



# TOWN OF HINGHAM

## Planning Board

### NOTICE OF DECISION SPECIAL PERMIT and SITE PLAN APPROVAL

#### IN THE MATTER OF:

**Applicant:** Nona's Homemade, Inc.  
c/o Kristin Donahue  
72 Gannett Road  
Scituate, MA 02066

**Owner:** Thomas Spiro, LLC  
c/o Linda Garnitz  
79 Florence Street, Unit 3035  
Chestnut Hill, MA 02467

**Property:** 25 Main Street, Hingham, MA 02043

**Deed Reference:** Certificate of Title No. 18105 issued by the Plymouth County Registry District of the Land Court

**Plan Reference:** "Nona's Homemade Hingham, MA," prepared by Greenly Design Services, Inc., dated November 13, 2025

RECEIVED

JAN 20 2026

Town Clerk  
Hingham, MA

#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Kristen Donahue, Nona's Homemade Inc., (the "Applicant") for Site Plan Review under § I-I and a Special Permit A3 Parking Determination and/or Waiver under § V-A and of the Zoning By-Law (the "By-Law") to locate an ice cream shop/sit-down and take-out restaurant at 25 Main Street in the Business A and the Downtown Hingham Overlay Districts.

The Board concurrently opened duly noticed public hearings on the applications at a meeting held remotely on January 13, 2026 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 its regular members Tracy Shriver, Chair, Gordon Carr, Kevin

Ellis, Crystal Kelly, and Gary Tondorf-Dick. The Applicant appeared to present the requests. At the conclusion of the hearing, the Board voted unanimously to issue a Special Permit A3 Parking Determination and Site Plan Approval with a condition set forth below.

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

### **BACKGROUND**

The subject property consists of approximately an acre of land located on the south side of Main Street, directly opposite the Heritage Museum, in Hingham Square. Nona's Homemade Ice Cream plans to relocate from its current space at 19 Main Street to 25 Main Street. The new tenant location will allow the shop to double its size from 1,500 SF to 3,060 SF on the street level (there is also 3,060 SF in the basement that will be used to produce the ice cream). Seating capacity will likewise increase from 12-14 seats to 45 seats. The Applicant plans to fit out the new space, update the menu to include additional food options, and offer an old fashioned soda fountain area.

The previous occupant of the space was a retailer, Carolann's. Section V-A.2 provides a 25% reduction to the otherwise effective parking space requirements under the parking table in Section V-A within Business District A. Therefore, the retailer's parking requirement was 11.475 spaces based upon the 3.75 spaces/1,000 SF of GFA requirement for a bank under Section V-A with the 25%. The proposed take-out restaurant use of the space requires the same number of spaces after applying the 25% reduction ( $45 \text{ seats} / 3 = 15 \text{ spaces} * 0.75 = 11.25$ ).

The subject property offers onsite parking. The 67-space Merchants Lot is located at 25 Main Street. While it is technically private property, it is publicly maintained through an Agreement between the owners and the Town. The lot serves a number of employees, customers, and visitors to the downtown. Ample on-street parking is also available in the area.

Proposed work is largely limited to an interior renovation. There are no changes proposed to the site itself. The property is already developed for commercial uses. Parking and a dumpster are available onsite.

### **WAIVERS**

The Applicant requested waivers of submittal requirements under § I-1,5.f Utility Plan, g. Landscape Plan, h. Tree Protection and Mitigation Plan, i. Grading and Drainage Plan, and j. Construction Traffic Management Plan as these submittal requirements are not applicable to this application since the site is already improved for commercial uses and work is limited to the interior of the building.

### **FINDINGS**

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the meetings, the Board made the following findings in accordance with the Approval Criteria under § I-I,7 of the By-Law:

- a. The proposed development, as conditioned by this 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. As an interior renovation, the proposed development meets all applicable Design and Performance Standards.

Additionally, the Board made the following findings in accordance with § 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 both onsite and on-street to support the relocated and expanded ice cream shop. The proposed use will generate the same parking requirement (11 spaces) as the prior retail use of the space. The publicly maintained Merchants Lot is located onsite and offers 67 shared spaces. There are also 9 angled parking spaces within the Main Street right-of-way along the building front and others in the area.
- b. **Safe pedestrian access and circulation has been provided for;**  
Pedestrian access is unchanged as a result of this project. The public sidewalk on Main Street will continue to provide access to the storefront entry.
- c. **New driveways have been designed to maximize sightline distances to the greatest extent possible;**  
There are no new driveways or curbcuts are proposed in connection with the project.
- 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 proposed use will generate the same parking requirement (11 spaces) as the prior retail use of the space, as outlined in subsection a. above. Relocation and expansion of the business will not result in parking, traffic, or pedestrian safety problems.
- e. **Except as specifically provided under subsection d. above, the proposed parking area(s) meet applicable Design Standards;**  
The existing on-site parking area will be maintained in its current condition.
- 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.**

**DECISION**

Upon a motion made by Tracy Shriver and seconded by Crystal Kelly, the Board voted unanimously to GRANT the applications of Kristen Donahue, Nona’s Homemade Inc., for Site Plan Review under § I-I and a Special Permit A3 Parking Determination and/or Waiver under § V-A of the By-Law to locate a ice cream shop/sit-down and take-out restaurant at 25 Main Street in the Business A and the Downtown Hingham Overlay Districts, 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 with the application for a building permit.

For the Planning Board,



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Tracy Shriver, Chair

January 20, 2026

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

**Opposed:** None

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.