Board voted unanimously as follows:

To continue the Application filed by the Rockland Trust Company for a Special Permit A1 under Section V-B and a Variance under Section V-B, footnote 5, of the Zoning By-Laws, and such other relief necessary, for the construction of two parallel building signs, with halo-lit opaque individual letters, at 1 Technology Place located in the Industrial Park and South Hingham Overlay Districts to July 14, 2026 at 7PM.

The motion was MOVED by Paul Healey and seconded by Jed Ruccio.

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

Meeting Documents:

1. [1 Technology Place Application](#) - stamped May 13, 2026
2. [Cahill - South Shore Chamber of Commerce](#) - stamped June 10, 2026
3. [Gallaway - A.W. Perry](#) - stamped June 12, 2026

ADJOURNMENT:

Chair Maguire accepted a motion to adjourn by Paul Healey and seconded by Jed Ruccio.

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

The meeting adjourned at 7:19 PM.