

DECISIONS OF THE ZONING BOARD OF APPEALS AND ZONING ADMINISTRATOR

<u>Applicant(s)</u>	<u>Subject Property</u>	<u>Nature of Application</u>	<u>Disposition</u>	<u>Decision Date</u>
Sarah Sprout Lovett	271 & 273 Rockland Street	Special Permit to construct a common driveway through the Flood Plain and Watershed Protection District	Withdrawn	1/3/2001
Town of Hingham School Committee	17 Union Street	Height Variance to install four 70' light towers for night games at a relocated High School football field	Withdrawn	1/3/2001
Gene A. Hagblom	4 Plymouth River Road	Variance from the minimum lot size requirements to establish a buildable lot	Granted	1/16/2001
Robert J. and Cathleen A. Glynn	52 Governor Long Road	Side and rear setback Variances to demolish an existing garage and reconstruct another larger garage	Granted with Conditions	1/22/2001
Canterbury Village Development LLC	24 Canterbury Street	Special Permit for a Residential Inclusionary Development to construct ten detached single-family residences	Granted with Conditions	2/12/2001
John J. and Mary Elizabeth Vozzella	18 Crowes Lane	Front and sideline setback Variances to construct an open-air farmers porch	Withdrawn	2/20/2001
Shulman Realty Company Limited Partnership	114 Derby Street	Modification of the Site Plan and Special Permit to reconfigure the inventory parking area in order to construct an addition to be used as an auto showroom for Best Chevrolet	Granted with Conditions	3/1/2001
Mildred W. and R. Janet Bickford	9 Meadowview Road	Sideline setback Variance to demolish a single car garage and reconstruct a two car garage	Granted with Conditions	3/15/2001
Peter J. and Clara H. Barrett	4 Bare Cove Lane	Special Permit to construct a wooden pier with a wooden float in the Flood Plain and Watershed Protection District	Granted with Conditions	4/5/2001
Vincent J. and Debora A. Maccarrone	14 Elm Street	Sideline setback Variance to renovate an existing detached garage	Granted with Conditions	4/5/2001
Melinda M. Ponder	6 Jarvis Avenue	Front yard setback Variance to reconstruct the porch raising the roof height at the front of the residence	Granted	4/12/2001
Hingham Resources, LLC	off Ward Street	Modification of the existing Site Plan/Special Permit for a residential cluster townhouse development and an 18-hole private golf course to relocate the main access road	Granted	5/8/2001

Diane Buckley	15 Merrill Street	Appeal of the Building Commissioner's issuance of a building permit to Harbor Dream LLC with regard to the height limitations above the natural grade	Denied	5/15/2001
Shulman Realty Company	114 Derby Street	Special Permit to erect a second ground sign	Granted with Conditions	5/17/2001
Jennifer Creech	1 Paige Street	Front yard setback Variance to extend the existing carport along the front of the dwelling	Granted	5/21/2001
Curtlo Realty Trust and Lincoln Beal LLC	400 Lincoln Street	Modification of the existing Site Plan/Special Permit to delete the condition that the Beal Street lot be held in reserve for future use for Plaza parking spaces and to reduce the number of required parking spaces in order to construct shopping cart corrals	Granted with Conditions	6/12/2001
Joseph W. and Lee B. Burton	29 Whitcomb Avenue	Variance from the side setback requirement in order to raze the existing detached garage and replace it with a relocated two-car garage and mud room	Granted with Conditions	6/12/2001
Christopher E. and Erica J. Goode	74R Thaxter Street	Variance to maintain the existing dwelling during construction of a new dwelling on the same lot, demolishing the older dwelling upon completion and occupancy of the new dwelling	Granted with Conditions	6/13/2001
Jonathan and Isabel Asher	5 Common Street	Sideline setback Variance to build a single-story extension to the rear of the existing barn	Granted with Conditions	6/14/2001
Gerard J. Kiley , Jr.	1 Whitehorse Road	Side and rear yard setback Variances to construct a one-story garage	Granted with Conditions	6/26/2001
Jamieson Fasoli and Donald Heim	157 Nokomis Road	Variances from the lot area requirements and from setback requirements in order to build a single-family dwelling	Withdrawn	7/2/2001
Hingham Resources , LLC	off Ward Street	Modification of the existing Site Plan/Special Permit to include an additional ±40 acres of land in the cluster, additional dwelling units, three maintenance buildings and associated driveway and parking areas along with a Variance from the height limitation to construct a 3-story club house	Special Permit Granted with Conditions, Variance Withdrawn	7/12/2001 12/6/2001
Linda S. Nathan and Sherman R. Homan	261 North Street	Variance to convey land from a nonconforming lot to the adjacent nonconforming lot	Granted	8/9/2001

William & Mark Giarrusso and Patricia A. Kane	140-152 North Street	Special Permit to operate a 75 seat sit-down/take-out restaurant along with a waiver of the off-street parking requirement	Granted with Conditions	8/9/2001
The Flatley Company	55 Sgt. William B. Terry Drive	Use Variance to convert existing office space into a health club	Granted with Conditions	8/9/2001
Lincoln Hill , LLC	off West Street	Comprehensive Permit for the construction of sixteen dwelling units in four buildings, amended to fourteen units	Granted with Conditions	8/21/2001
Joseph A. and Linda M. Christman	19 Sunset Lane	Front and side yard setback Variances to construct an attached two-car garage with family room above	Granted with Conditions	8/27/2001
Christina Rifkin , Trustee	16 Causeway Road	Special Permit to reconstruct an existing stone wharf, adding a seasonal gangway and float	Granted with Conditions	9/13/2001
Clinton E. Nangle (petitioner) and Estate of Jane P. Nangle (owner)	63 Bonnie Brier Circle	Variances from lot area and all setback requirements in order to reconstruct a single family residence on a substandard lot	Denied	9/17/2001
Hingham Campus , LLC	409-413 Whiting Street	Comprehensive Permit to construct a continuing care retirement community of 1750 independent units, 192 assisted living units, and 324 bed nursing facility in 18 buildings	Granted with Conditions	9/18/2001
W/S/M Hingham Properties , LLC	100 Derby Street	Special Permit to add three additional parcels of land to the Plaza and 12,000 sq.ft. to the former Bradlees building at Hingham Plaza	Granted with Conditions	9/20/2001
Alec and Suzanne Burleigh	8 Colonial Road	Sideline setback Variance to construct a one-story addition	Granted	9/27/2001
Hingham Institution for Savings	71 Main Street	Special Permit to add a canopy for an ATM and drive-up teller	Granted with Conditions	10/10/2001
Dale and Jeanne Shea	78 Kilby Street	Front and side yard setback Variances to add a second story above the existing garage	Granted with Conditions	10/16/2001
Peter J. and Clara H. Barrett	4 Bare Cove Lane	Modification of the Special Permit to remove the condition prohibiting a railing on the proposed pier	Granted	10/25/2001
Hingham Institution for Savings	37 Whiting Street	Special Permit to install an ATM on the existing drive-up teller island	Granted	10/25/2001
Patricia A. Kane , d/b/a The Square Café	150 North Street	Special Permit to display multiple building and awning signs	Granted	11/6/2001

Town of **Hingham**
Board of Selectmen

220 Central Street

Review the report required by the Special Permit on the adequacy of parking at Hingham Town Hall

Accepted

11/21/2001

Alan A. and Patrice A.
Balunas

27 Harbor View
Drive

Sideline setback Variance to construct an unheated mud room off the existing deck

Withdrawn

12/19/2001

SUMMARY

1. Applicants: 39
Hearings: 77
1. Special Permits: 17 (5 Granted, 11 Granted with Conditions, 1 Withdrawn)
Variances: 22 (5 Granted, 10 Granted with Conditions, 1 Denied, 6 Withdrawn)
Appeals: 1 (1 Denied)
Comprehensive Permits: 2 (2 Granted with Conditions)

Mary Jean Shultz, Administrator

Jerry K. Seelen, Chairman
Stephen J. McLaughlin
Mario Romania, Jr.