



TOWN OF HINGHAM
PLANNING BOARD

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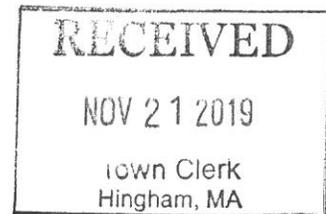
NOTICE OF DECISION

Special Permit A3 with Site Plan Review

Applicant: Best Chevrolet, Inc.
128 Derby Street
Hingham, MA 02043

Premises: 75 Industrial Park Rd
Hingham, MA 02043

Date: November 20, 2019



PLAN REFERENCE

“Proposed Parts Wholesaling and Warehousing, 75 Industrial Park, Hingham, MA 02043”, prepared for Best Chevrolet, INC., prepared by Crocker Design Group, LLC. Zoning Exhibit Plan, Sheet Z-1, dated 10/22/19.

SUMMARY OF PROCEEDINGS

At the regular meeting of November 18, 2019 Planning Board members Kevin Ellis, Judith Sneath, Gordon Carr, and William Ramsey heard the application of Best Chevrolet, Inc. for a Site Plan Review and Special Permit A3 Parking Determination, in order to relocate its existing automotive wholesale parts warehousing operation from 100 Research Road to this property, located at 75 Industrial Park Rd, Hingham, in the Industrial Park District and South Hingham Overlay District. The Applicant was represented by Attorney Scott Golding and Gabe Crocker, PE, of Crocker Design Group.

BACKGROUND AND DISCUSSION

Mr. Golding explained that the Applicant recently leased the property and intends to relocate its existing automotive parts warehousing operations to the site. The building is existing and the only site improvement will be the installation of a loading dock, which will result in the loss of one parking space. The site has 57 parking spaces currently and the parking demand projected for the new use is a maximum of 16 spaces, as such the applicant is requesting the Board find that there is sufficient parking for the proposed use. The Applicant provided an Operations and Management Plan for the site drainage and agreed to install a hood in the catch basin at the entrance to the site to further improve the storm water quality leaving the site.

The Board discussed that the Applicant requested a full waiver of site plan review. The Board noted that there previously was no O&M plan for this site, and that the existing catch basin benefits from the provision of a hood. Because the proposed site improvements are small in scope the Board found that the request to waive some of the site plan review submittal requirements was reasonable and that they were in favor of a partial waiver of site plan review.

SITE PLAN REVIEW

Upon a motion made by William Ramsey and seconded by Judith Sneath the Board then voted 4-0 to grant a partial waiver of site plan review submittal requirements for sections a, b, c, d, e, I & j finding that this is an existing developed site with little outside changes to the site beyond the installation of a loading dock.

FINDINGS - SITE PLAN REVIEW

Based on the information submitted and presented during the hearing, and subject to satisfaction of the conditions set forth below, the Board made the following findings under Section I-I, 6 of the By-Law for the sections that were not waived:

- f. prevention or mitigation of adverse impacts on the Town's resources, including, without limitation, water supply, wastewater facilities, energy and public works and public safety resources;*

The Board found that the Applicant is installing a hood in the existing catch basin and has drafted and will implement the O&M plan moving forward to improve storm water management.

- g. assurance of positive storm water drainage and snow-melt run-off from buildings, driveways and from all parking and loading areas on the site, and prevention of erosion, sedimentation and storm water pollution and management problems through site design and erosion controls in accordance with the most current versions of the Massachusetts Department of Environmental Protection's Storm water Management Policy and Standards including the Massachusetts Storm water Handbook, the Massachusetts Erosion and Sediment Control Guidelines and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal storm water system;*

The Board found that the applicant agrees to install a hood in the catch basin at the base of the existing driveway at the connection on Industrial Park Road, and further agrees to coordinate with the Hingham DPW prior to installation. Site disturbance will be de minimus as it is the installation of a loading dock door with a construction duration of 2-3 days. Erosion controls are not indicated.

- h. assurance that appropriate Best Management Practices have been incorporated to minimize the amount of disturbed areas and protect natural resources, stabilize sites when projects are complete or operations have temporarily ceased, protect slopes on the construction site, protect storm drain inlets and armor all newly constructed outlets, install perimeter controls*

at the site, stabilize construction site entrances and exits to prevent off-site of material, and to provide for regular inspection of storm water controls at consistent intervals;

The Board found that an Operations & Management Plan has been provided, dated 11/15/19 and will be implemented moving forward, and that the property owner has been performing site maintenance on an ongoing basis.

VOTE AND CONDITIONS-SITE PLAN REVIEW

With a Motion made by William Ramsey and seconded by Kevin Ellis the Board then voted 4-0 to Approve Site Plan Review for Best Chevrolet at 75 Industrial Park Road as presented at the hearings, with the waivers, pursuant to the findings, and subject to the following conditions:

1. The Applicant must install the hood in the catch basin at the base of the existing driveway prior to the issuance of a Certificate of Occupancy, and further, must implement the O&M plan moving forward.
2. A pre-construction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required as a condition of approval for all projects.
3. 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 during construction and the approved drainage and storm water system installed for the project.
4. Upon project completion an as-built plan must be submitted to the Building Commissioner 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 storm water system design and performance standards of the approved project plans.

FINDINGS – SPECIAL PERMIT A3

a) The parking is sufficient in quantity to meet the needs of the proposed Project;

The Board found that 57 parking spaces exist where the parking demand is projected to be 16 spaces. Even with the projected loss of 1 parking space the site is over parked for the projected demand.

b) Pedestrian access and circulation has been provided for;

The Board found that this is not applicable.

c) New driveways have been designed to maximize sightline distances to the greatest extent possible;

The Board found that this is not applicable.

d) It is impractical to meet these standards and that a waiver of these regulations will not result in or worsen parking and traffic problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings; and

The Board found that this is not applicable.

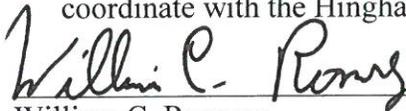
- e) *The granting of relief is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.*

The Board found in the affirmative, noting that this is the reuse of an existing industrial property.

VOTE AND CONDITIONS-SPECIAL PERMIT A3

Upon a motion made by William Ramsey and seconded by Judith Sneath, the Board voted 4-0 to APPROVE the Special Permit A3 parking determination for Best Chevrolet at 75 Industrial Park Road based on the presentation at the hearing, pursuant to the findings, with the waiver and subject to the following conditions:

1. The Applicant has provided an O&M plan dated 11/15/19 for the parking lot, and will implement it moving forward. The Applicant will install a hood in the catch basin at the base of the existing driveway at the connection on Industrial Park Road, and further agrees to coordinate with the Hingham DPW prior to installation.



William C. Ramsey

Chairman, Hingham Planning Board

EXECUTED this 21st day of November, 2019

Votes:

In favor: Ramsey, Carr, Sneath, Ellis

Opposed: none

Cc: Town Clerk, Building, S. Golding, G. Crocker, Assessor,