

**HINGHAM PLANNING BOARD MINUTES**  
**September 11, 2023 @ 7:00 PM**  
**REMOTE MEETING**

**Planning Board Members Present Remotely:** Kevin Ellis, Gordon Carr, Rita DaSilva, Tracy Shriver, and Gary Tondorf-Dick

**Also Present:** Emily Wentworth, Community Planning Director; Michael Silveira, Senior Planner

**Members Absent:** None

At 7:03 PM Chair Ellis called the Planning Board meeting to order and stated the following:

*“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 and all other laws, temporarily amending 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) & Discussion**

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#### **2 Shute Ave.**

##### **Site Plan Review**

Chair Ellis noted the first item on the agenda was an application from 2 Shute Ave LLC for a Site Plan Review under § I-I of the Zoning By-Law, to reconstruct a single-family dwelling and make other improvements including grading, landscaping and hardscaping at 2 Shute Avenue in Residence District A.

Chair Ellis noted that the applicant requested a continuance until October 2, 2023 to allow additional time to purchase materials.

Kevin Ellis made a motion, seconded by Gary Tondorf-Dick, to CONTINUE the application of 2 Shute Ave LLC for Site Plan Review under § I-I of the Zoning By-Law to reconstruct a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at 2 Shute Avenue in Residence District A to October 2, 2023 at 7 PM and extend the decision deadline to November 2, 2023.

The motion passed unanimously by roll call vote.

#### **210 Central Street**

##### **Special Permit A3 & Site Plan Review**

Chair Ellis noted that the next item on the agenda was an application from Hingham Municipal Lighting Plant for a Special Permit A3 parking determination under § V-A and Site Plan Review under § I-I of the Zoning By-Law to eliminate one parking space for an access aisle in connection with electric vehicle charging station installation at 210 Central Street in the Official and Open Space District.

Ms. Briana Bennett and Mr. Tom Morahan from Hingham Municipal Lighting Plant presented the application to the Board.

Mr. Silveira stated that there is no specific requirement for the parking for the mixed uses on site, and that the proposal would eliminate one space on site to allow for the access lane. The two EV charging spaces are excluded from requiring a waiver under Section V-A of the By-Law.

Member Tondorf-Dick Inquired on whether there was a provision for the conduit infrastructure on this bank of parking to expand EV charging stations specifically to the handicapped spots on the other side of Town Hall. Mr. Morahan responded that there would be the ability to add another charging station, which would be set up to charge two additional vehicles. The proposed plan is handicapped accessible.

Member Carr asked for clarification that the charging stations would be accessible 24/7, to which Mr. Morahan confirmed that the charging stations would be.

Chair Ellis invited public comment. There was none.

Chair Ellis stated that there are two aspects to the application. There is a Special Permit A3 and a Site Plan Review.

Based on the information submitted and presented during the hearing Chair Ellis made the following proposed findings for the Special Permit A3:

- a. **The parking is sufficient in quantity to meet the needs of the proposed project;**  
Installation of the EV charging station and the reduction of one space will not greatly impact the number of spaces available to visitors of the facility.
- b. **Safe pedestrian access and circulation has been provided for;**  
Pedestrian access and circulation is unchanged as a result of this project.
- c. **New driveways have been designed to maximize sightline distances to the greatest extent possible;**  
No changes to entrances or sight distances are proposed.
- d. **The existing parking areas meet applicable Design Standards; and**
- e. **The granting of this Special Permit is consistent with the intent of this By-Law and will not increase the likelihood of accident of impair access and circulation.**

Kevin Ellis made a motion, seconded by Rita Da Silva to GRANT the application of Hingham Municipal Lighting Plant for a Special Permit A3 parking determination under § V-A of the Zoning By-Law to eliminate one parking space for an access aisle in connection with electric vehicle charging station installation at 210 Central Street in the Official and Open Space District, subject to the following conditions:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
2. This Decision is contingent upon the Applicant obtaining a license from the Town for installation, operation, and maintenance of the EV charging station. Operation may only continue so long as such license remains in full force and effect.

The motion passed unanimously by roll call vote.

Based on the information submitted and presented during the hearing Chair Ellis made the following proposed findings for the Site Plan Review:

- a. The proposed development will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards.

Kevin Ellis made a motion, seconded by Gordon Carr to GRANT the application of Hingham Municipal Lighting Plant for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under § I-I,5.e, f, g, h, I, and j related to a zoning analysis, utility plan, landscape plan, tree protection plan, grading and drainage plan, and j construction schedule, to eliminate one parking space for an access aisle in connection with electric vehicle charging station installation at 210 Central Street in the Official and Open Space District, subject to the following condition:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.

The motion passed unanimously by roll call vote.

### **16 & 0 Bishops Lane Definitive Subdivision**

Chair Ellis noted the next item on the agenda was an application filed by the Young Family Trust for a Definitive Subdivision Plan Approval under the Subdivision Control Law and the Rules and Regulations of the Planning Board to create four residential lots to be served by a Minor Street at 16 and 0 Bishops Lane in Residence District A.

Ms. Deb Keller, engineer for the Applicant of Merrill Engineers and Land Surveyors, presented the recent revisions to the Board including the addition of a 5-Foot wide sidewalk, the widening of the centerline from 92' to 127', and also noted that the sidewalk would be vertical granite instead of the proposed concrete curb as recommended by Mr. Dirk. She provided additional information on existing trees and landscaping, including trees that need to be trimmed or removed due to sight distances. Ms. Keller stated that 2 hydrants were also included on the plans.

Mr. Steven Young, Applicant, addressed the Board and responded to public concern through written comments about the drilling or blasting. He stated that he hired Mr. Andy Dufour, a specialist in drilling or blasting with Main Drilling and Blasting who was available to answer any questions about blasting.

Mr. Jeffrey Dirk, the Board's traffic peer review engineer, addressed the Board and added to Ms. Keller's changes to the project stating that the sidewalk is proposed on one side of the roadway and it fits within the layout provided. Where the curving ends on the south side of the road they will put in Cape Cod Berm.

Chair Ellis invited Board comments/questions.

Member DaSilva asked Mr. Dirk about the steepness of the hill and the curbing preventing drivers from crossing onto the sidewalk or someone's yard. Mr. Dirk responded that the granite curbing will make the hill more resilient against drivers swerving onto the sidewalk or into someone's yard.

Member Carr stated that most of his questions are regards to the waiver request, but also talked about the creation of a HOA for only 3 homes on the extension and the impact it would have on existing homeowners. Chair Ellis asked Mr. Silveira to look into this and get back to the Board.

Member Tondorf-Dick asked Mr. Dirk if the granite curbing would continue on the south side. Mr. Dirk stated that it would be on the north side and extend all the way wherever there is sidewalk. Member Tondorf-Dick also stated his concern about granting a waiver of the grass buffer due to the steep slope and felt it does not give pedestrians a buffer zone. He also noted concern with respect to the right of way width waiver request and about pedestrian safety during the winter.

Member Tondorf-Dick expressed his concerns regarding the cumulative impacts of the centerline roadway radii, grades and slope of the roadway, and potential for vehicles to extend past the curb on to the sidewalk, vehicles to jump the curb during icy conditions, and concerns regarding a waiver to eliminate the grass buffer between the curb and the sidewalk. He stated that he was not comfortable with granting the requested waivers.

Member DaSilva stated her concern that the subdivision would not fit with the Historical District and had concerns about overcrowding in that area.

Chair Ellis invited public comments/questions.

Peter Howell, 26 Del Prete Drive, stated concern about Mr. Young having another waiver due to the regulations limiting a dead end street to no longer than 800 feet. He also spoke about the proposed HOA imposed and a condition that would require the street remain private in perpetuity. He stated that the project will negatively impact the abutter's welfare.

Dan Fickes, 2 Bishops Lane, stated that the project would negatively impact his property and the neighborhoods, ledge that is about 8-10 feet from his house and 20 days of blasting. He questioned the project's timeline in building the homes. He noted concern over the amount of water coming down Bishops Lane.

Richard Hamster, 237 South Street, stated that he has worked for a cumulative 41 years working in the construction industry and is concerned about safety during construction. He had questions regarding the phasing logistics and schedule as well as the blasting. He stated that there has not been enough discussion about the safety of the residents and abutters.

Nicole Macklin, 248 South Street, reiterated the concerns of the other public comments.

Ginger Winslow, 166 Central Street, spoke about the character of the Historical District in Hingham.

Matthew McBride, 25 Del Prete Drive, spoke on record to oppose the project.

Eric Cornetta, 204 South Street, spoke about the vernal pool swamp and his concern for the wetlands.

Astrid Ramirez-Jacobs, 225 South Street, stated her opposition to the project.

Mr. Young spoke in response to the comments of the public. He stated that he is designing a subdivision that would be sensitive to the community and the safety of the public and has submitted a project with the least amount of waivers.

Chair Ellis invited Board final comments.

Member Carr stated that in his years on the Board he has never seen so much opposition to a project, and that he is weighing the public benefit of the project relative to the intervention to the project proposed. He noted appreciation of the efforts of Mr. Young but feels that the subdivision would dramatically change the area and residences around the roadway.

Member Shriver stated that as much as you look at how beautiful the houses might be it still changes the landscape and greatly impacts the character of neighborhood and the abutters.

Member Tondorf-Dick stated that he is in agreement with other members and that the project will impact the scale of character of this Historic District. Gary stated that he has been moved and is sensitive to the concerns of the public comments to the sustainability of the infrastructure.

Member Ellis noted that he planned to spend more time thinking about this project in the coming weeks before coming to any decisions relative to the waiver requests and public benefit.

Kevin Ellis made a motion, seconded by Rita Da Silva to CONTINUE the application of The Young Family Trust for Definitive Subdivision Plan Approval under the Subdivision Control Law and the Rules and Regulations of the Planning Board to create four residential lots to be served by a Minor Street at 16 and 0 Bishops Lane in Residence District A, to October 2, 2023 at 7PM.

The motion passed unanimously by roll call vote.

**199-201 Ward Street  
Special Permit A3 – Preliminary FRD**

Chair Ellis noted the next item on the agenda was an application filed by Black Rock Development Inc. for a Special Permit A3 under § IV-D and a waiver of Site Plan Review under § I-I of the Zoning By-Law for a Preliminary Plan Review of a Flexible Residential Development consisting of 3 single-family dwellings on 4.8 acres of land at 199-201.

Chair Ellis noted for the record that Members Tondorf-Dick and Shriver submitted their Mullins Affidavits as they missed the initial hearing on this application.

Mr. John McGoldrick, representative for the Applicant, provided an update to the Board on the project with respect to the addition of existing trees on the plan and updates from the Board of Health.

Mr. Patrick Brennan, the Board's peer review engineer, provided an update on his report and the Board of Health commentary.

Mr. Brendan Sullivan, engineer for the Applicant, stated that they received a letter from the Board of Health so they revised the conventional yield plan to show at least 2 test pits on each lot and an existing septic system.

Chair Ellis invited Board comments/questions.

Member Tondorf-Dick had questions regarding to the conventional yield, septic systems, and open space buffer. Mr. Brennan replied that there is a decent area where the test pits were taken and where the existing septic system is and that the Board of Health was not necessarily concerned about the size. Mr. Sullivan also stated that they tried to site the houses as such in order to minimize ledge removal.

Ms. Wentworth clarified the review process on a Preliminary FRD and what is required from the Board of Health at this stage.

Member Carr stated that the Preliminary FRD is a preliminary process and the project will come back to the Planning Board with much more detail before anything actually gets final approval. He felt that filing a Preliminary FRD is much more effective from a Planning perspective by being able to have discussions and knowing that they can get into details later.

Chair Ellis invited public comment/questions. There was none.

Member Shriver noted for the record that the setbacks are not meeting the 100 feet requirement. He asked to have the lots pushed to 50 feet setbacks if possible.

Based on the information submitted and presented during the hearing Chair Ellis made the following proposed findings for the Special Permit A3 FRD:

1. Open Space, equal to approximately 64% of the overall land area exclusive of wetlands, is provided in excess of the minimum 40% required. An Open Space buffer is shown along the perimeter of the site as the existing tree line. The buffer, which is less than 100' in width from abutting properties to the north and west, is insufficient to screen the FRD. Pursuant to a condition of approval, additional trees shall be required to adequately screen abutting properties.
2. The proposed use is consistent with the following criteria set forth in Section I-H.2:
  - a. **Use of the property is in harmony with the general purpose and intent of the Zoning By-Law;**  
The proposed FRD is in harmony with the general purposes under Section I-A.2 the By-Law, including the adequate provision of open space. The proposed plan includes approximately 64% of the property as dedicated Open Space.
  - b. **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law;**  
The proposed FRD complies with the stated purposes of Section IV-D, including: the preservation of open space; the protection of natural resources; efficiency and flexibility in the layout of housing and utilities, and the minimization of disturbance on the site. The proposed use additionally complies with the standards of Section IV-D as (i) the site meets the eligibility requirements, (ii) the Applicant has demonstrated it has adequate Conventional Yield for the three single-family dwellings, (iii) the site exceeds the minimum Open Space requirements, (iv) except for a portion of the Open Space buffer, as set forth above and conditioned by this approval, the project complies with minimum dimensional requirements, and (v) the project will comply with the other additional requirements of Section IV-D.
  - c. **The specific site is an appropriate location for the proposed use and is compatible with the characteristics of the surrounding area;**  
The property is located on a residential street within the Residence C Zoning District, which is an appropriate location for the proposed FRD.
  - d. **The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated;**  
The Open Space buffer, as conditioned by this approval, will preserve site features intended to screen the development from abutting properties and will enhance views from adjacent public ways. There will be no adverse impacts resulting from the proposed FRD use.
  - e. **There will be no nuisance or serious hazard to vehicles or pedestrians;**  
There will be no nuisance or serious hazard to vehicles or pedestrians resulting from the project. The proposed plan includes a common driveway to be permitted during the definitive stage, minimizing the number of curb cuts required off of Ward Street.
  - f. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use;**  
Adequate wastewater facilities will be required by the Hingham Board of Health and constructed prior to certificates of occupancy for the single-family dwellings.
  - g. **The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction;**  
Test pits and percolation tests for wastewater and drainage purposes were performed onsite. Issuance of a Preliminary Flexible Residential Development Special Permit is subject to

conditions related to stormwater and other site construction that requires further review during Definitive Plan Review with Site Plan Review.

Kevin Ellis made a motion, seconded by Gary Torndorf-Dick, to GRANT the application of Black Rock Development Inc for a Special Permit A3 under § IV-D of the Zoning By-Law for a Preliminary Plan Review of a Flexible Residential Development consisting of 3 single-family dwellings on 4.8 acres of land at 199-201 Ward Street in Residence District C, subject to the following conditions:

1. Proof of Recording. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording prior to application for a Definitive Flexible Residential Development Review (“Definitive Review”).
2. Pursuant to Section IV-D of the By-Law, Applicant’s exercise of this Special Permit shall be subject to the Planning Board’s approval of a Definitive Flexible Residential Development Plan (“Definitive Plan”), to be heard as a modification to this Special Permit A3, and modification of the Site Plan Approval. Plans submitted in connection with the Definitive Review with Site Plan Review shall substantially conform to the Preliminary Flexible Residential Development Plan in terms of number of units, amount of Open Space, and development pattern impacts on natural landscape features or surrounding residential properties.
3. Pursuant to Section V-I of the By-Law, the Applicant shall file a Special Permit A3 for a common driveway in connection with the Definitive Review.
4. Without limiting the foregoing, the Definitive Plan site plans and application shall include the following:
  - a. A notation to indicate the Open Space buffer along the northerly and westerly property lines. The buffer shall be at least 20’ from said property lines.
  - b. A revised Open Space calculation to include the additional Open Space to be added with the increased Open Space buffer.
  - c. Proposed walkway, paths or sidewalks where appropriate pursuant to Section IV-D,10.d to formalize and clearly define pedestrian access between the Open Space and Dwelling Units.
  - d. A notation pursuant to Section IV-D,10.e that no portion of the property may be further subdivided.
  - e. Documentation required pursuant to Section IV-D,8.b and c with respect to the Open Space and the proposed form of easement for access to the Open Space.
5. The Applicant shall explore potential design options to maximize setbacks to the greatest extent practicable during the Definitive Review.

The motion passed unanimously by roll call vote.

Based on the information submitted and presented during the hearing Chair Ellis made the following proposed findings for the Site Plan Review:

1. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
2. The proposed development meets all applicable Design and Performance Standards.

Kevin Ellis made a motion, seconded by Gordon Carr to GRANT the application of Black Rock Development Inc for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under § I-I, 5.f, g, h, j, l(i), l(ii), and l(iii) related to a utility plan, landscape plan, tree protection plan, construction schedule, stormwater report, site lighting plan, and transportation impact analysis, for a Preliminary Plan Review of a Flexible Residential Development consisting of 3 single-family dwellings on 4.8 acres of land at 199-201 Ward Street in Residence District C, subject to the following conditions:

1. Proof of Recording. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording prior to application for a Definitive Flexible Residential Development Review (“Definitive Review”).
2. The Applicant shall file an application for modification of this Site Plan Approval to be heard concurrently with the Definitive Review.

The motion passed unanimously by roll call vote.

### **57 Water Street Special Permit A3 & Site Plan Review**

Chair Ellis noted the next item on the agenda an application filed by Kimberly Welby for a Special Permit A3 parking determination under § V-A and Site Plan Review under § I-I of the Zoning By-Law to operate a wellness studio at 57 Water Street in Business District A and the Downtown Hingham Overlay District.

Attorney Walter Sullivan, attorney for the Applicant, presented the application to the Board.

Member Tondorf-Dick inquired about the use of the parking spaces and if it will be hourly parking. Mr. Sullivan responded that there may be more intensity during the early morning hours.

Member Carr stated that from her schedule it looks like Ms. Welby will be having classes during times that the downtown area might not be as busy.

Member DaSilva inquired on whether there will be evening classes in addition to the morning classes. Ms. Kimberly Welby, Applicant, stated that her hours would cater to times where there is the best availability for her clients.

Chair Ellis invited public comment/questions. There was none.

Based on the information submitted and presented during the hearing Chair Ellis made the following proposed findings for the Special Permit A3:

- a. The parking is sufficient in quantity to meet the needs of the proposed project;**  
The 1,824 SF of GFA of the proposed yoga use requires 9 parking spaces when applying the “Health Club” parking standard of 7 spaces per 1,000 SF of GFA and the 25% reduction in the parking requirement for businesses located in the Downtown Hingham Overlay District – bringing the parking standard to 5 spaces per 1,000 SF of GFA. The subject property has 16 onsite parking spaces and the Station Street parking area (inclusive of the southerly lot, northerly lot, and Town-owned parking along Station Street) has a total of 267 parking spaces – for a combined total of 283 parking spaces.
- b. Safe pedestrian access and circulation has been provided for;**  
No changes in pedestrian access or circulation are proposed.
- c. New driveways have been designed to maximize sightline distances to the greatest extent possible;**  
No new driveways are proposed.
- e. The existing parking areas meet applicable Design Standards, and**
- f. The granting of this Special Permit is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.**

Kevin Ellis made a motion, seconded by Tracy Shriver to GRANT the application of Kimberly Welby for a Special Permit A3 parking determination under § V-A of the Zoning By-Law to operate a wellness studio at 57 Water Street in Business District A and the Downtown Hingham Overlay District, subject to the following condition:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.

The motion passed unanimously by roll call vote.

Based on the information submitted and presented during the hearing Chair Ellis made the following proposed findings for the Site Plan:

- a. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards.

Kevin Ellis made a motion, seconded by Gary Tondorf-Dick to GRANT the application of Kimberly Welby for Site Plan Approval under § I-I of the Zoning By-Law to operate a wellness studio at 57 Water Street in Business District A and the Downtown Hingham Overlay District, subject to the following condition:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.

The motion passed unanimously by roll call vote.

### **Other Business**

The Board reviewed meeting minutes of August 14, 2023 and August 28, 2023 with edits by member Tondorf-Dick to the August 14, 2023 meeting minutes.

Kevin Ellis made a motion, seconded by Gordon Carr to APPROVE the Meeting Minutes of August 14, 2023 and August 28, 2023.

The motion passed unanimously by roll call vote.

Gary Tondorf-Dick and Tracy Shriver abstained from approval of August 28, 2023 meeting minutes due to absence from meeting. Mr. Silveira noted that for future meeting minutes, members are eligible to vote on meeting minutes that they were not present at, as it is an administrative matter.

Ms. Wentworth reviewed scheduling over the next month.

Kevin Ellis made a motion, seconded by Rita Da Silva, to adjourn at 9:12 PM.

The motion passed unanimously by roll call vote.

### Meeting Materials:

*Agenda Summary, dated September 8, 2023*

2 Shute Avenue  
*Request to Continue, dated September 1, 2023*

210 Central Street  
*Application Package, received August 1, 2023*  
*Town Hall Parking Layout*

16 & 0 Bishop's Lane  
*Form C Application, dated March 28, 2023*  
*Plan Set, dated March 24, 2023*  
*Waiver Requests, dated March 28, 2023*  
*Storm water Report, dated March 24, 2023*  
*Board of Health Comments, dated March 29, 2023*  
*Conservation Officer Comments, dated May 1, 2023*  
*Town Engineer Comments, dated May 12, 2023*  
*Continuance Request, dated June 22, 2023*  
*Fire Department Improvements Memo to Fire Marshal, received July 11, 2023*  
*Updated Waiver Requests, dated July 14, 2023*  
*Response to Comments, dated July 14, 2023*  
*Site Plans, revised July 14, 2023*



Storm water Report, revised July 14, 2023  
 Fire Prevention Officer Comments, dated July 17, 2023  
 Continuance and Extension Request, dated July 25, 2023  
 Bishops Lane History  
 Soil Evaluation Form, dated July 28, 2023  
 Emergency Vehicle Turning Sketch, dated July 28, 2023  
 Memo from Historical Administrator, dated July 20, 2023  
 Historical Photography  
 Preliminary Construction Schedule  
 Response to N. Makela, dated August 14, 2023  
 Response to Comments, received September 5, 2023  
 Storm water Report, revised September 1, 2023  
 Site Plans, revised September 1, 2023  
 Waiver Requests, revised September 5, 2023  
 Wetland Delineation Memo, received September 5, 2023  
 Response to P. Howell, received September 6, 2023  
 Response to Public Comments, received September 7, 2023  
 Fire Prevention Officer Comments, dated September 7, 2023  
 Memo from S. Murphy, dated September 6, 2023  
 Public Comment from N. Makela, dated April 30, 2023  
 Public Comment from K. and D. Fickes, dated May 8, 2023  
 Public Comment from K. and C. Shames, dated May 8, 2023  
 Public Comment from W. Collins, dated May 10, 2023  
 Public Comment from J. McGuire, dated May 10, 2023  
 Public Comment from P. Howell, dated May 12, 2023  
 Supplemental Photo from P. Howell  
 Supplemental Map from P. Howell  
 Public Comment from K. and D. Flaherty, dated May 13, 2023  
 Public Comment from N. Perry, dated May 14, 2023  
 Public Comment from S. Galvin, dated May 15, 2023  
 Public Comment from K. and P. Gallacher, dated May 15, 2023  
 Public Comment from S. Clark and C. Whitlock, received May 16, 2023  
 Public Comment from J. and C. Gilfoy, received May 16, 2023  
 Public Comment from E. Cornetta, received May 16, 2023  
 Public Comment from A. and M. Bucceri, dated May 24, 2023  
 Public Comment from B. and H. Invernizzi, dated June 14, 2023  
 Public Comment from P. Howell, dated July 26, 2023  
 Public Comment from N. Makela, dated July 31, 2023  
 Public Comment from P. and D. Amster, received August 14, 2023  
 Video from P. and D. Amster, received August 14, 2023  
 Public Comment from V. and K. Winslow, received August 14, 2023  
 Additional Public Comment from V. and K. Winslow, received August 14, 2023  
 Public Comment from D. Amster, received August 23, 2023  
 Public Comment from A. Ramirez-Jacobs, received August 28, 2023  
 Public Comment from C. Lynch, dated August 31, 2023  
 Public Comment from P. Howell, received September 8, 2023  
 Supplemental Photo from P. Howell  
 Public Comment from Fickes, Howell, Jacobs, Lynch, Makela, Ramirez-Jacobs, Shames, and Winslow, received September 8, 2023  
 J. Dirk Peer Review Report, dated May 1, 2023  
 P. Brennan Peer Review Report, dated May 10, 2023  
 J. Dirk Peer Review Report, dated July 24, 2023  
 P. Brennan Peer Review Report, dated August 8, 2023  
 P. Brennan Runoff Summary  
 J. Dirk Peer Review Report, dated August 23, 2023  
 P. Brennan Peer Review Report, dated September 6, 2023.  
 J. Dirk Peer Review Report, dated September 7, 2023

199-201 Ward Street

Special Permit Application, received July 19, 2023  
 Site Plan Review Application Cover Sheet  
 Flexible Residential Development Preliminary Plan Set, dated July 14, 2023  
 Letter from Executive Health Director, dated August 1, 2023  
 Response to Comments, dated August 15, 2023

*Preliminary FRD Plan, revised August 14, 2023*  
*Arial Image*  
*Title Sheet, revised August 24, 2023*  
*P .Brennan Peer Review Report, dated August 3, 2023*  
*P .Brennan Peer Review Report, dated August 23, 2023*

*57 Water Street*  
*Application Package, received August 4, 2023*  
*Blackbird Wellness Business Plan*  
*First Floor Plan*  
*Second Floor Plan*  
*Site Plan, dated May 2, 1997*  
*Station Street Parking Lot Plan*  
*GIS Arial View*  
*GIS Arial View with Labels*