

HINGHAM PLANNING BOARD MINUTES

July 12, 2021 @ 7:00 PM

REMOTE MEETING

Board Members Present Remotely: Kevin Ellis, Gary Tondorf-Dick, Judith Sneath and Gordon Carr

Also Present: Susan Murphy, Special Real Estate Counsel

Members Absent: Rita Da Silva

Meeting Agenda:

Review and/or Hearings:

211 Lincoln Street/ Planet Fitness

Site Plan Review w/ Building Permit

Request for Site Plan Review waiver under §I-I and §IV-B.6 for interior modifications to the triggering \$20,000 threshold for review.

0 Pope's Lane/Joseph & Kathryn Crespo

Site Plan Review w/ Building Permit - Land Disturbance (Continue to July 26th, 2021)

The request before the Planning Board involves the demolition of an existing dwelling at #0 Popes Lane and a construction of new residential dwelling with septic, access, utilities and grading estimated to exceed the 5,000 SF threshold for land disturbance.

Other Business:

Adoption of Minutes

Authorization of Planning Department Admin to Sign-Off on Waivers Approved by the Planning Board

Discussion of Open Meeting Law – In Person versus Remote Meeting

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 7:01 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)

211 Lincoln Street/Planet Fitness, Site Plan Review in Association with Building Permit

Chairman Ellis welcomed Sal De Martinez, Director of Construction and his colleague RJ, both of Planet Fitness and Ron Dolor, Architect who presented on behalf of the applicant.

Mr. De Martinez stated there would be no addition to Planet Fitness' current space, they are just remodeling the interior.

Motion: Chairman Ellis moved to waive site plan review under Sections I-I #4 (a-k), #5B, #6 and #8 in connection with interior renovations of interior are of Planet Fitness at 211 Lincoln Street in accordance with the application of Planet Fitness, Inc. dated June 21, 2021.

Second: Judith Sneath

There was a brief discussion regarding the form of the motion.

Amended Motion: Chairman Ellis moved to waive site plan review in connection with interior renovations of Planet Fitness at 211 Lincoln Street in accordance with the application of Planet Fitness, Inc. dated June 21, 2021.

Second: Gary Tondorf-Dick

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

Opposed: None

Attorney Murphy briefly explained the process for the applicant.

0 Pope's Lane/Joseph & Kathryn Crespo Site Plan Review w/ Building Permit - Land Disturbance (Continue to July 26th, 2021)

Chairman Ellis stated this was the second hearing on the matter and that the applicants had requested a continuance to the July 26, 2021 Planning Board meeting. Mr. Carr stated he had viewed the recording for the previous meeting that he missed, submitted a Mullins Affidavit and will be able to participate in this matter moving forward.

Motion: Chairman Ellis moved to continue the public hearing review of the site plan for 0 Popes Lane to the July 26, 2021 Planning Board meeting.

Second: Judy Sneath

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

Opposed: None

Adoption of Minutes

Chairman Ellis stated they would discuss the meeting minutes of March 1, 2021 and April 5, 2021. Attorney Murphy stated they had been prepared previously but were not voted on.

Chairman Ellis asked for comments to the March 1, 2021 meeting minutes. There were none.

Motion: Chairman Ellis moved to approve the meeting minutes of March 1, 2021 as presented to the Planning Board.

Second: Gary Tondorf-Dick

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

Opposed: None

Chairman Ellis stated the Board had reviewed the April 5, 2021 meeting minutes previously and requested changes and further review. Mr. Tondorf-Dick and Attorney Murphy discussed his requested edits.

Chairman Ellis requested the updates be made and circulated for the Board's review.

Authorization of Planning Department Admin to Sign-Off on Waivers Approved by the Planning Board

Attorney Murphy described the administrative process by which waivers are signed off on and requested Tracy Altrich, Planning Board Admin, be authorized to sign-off on waivers after the Planning Board has formally approved them.

Motion: Chairman Ellis moved to approve Tracy Altrich to sign site plan review waivers after the Planning Board has voted to grant them.

Second: Judy Sneath

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

Opposed: None

Discussion of Open Meeting Law – In Person versus Remote Meeting

Chairman Ellis and Attorney Murphy discussed the Open Meeting Law changes effective through April 2022 allowing for remote meetings and how other boards in Town are handling their meetings. There was a discussion regarding benefits and challenges to meeting remotely and topics best suited for remote meetings.

Administrative Reports

Mr. Carr provided an update on the hiring process for the Director of Community Planning and Town Planner and the roles and reporting structure of both. There was also discussion regarding how involved the Planning Board would be in the hiring process and management of the new staff.

Chairman Ellis stated the Climate Action Committee Plan would be starting up and that he would like to discuss the level of engagement and details on a future agenda.

Chairman Ellis asked if there were any additional items for discussion. Mr. Tondorf-Dick stated he had received questions regarding a recent application related to Sgt. William B. Terry Drive. Attorney Murphy stated they are looking at sites to build a new school, but that no formal filings had been made to date.

Motion: At 8:14 p.m. Chairman Ellis moved to adjourn.

Second: Judy Sneath

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

Opposed: None

Respectfully submitted,

Tracy L. Altrich
Administrative Assistant, Community Planning