


TOWN OF HINGHAM
PLANNING BOARD

NOTICE OF DECISION
Special Permit A3 Parking Determination



IN THE MATTER OF:

Applicant: Hemlock Ink, LLC
Premises: 150 Recreation Park Drive, Suite 8
Hingham, MA 02043
Deed: Book 46554, Pages 105 & 122
Date: November 14, 2020

Summary of Proceedings:

This matter came before the Planning Board on the application of Hemlock Ink, LLC, for Request for a Site Plan Review under § I-G and § I-I of the Zoning By-Law in association with a Building Permit with a request for waiver, and a Special Permit A3 Parking Determination and/or Waivers under § V-A and such other relief as necessary to locate a custom screen printing, embroidery, digital garment printing facility pursuant to Section III-A (6.2) within an existing 5,000 SF portion of the existing ~43,816 SF industrial condominium building at 150 RECREATION PARK DRIVE, SUITE 8, in the Industrial Park and South Hingham Development Overlay Districts.

Pursuant to (1) the Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law and applicable provisions of the Open Meeting Law found at 940 CMR 29 et seq., the public meetings of the Planning Board were conducted by remote participation. Board members on the panel were Gordon Carr, Rita DaSilva and Judith Sneath, and Associate Member Ted Matthews who was seated on the Special Permit A3. The Application was presented by Scott Golding, DTM, and Gabe Crocker, Crocker Design Group.

The Planning Board heard the application remotely at a duly noticed public hearing on November 9, 2020. The proposal is for internal building improvements to support a garment decoration company that is moving into a 5000 square foot portion of the existing 43,816 square foot building in Suite #8 at 150 Recreation Park Drive. There are no physical changes proposed to the site. With two recent new tenants the septic system was improved and the parking was striped so the site is not in need of any improvements at this time. Parking was originally approved at 79 spaces, but recent restriping resulted in a total of 82 compliant spaces on site. The other tenants on site are DTM packing occupying Suites 3-7 for 25,000 sf of warehousing requiring 25 spaces, Boxygen occupies Suite 2 and requires 11 parking spaces, Phys-Ex/Momentum occupies Suite 1 and requires 11 spaces, and W.C. Vaughn occupies Suite 9 and requires 10 spaces. Hemlock Ink will occupy Suite 8 and require 10 spaces. The business has infrequent pickups and 3-5 employees. The peak parking demand for the two health club uses are early morning and weekend, and Hemlock Ink is not open on the weekend and has traditional hours of operation (9-5) Monday through Friday. The total parking spaces required are 67 and total existing spaces are 82 so a Special Permit A3 is required to provide more spaces that the regulations specify. As the parking lot is in good condition and is in an industrial area there is no plan to remove any pavement at this time.

Review Criteria and Findings:

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

Yes. This is an existing industrial site that has several tenants and there is more parking than required by the parking table. The parking is in good condition.

b) *Pedestrian access and circulation has been provided for;*

Yes.

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

No new driveways are proposed.

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;*

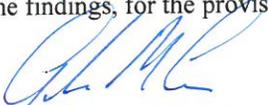
Yes. While the site is over parked the pavement is in good condition and this is a multi-tenant site in industrial use. It would not be practical to remove existing paved parking to meet the current parking requirements of the site.

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.*

Yes.

DECISION AND VOTE:

With a motion made by Gordon Carr and seconded by Judy Sneath it was VOTED to APPROVE the Special Permit A3 parking determination in accordance with Section V-A Off-Street Parking Regulations of the Town of Hingham Zoning By-Law, for Hemlock Ink at 150 Recreation Park Drive, Suite 8, as presented at the hearing and shown on the application materials submitted by Drohan, Tocchio & Morgan, based on the findings, for the provision of 82 parking spaces where 67 are required.



Gordon Carr
Acting Chairman, Hingham Planning Board

In Favor: Sneath, DaSilva, Matthews, Carr
Opposed: none

Cc: Town Clerk, Building Department, Assessor, Scott Golding, DTM; BOH, Gabe Crocker, CHA