



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SPECIAL PERMIT A3

IN THE MATTER OF:

Applicant: Dr. Shreen Sandhu-Kupke
7-9 Central Street
Hingham, MA 02043

Owner: S. John Hajjar
134 East Howard Street
Quincy, MA 02169

Agent: Ben Gilbert
Wellen Construction
2 Park Central Drive
Southborough, MA 01772

Property: 7-9 Central Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 28570 Page 293

Plan References: "Existing Site Survey," prepared by Strelakovsky, Hoit, Raymond LLC, 51 North Street, Hingham, MA, dated August 3, 2005 (1 Sheet)

"Heart of Hingham Dental," prepared by LYF Architects, 356 Main Street, Haverhill, MA, dated February 21, 2025, Sheet G000 revised through April 23, 2025 (18 Sheets)

RECEIVED
JUN 18 2025
Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Dr. Shreen Sandhu-Kupke (the "Applicant") for a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law (the "By-Law") to operate a dental professional office on the second floor at 7-9 Central Street in Business District A and the Downtown Hingham Overlay District.

The Board opened a duly noticed public hearing on the application, without the receipt of testimony, at a meeting held on May 19, 2025 and a subsequent substantive session held on June 9, 2025. Both hearings were held remotely via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 temporarily suspending certain provisions of the Open Meeting Law. The Board concurrently heard an application for Site Plan Review under § I-I of the By-Law. The Board panel consisted of regular members Gordon Carr, Chair, Crystal Kelly, Tracy Shriver, and Gary Tondorf-Dick. Dr. Shreen Sandhu-Kupke, Applicant, presented the application to the Board. At the conclusion of the review, the Board voted to grant a Special Permit A3 under § V-A of the By-Law with a condition set forth below.

Throughout its deliberations, the Board was mindful of the statements of the Applicant, its representative, and the comments of the general public, all as made or received at the public hearing.

BACKGROUND & DISCUSSION

The subject property is located Downtown at the corner South Street and Central Street and consists of a two-story commercial building, previously occupied on both floors by Boston Private Bank. The Applicant proposes to occupy the second floor only and make interior changes to operate a dental professional office. No changes are proposed to the site itself – therefore the Board’s review is limited to parking.

The previous tenant, Boston Private Bank, occupied both floors for a total Gross Floor Area (GFA) of 3,020 SF. As a reminder, Section III-G (Downtown Hingham Overlay District) applies a 25% reduction to the parking count requirement under the parking table in Section V-A. Therefore, the bank’s parking requirement was 9 spaces based upon the 4 spaces/1000 SF of GFA requirement for a bank under Section V-A with the 25% reduction applied under Section III-G.

The dental professional office will only occupy the second floor for a total GFA of 1,510 SF. The first floor will remain vacant. This brings the off-street parking requirement to 6 spaces based upon the 1 space/175 SF of GFA requirement for a dental office under Section V-A with the 25% reduction applied under Section III-G. As is typical with the majority of the businesses in the Downtown, the Applicant requests a waiver of the off-street parking requirement due to the absence of onsite parking. The Applicant notes that there will not be more than 5-6 patients and 4-5 staff members at any given time and will operate 3-4 weekdays from 8 AM to 5 PM. With respect to public parking in this area of the Downtown, there are 219 on-street parking spaces (the majority of which are “2 hour” spaces), 11 spaces in a parking lot directly abutting the subject property, and 67 public spaces within the Merchant’s Lot at 25 Main Street/22 & 24R Central Street – totaling 297 public parking spaces. There are also 309 private parking spaces serving a number of other businesses in this area of the Downtown as well.¹

¹ Vanasse & Associates, Inc., *Parking Study Downtown Hingham Business District*, February 2009

During the course of the hearing, the Board raised questions and comments related to exterior improvements and the parking requirement of the previous tenant. There was no public comment.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the hearings, the Board made the following findings in accordance with the Approval Criteria under § V-A.6 of the By-Law:

- a. The parking is sufficient in quantity to meet the needs of the proposed project;**
There is sufficient public parking available offsite to provide for the dental professional office. While no off-street parking is provided onsite, there is public parking in this area of the Downtown consisting of 219 on-street parking spaces (the majority of which are “2 hour” spaces), 11 spaces in a parking lot directly abutting the subject property, and 67 public spaces within the Merchant’s Lot at 25 Main Street/22 & 24R Central Street – totaling 297 public parking spaces.
- b. Safe pedestrian access and circulation has been provided for;**
Pedestrian access is unchanged as a result of this project.
- c. New driveways have been designed to maximize sightline distances to the greatest extent possible;**
There are no driveways associated with this site.
- d. It is impractical to meet one or more of the Design Standards and that a waiver of such Standards will not result in or worsen parking, traffic or pedestrian safety problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings;**
The subject property is occupied in its entirety by the building footprint, so there is no opportunity to add parking onsite. Therefore, all of the Design Standards are impractical to meet since they apply to onsite parking lots. Parking will instead be available through on-street and off-street public parking in this area of the Downtown as outlined in subsection a. above.
- e. Except as specifically provided under subsection d. above, the proposed parking area(s) meet applicable Design Standards;**
Not applicable.
- 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.**

MOTION

Upon a motion made by Gordon Carr and seconded by Gary Tondorf-Dick, the Board voted to GRANT the application of Dr. Shreen Sandhu-Kupke for a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law, with a waiver of the Design Standards under § V-A.5, to operate a dental professional office on the second floor at 7-9 Central 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.

For the Planning Board,



Gordon Carr
June 18, 2025

In Favor: Gordon Carr, Crystal Kelly, Tracy Shriver, and Gary Tondorf-Dick

Opposed: None

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded with the Plymouth County Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.