



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant: Nicole Minahan
28 Crowes Lane
Hingham, MA 02043

Owner: RSL Realty LLC
P.O. Box 456
Hingham, MA 02043

Property: 51 South Street, Unit 101, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 33323 Page 8

Plan References: "Floor Plan Existing," prepared by Archway Construction, 80 Washington Street, #45, Norwell, MA, dated September 23, 2025 (1 Sheet)

"Site Plan," prepared by Cavanaro Consulting, 687 Main Street, Norwell, MA, dated May 27, 2016 and revised through September 28, 2017 (2 Sheets)

RECEIVED

NOV 04 2025

Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Nicole Minahan (the "Applicant") for modification of a Special Permit A3 Parking Determination originally issued September 21, 2016, as modified, under § V-A of the Zoning By-Law (the "By-Law") to operate a Pilates studio health club on the ground floor at 51 South Street, Unit 101 in Business District A and the Downtown Hingham Overlay District.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on October 27, 2025 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 panel consisted of regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly,

and Gary Tondorf-Dick. Nicole Minahan, Applicant, presented the application to the Board. The Board concurrently reviewed a related request for a waiver of Site Plan Review under Section I-I of the By-Law. At the conclusion of the review, the Board voted to grant the Special Permit A3 under § V-A of the By-Law with conditions 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 consists of 3,484± SF improved in its entirety by a 3-story commercial/residential building, known as the Lincoln Building, with 6 residential units on the upper two stories and commercial units on the ground floor. The Board issued a Special Permit A3 parking determination in September 2016, to reconstruct a commercial/residential building destroyed by structural collapse. The Applicant proposes interior renovations of Unit 101, which is 447 SF of space on the ground floor and accessed from Main Street, to operate a Pilates studio health club. The space was previously occupied by a retail store. No changes are proposed to the site, therefore the Board's review is limited to parking.

The Pilates studio proposes limited hours of operation, between 6 AM and 2 PM Monday through Friday and some Saturdays, for small-group personal Pilates training with 1 employee, a maximum of 4 attendees per class, and a maximum of 4-10 total attendees per day.

Given the absence of onsite parking and the incorporation of the residential units, the previously issued Special Permit A3 focused on a leased parking arrangement that was granted through the Special Permit for overnight residential parking at 85-99 South Street. In its decision, the Board also found that the parking available was sufficient to meet the needs to all the uses in the building. 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 previous retail store's parking requirement, although waived, was 2 spaces based upon the 5 spaces/1000 SF of GFA requirement for a retail store under Section V-A with the 25% reduction applied under Section III-G.

With respect to the parking requirement for the Pilates studio health club, the By-Law has no standard outlined for a health club, therefore a determination of the Board is required. With some recent health club applications in different areas of town where onsite parking is provided, the Board applied the parking standard for a Health Club as recommended by the Institute of Transportation Engineers (ITE), which is now 8 parking spaces per 1,000 SF of GFA. At 447 SF of GFA in the proposed space, the required number of parking spaces for the Pilates studio, with the 25% reduction applied under Section III-G, would be 3 spaces. 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. 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 near the intersection of Central and South Streets, 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

During the course of the hearing, the Board raised questions and comments related to the parking calculation and 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 § I-1,7. 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 Pilates studio health club. 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 near the intersection of Central and South Streets, 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.

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

- a. **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 Tracy Shriver and seconded by Kevin Ellis, the Board voted to GRANT the application of Nicole Minahan for modification of a Special Permit A3 Parking Determination originally issued September 21, 2016 under § V-A of the Zoning By-Law, with a waiver of the Design Standards under § V-A.5, to operate a Pilates studio health club on the ground floor at 51 South Street, Unit 101 in Business District A and the Downtown Hingham Overlay District, 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 before the start of any work.
2. All other ongoing conditions of the Special Permit A3 issued September 21, 2016 shall remain in full force and effect.

For the Planning Board,



Tracy Shriver
November 4, 2025

In Favor: Gordon Carr, Kevin Ellis, 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.