



TOWN OF HINGHAM

Board of Appeals

RECEIVED
DEC 23 2025
Town Clerk
Hingham, MA

NOTICE OF DECISION SPECIAL PERMIT

IN THE MATTER OF:

**Applicant/
Owner:** Kylie and Will Tollefsen
703 Main Street
Hingham, MA 02043

Subject Property: 703 Main Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 46567, Page 37

Plan and Document

References: Plot Plan, prepared by Grady Consulting, LLC, dated September 10, 2025 (1 sheet);
Plan set, prepared by hc Design Inc., dated October 20, 2025 (4 sheets).

SUMMARY OF PROCEEDINGS

This matter came before the Board of Appeals (the "Board") on the application of Kylie and Will Tollefsen (the "Applicants") for a Special Permit A1 under Section III-I.1.c of the Zoning By-Law (the "By-Law"), to construct a conforming addition to a pre-existing nonconforming garage and construct a pool house, at 703 Main Street, in Residence District B.

The Board heard the application at a duly advertised and noticed public hearing on Tuesday, December 16, 2025, during a meeting held via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Robyn S. Maguire, Chair, Paul K. Healey and Jed Ruccio. At the conclusion of the hearing, the Board voted unanimously to grant the requested relief.

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

BACKGROUND AND DISCUSSION

The subject property consists of approximately 19,400± SF of land (where 30,000SF is required) and has 70± frontage (where 150' is required) on Main Street. The lot is improved by a single-family dwelling (ca. 1870), a garage (ca. 2019) and is located in Residence District B.

The Applicants submitted an application for relief to be able to construct a conforming addition onto their preexisting, nonconforming garage. The proposed addition would extend the garage space northerly. On the rear of the garage, they are proposing to extend the structure westerly to construct a pool house. A pool is proposed as well. The existing garage is located on the south side of the lot and sits 3.8' from the side setback. The proposed construction meets the required setbacks and height requirements of the district, and is fully conforming to the all of the dimensional requirements of the district.

FINDINGS

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the hearing, the Board made the following findings in accordance with the Special Permit Approval Criteria under Section I-H, 2 and Section III-I.c:

- a. **The proposed use will be in harmony with the general purpose and intent of the Zoning By-Law for the following reasons.** The proposed pool house is an allowed use under §III-A, 1.8.7 in the Residence B District. The extension of a nonconforming structure is allowed by a Special Permit A1.
- b. **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law.** The proposed garage addition and pool house are allowed uses within a residential district, and the proposed addition meets §IV-A – the Schedule of Dimensional Requirements of the Zoning By-Law.
- c. **The specific site is an appropriate location for such, structure, or condition, and is compatible with the characteristics of the surrounding area.** The pool house will be located adjacent to the proposed pool, as required by the Zoning By-Law.
- d. **The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated.** The majority of proposed addition will be located at the rear of the garage, therefore much of it will not be visible from the street, minimizing any impacts to the neighborhood.
- e. **There will be no nuisance or serious hazard to vehicles or pedestrians.** The proposed construction will not impact vehicles or pedestrians.
- f. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** The existing garage has electricity, and the required utilities will be installed in the pool house.

- g. **The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The property is served by public water and on-site

DECISION

Upon a motion made by Paul K. Healey and seconded by Jed Ruccio, the Board found that the proposed alteration, extension, or structural change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure and voted unanimously to GRANT a Special Permit A1 under Sections III-I.1.c of the Zoning By-Law to construct an addition to a pre-existing nonconforming garage, subject to the following condition:

1. The work shall be completed in accordance with the application and approved plans, any other applicable provisions of the Zoning By-Law, and the representations made during the public hearing.

For the Board of Appeals,



Robyn S. Maguire, Chair
December 23, 2025

This Decision shall not become effective until (i) the Town Clerk has certified on a copy of this decision that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that if such an appeal has been filed, that it has been dismissed or denied, and that (ii): a copy thereof has been duly recorded in the Plymouth County Registry of Deeds and indexed in the grantor index under the name of the owner of record.