

**NOTICE OF DECISION  
Special Permit A3**

**Applicant:** Hingham Recreation Commission  
210 Central Street

**Project Site:** 0 Hull Street (Map 43 Lot 19)

**Title Reference:** Book 1759 Page 270

**PROCEEDINGS**

The Hingham Recreation Commission came before the Planning Board for a Special Permit A3 parking determination Under Section V-A in association with the improvement of the property with the installation of a playground and parking lot, on land zoned Official and Open Space. The Planning Board heard this matter at their meeting of August 13, 2018. In attendance were regular members Gordon Carr, Judith Sneath, Gary Tondorf-Dick, and Jennifer Gay Smith. Associate member Ted Matthews was also seated for this hearing. Mark Thorell, Recreation Director, Vicki Donlan, Recreation Commission Chair, Bruce Thompson, Vice Chair, and Nandita Scott from the Recreation Commission were in attendance as the applicants with their engineer, John Cavanaro from Cavanaro Consulting.

Mr. Cavanaro described the site and underutilized and lacking access or parking. The intent of this application is to install a small playground and a 12 space parking lot. The parking lot is proposed to be paved and the drainage will be collected in a gravel trench and ultimately flow overland interior to the site towards the existing wetlands with the intent being for the drainage to infiltrate as much as possible. There will be no lighting installed so the playground will be a dawn until dusk facility. There will be trash cans provided by the DPW and the Recreation Department will coordinate with the DPW to have the cans emptied regularly. The Board did discuss that this site would likely be used more with the addition of the parking lot. Board members were supportive of the playground installation but noted that Canterbury Street lacked sidewalks for safe pedestrian access. They also felt that if the property had more programming added the adequacy of parking might need to be reevaluated. The applicant reviewed the trees that are proposed for removal, and the landscape improvements proposed. Two parking lot trees will be planted as well as evergreens to screen the headlight glare and prevent impacts on the public way. The Board noted that trees that are shade trees also may require a shade tree hearing before being removed. There was no additional public comment. The Board then began deliberation and went through the site plan review criteria, as follows.

**FINDINGS – SPECIAL PERMIT A3**

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

The Board found that 12 parking spaces as proposed is sufficient to meet the needs of the small playground as proposed. The parking would not likely be sufficient if additional programming was added to the site.

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;*

The Board found that Yes, the driveway design meets the sightline standards. This is a low traffic generator and the users will be traveling at a low speed. This is a daytime use as no lighting is on site so visibility should be good.

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 that this is not applicable.

#### **VOTE AND CONDITIONS**

The Board then voted to make the determination that 12 parking spaces is adequate for the parking as proposed. Then, upon a motion made by Gordon M. Carr and seconded by Judith Sneath, the Board voted 5-0 to APPROVE the Special Permit A3 for the Town of Hingham Recreation Department for land at 0 Hull Street (Map 43 Lot 19) , as represented at the hearings and as shown on the plan titled SITE PLAN HULL STREET PLAYGROUND HINGHAM, prepared by Cavanaro Consulting, dated 7/20/18, revised to 8/8/18, 1 sheet, pursuant to the findings and conditions noted herein:

1. If additional programming is added to the site or improvements made to the site to facilitate more programming a modification of this permit would be required to revisit adequacy of parking.

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Gordon M. Carr  
Chairman, Hingham Planning Board  
EXECUTED this \_\_\_\_ day of August, 2018

#### **Votes:**

In favor: Matthews, Carr, Gay Smith, Sneath, Tondorf-Dick  
Opposed: none

Cc: Town Clerk, Fire, Police, Assessor, Conservation, R. Fernandes, R. Sylvester, Building, J. Cavanaro