



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Massa Products Corporation
c/o Michael DeSimone, Director of Security & Operations
280 Lincoln Street
Hingham, MA 02043

Agent: Bohler
c/o Nick Dewhurst, Project Manager
50 Washington Street, Suite 2000
Westborough, MA 01581

RECEIVED
DEC 29 2025
Town Clerk
Hingham, MA

Property: 280 Lincoln Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 3957 Page 254

Plan References: Site plans entitled, "Site Development Plan for Massa Products Corporation," prepared by Bohler, dated June 5, 2025 and revised through December 8, 2025 (13 Sheets)

Architectural plans entitled, "Building Partial Rebuild and Addition," prepared by Choo & Company, Inc., dated January 21, 2025 and revised through July 25, 2025 (8 Sheets)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Massa Products Corporation (the "Applicant") for Site Plan Review under § I-I and a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law (the "By-Law") to expand an existing manufacturing facility at 280 Lincoln Street in the Industrial District.

The Board opened a duly noticed public hearing on the application at a meeting held on July 28, 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 initial hearing and several additional hearings were continued without the receipt of testimony at the Applicant's request. A substantive hearing was held both in person and remotely on December 22, 2025. The Board panel consisted of regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly, and Gary Tondorf-Dick. Nick Dewhurst, Project Manager, of Bohler presented the application to the Board. At the conclusion of the review, the Board voted to grant Site Plan Approval under § I-I and issue a Special Permit A-3 Parking Determination 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 201,411± SF improved by an industrial building that houses Massa Products Corporation, a family-owned manufacturing facility for sonar and ultrasonic products that has been in operation at the site since 1945. The proposal calls for a 5,755 SF footprint reconstruction/addition off the south side of the building and an expansion of an existing acoustic testing pond – a portion of which would be under an overhang of the addition in a manner similar to current conditions. The first floor of the proposed building expansion would largely replace the same equipment and usage of the existing portion of the building on/near the acoustic test pond (test pond equipment, maintenance shack, etc.). The second floor of the proposed building expansion would house office/conference space and/or a cafeteria. Since the project involves the removal of a portion of the existing building, there will be a net increase in gross floor area of 8,330 SF. The proposed expansion will result in operational improvements, but not in an increase in the number of employees or visitors to the facility.

The existing stormwater system on the site consists of a series of catch basins that discharge into the municipal drainage system. A subsurface infiltration system, consisting of plastic chambers surrounded by crushed stone, is proposed to infiltrate roof runoff from the building addition as well as some runoff from the parking lot south of the building and overflow from the testing pond. A secondary overflow from the testing pond will discharge into the existing municipal drainage pipe that crosses the site. The proposed addition will otherwise be served by existing utility connections. Erosion controls include a silt fence erosion control barrier, silt sacks for inlet protection, and straw bales around temporary stockpiles. No trees are proposed to be removed.

With respect to existing onsite parking, 61 spaces are currently available and no new spaces or changes to the parking layout are proposed as a result of the project.

In addition to staff, the Board's civil peer review engineer Patrick Brennan, PGB Engineers, reviewed this project to evaluate conformance with MassDEP Stormwater Management Standards (SMS) and best engineering practices. Mr. Brennan's initial report included technical comments that the Applicant satisfactorily addressed. The Zoning Board of Appeals also reviewed

the proposed expansion of the nonconforming building and issued a special permit for the project in July 2025.

SITE PLAN REVIEW WAIVERS

The Applicant requested waivers of submittal requirements under Section I-I.5.g (landscape plan), h (tree protection and mitigation plan), I.(ii) (site lighting plan), and I.(iii) (Transportation Impact Assessment). The Board determined that waivers of these submittal requirements would be appropriate since the proposed project is isolated to the rear southerly side of the existing building and is not visible from any roadway, parking area or neighboring property as it is surrounded by a wooded area to the southwest and a chain link fence with privacy slats to the east. Additionally, it is important for the testing pond to remain clear of obstructions along the southwesterly side for access and maintenance. Finally, the proposed building addition and pond expansion does not require additional site lighting and the proposed project will not result in an increase of employees or visitors to the facility.

SITE PLAN REVIEW DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

The proposed 2-story building addition and pond expansion project will result in 17,326 SF of disturbance overall and 7,220 SF in areas with slopes greater than 10%. The project minimizes land disturbance to the maximum extent practicable through its location in the same general area as existing portions of the building to be removed and the existing acoustic pond.

b. Site Design

The proposed addition is located to the rear of the existing manufacturing facility; the project site is in harmony with the existing site and building layout.

c. Character and Scale of Buildings

The proposed design of the building addition is consistent with the character and scale of the existing facility and other similar industrial and commercial properties in the area.

d. Preservation of Existing Vegetation and Protected Trees

The project is located in previously disturbed areas and will not result in the removal of any Protected Trees.

e. Limit of Clearing

A silt fence is proposed as a perimeter erosion control barrier around the limit of work. Silt sacks will protect inlets and straw bales will be placed around temporary stockpiles during construction.

f. Finished Grade

The maximum proposed grade, aside from the sloped retaining wall, is 3:1.

g. Stormwater Management

The existing stormwater system on the site consists of a series of catch basins that discharge into the municipal drainage system. A new subsurface infiltration system, consisting of plastic chambers surrounded by crushed stone, will infiltrate roof runoff from the building addition as well as some runoff from the parking lot south of the building and overflow from the testing pond.

h. Utilities

The proposed addition will be served by existing utility connections.

i. Pedestrian and Vehicular Access; Traffic Management

There are no changes proposed to traffic management or pedestrian access.

j. Lighting

No additional lighting is proposed in connection with this project.

SITE PLAN REVIEW 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 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.

SPECIAL PERMIT A3 FINDINGS

- a. **The parking is sufficient in quantity to meet the needs of the proposed project;**
The Applicant plans to maintain the 61 existing parking spaces onsite where 100 spaces are required for the manufacturing use under the Parking Table in Section V-A of the By-Law. The Applicant represented that there is sufficient parking available for their operations and the proposed project will not result in additional demand.
- b. **Safe pedestrian access and circulation has been provided for;**
The proposed project will not affect pedestrian access to the building since the addition and pond expansion are located to the rear of the site.
- c. **New driveways have been designed to maximize sightline distances to the greatest extent possible;**
The proposed project does not include new driveways. No changes to entrances or sight distances are proposed.

- d. It is impractical to meet one or more of the Design Standards and a waiver of such Standard 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 proposed project will not result in additional employees or visitors, so the existing parking count of 61 spaces will remain adequate for operation of the use.
- e. Except as specifically provided under subsection d above, 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.**

MOTION

Upon a motion made by Tracy Shriver and seconded by Crystal Kelly, the Board voted unanimously to GRANT the applications of Massa Products Corporation for a Special Permit A3 Parking Determination under § V-A and Site Plan Review under § I-I of the Zoning By-Law to expand an existing manufacturing facility at 280 Lincoln Street in the Industrial 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. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before issuance of a building permit.
3. Limits of Work; Tree Protection Areas. During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area. Without limiting the foregoing, Protected Trees to be retained shall be surrounded by temporary protective fencing or other appropriate measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Protective barriers shall be large enough to encompass the Critical Root Zone of all Protected Trees to be preserved. Inspection of the protective barriers shall be required before issuance of a Building Permit.
4. Construction Vehicles. All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day. In the event it is not feasible for construction vehicles to park onsite, the Applicant shall schedule a police detail to safely direct traffic.

5. Inspections. Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control, limits of work, and the approved drainage and stormwater system installed for the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.
6. As-Built Plan Requirement. Upon project completion an as-built plan must be submitted to the Building Commissioner and Community Planning Department prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans. The as-built plan must also demonstrate substantial conformance with all other aspects of the approved project plans, including landscaping.
7. Maintenance of Protected Trees. Each Protected Tree retained, and all trees planted to mitigate the removal of Protected Tree(s), shall be maintained in good health for a period of no less than twenty-four (24) months from the date of final inspection, or issuance of a Certificate of Occupancy, if applicable. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required to replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree or new tree.

For the Planning Board,



Tracy Shriver
December 24, 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.