



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Fifty-Five Saxon Hingham LLC
25 Recreation Park Drive
Hingham, MA 02043

Agent: Phil Cordeiro, P.E.
Allen & Major Associates, Inc.
10 Main Street
Lakeville, MA 02347

RECEIVED

FEB 12 2026

**Town Clerk
Hingham, MA**

Property: 55 Industrial Park Road, Hingham, MA 02043

Deed References: Plymouth County Registry of Deeds Book 58949, Page 156;
Certificate of Title No. 83731 issued by the Plymouth County Registry
District of the Land Court

Plan References: Plan set entitled, "Proposed Office Building, 55 Industrial Park Road,
Hingham, MA," prepared by Allen & Major Associates, Inc., dated October
17, 2024 and revised through February 2, 2026 (21 Sheets)

Floor Plan and Rendering entitled, "New Office Building," prepared by
Colliers Engineering & Design, dated December 18, 2025 (2 Drawings)

"Tree Inventory and Removal Summary," prepared by Sean Papich
Landscape Architecture and Daniel Cathcart Arborist, dated December 16,
2025

Revised Drainage Report Narrative, prepared by Allen & Major Associates,
Inc., dated January 7, 2026

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Fifty-Five Saxon Hingham, LLC (the "Applicant") to modify a Special Permit A3 under § V-A.5.o and Site Plan

Approval under § I-I of the By-Law, both originally issued February 10, 2025, to increase the number of landbanked parking spaces; reorient the building layout; and update architectural and landscaping details at 55 Industrial Park Road in the Industrial Park and South Hingham Development Overlay Districts.

The Board concurrently opened duly noticed public hearings on the applications at a meeting held remotely on January 26, 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. A second hearing was held both in person at Town Hall and remotely via Zoom on February 9, 2026. The Board panel consisted of regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly, and Gary Tondorf-Dick. The Applicant's Agent, Phil Cordeiro, P.E., Allen & Major Associates, Inc., presented the application to the Board. The Board was assisted in its review by Patrick Brennan, P.E., PGB Engineering, LLC. At the conclusion of the review, the Board voted unanimously to approve the requested modification of the Special Permit A3 and Site Plan Approval 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 145,328± SF improved by an office building, a four-bay garage building, a paved driveway, and parking areas. In February 2025, the Board issued Site Plan Approval and a Special Permit A3 parking waiver for the reconstruction a 19,995 SF two-story office building along with 70 parking spaces, including 11 land banked spaces. Subsequently, the Board reviewed a minor modification in August 2025. The revised plan reduced the size of the approved building to 10,888 SF by removing the second story. A permeable patio was also added and the parking lot was reduced in size to reflect the revised parking calculation of 38 spaces – 11 of which continued to be landbanked.

The Applicant now proposes further modification of the plan to reorient the approved building layout and reduce the number of parking spaces constructed onsite. The modification would result in the following changes:

1. Reorients the building parallel to Industrial Park Road.
2. Reduces the number of constructed parking spaces from 27 to 21. The required number of spaces overall, 38, can still be achieved on site through designation of 17 landbanked spaces.
3. Saves an additional tree by the adjustment to the building and parking positioning.
4. Minimizes earthwork necessary to construct the project as it relates to potential traffic impacts due to truck mobilizations.
5. Reduces the amount of disturbed area onsite from 77,202 SF per the approved plan to approximately 59,910 SF.

In addition to staff, the Board's civil peer review engineer Patrick Brennan, PGB Engineering, reviewed this project to evaluate conformance with MassDEP Stormwater Management Standards and best engineering practices. After review of revised plans that address some technical suggestions, Mr. Brennan confirmed that the stormwater system for the revised site layout will adequately mitigate post development runoff so that it will not exceed existing conditions.

During the course of the hearing, the Board raised questions and comments related to parking demand. The Agent indicated that the company employs just 11 people, so that 21 constructed parking spaces will meet the needs of both employees and visitors to the facility. The Board expressed general support the plan revisions as these result in less disturbance to the site overall. There was no public comment.

WAIVERS

The original Decisions included waivers that have since been eliminated, modified, or maintained based on the plan modifications. These include:

1. **Transportation Impact Analysis.** Section I-I, 5.I(iii) requires submission of a Transportation Impact Analysis for Major Site Plans. The Board waived strict compliance with this requirement since the use of the property following redevelopment was proposed to be similar in intensity to the prior. As revised, the size and expected traffic impacts associated with the development has been reduced. The waiver remains appropriate.
2. **Protected Tree Removal Mitigation.** Design and Performance Standards under § I-I, 6.d.(ii) requires tree mitigation plantings equal to a minimum of 0.5 caliper inches per caliper inch of Protected Trees removed. As revised, proposed Protected Tree removals total 748 caliper inches, which would require 374 caliper inches of mitigation plantings. The revised plan proposes 125 new trees, totaling 375 caliper inches of mitigation plantings. The original waiver is no longer required.
3. **Driveway Width.** The Applicant requested a waiver of a Design and Performance Standard under § I-I, 6.i(i)(C) to maintain the 64'-wide curb cut where 24' is the limitation. To the extent that this is an existing condition and alteration of the curb cut would generate additional disturbance, the Board waived the standard. The revised plan continues to require this waiver.
4. **Landbanked Parking Spaces.** The original approved plan depicted 11 landbanked parking spaces that would remain landscaped until such time that parking demand increased in the future. The Board granted a waiver under § V-A.5.o to allow the landbanked space. The revised plan now proposes 17 landbanked parking spaces, requiring a modification of the original relief.

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 a finding in accordance with the Approval Criteria under § I-I,9. of the By-Law that the proposed does not materially or adversely affect conditions governed by the Site Plan Review Design and Performance Standards set forth in § I-I,6 of the Zoning By-Law; as such, the project constitutes a minor modification of the Site Plan Approval, issued February 10, 2025.

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;**
The proposed project, as modified in August 2025 to consist of a single-story, 10,888 SF general business office, requires 38 parking spaces under § V-A of the By-Law. The last approved plan called for 27 spaces to be constructed and 11 to be landbanked. The revised plan now proposes construction of 21 space and designation of 17 landbanked spaces. The Applicant demonstrated on the revised plan that 38 spaces could be constructed if needed in the future, but indicated their business model will not likely generate the parking demand required under the By-Law.
- b. Safe pedestrian access and circulation has been provided for;**
The reconstructed parking lot provides a 5'-wide concrete sidewalk and walkway at the front of the building for safe pedestrian access and circulation from the parking area.
- c. New driveways have been designed to maximize sightline distances to the greatest extent possible;**
No changes to the site entrances or sight distances are proposed.
- d. It is impractical to meet a Design Standard under § V-A.5.o 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;**
A waiver under § V-A.5.o to allow 17 landbanked parking spaces and construction of 21 parking will not adversely affect the site. As conditioned by this Approval, the Applicant will return to the Board should the landbanked spaces be needed in the future.
- e. Except as specifically provided under subsection d. above, the existing parking areas meet applicable Design Standards; and**
- f. The granting of this modified 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 Gordon Carr, the Board voted unanimously to GRANT the application Fifty-Five Saxon Hingham, LLC to modify a Special Permit A3 under § V-A.5.o and Site Plan Approval under § I-I of the By-Law, both originally issued February 10, 2025, to increase the number of landbanked parking spaces; reorient the building layout; and update architectural and landscaping details at 55 Industrial Park Road in the Industrial Park and South Hingham Development Overlay Districts, 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. All conditions of the previous Special Permit and Site Plan Approval Decisions, dated February 10, 2025, remain in full force and effect unless specifically modified by this Decision.

For the Planning Board,



Tracy Shriver
February 12, 2026

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.