

NOTICE OF DECISION

Special Permit A3

Applicant: MDC Properties – Abington Street, LLC.
286 Commonwealth Avenue, Unit 5
Boston, MA 02115

Project Site: 73 Abington Street
Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 47538 Page 288

Plan Reference:

“Site Development Plans for Proposed Warehouse Facility” Site Location: Portion of 73 Abington Street Town of Hingham Plymouth County, Massachusetts, Map 211, Lot 1, prepared for MDC Properties - Abington Street, LLC., Prepared by Bohler Engineering, dated 7/25/18, revised to 1/18/19, 29 Sheets.

PROCEEDINGS

On September 18, 2018, MDC Properties – Abington Street, LLC. (“Applicant”) filed an application (“Application”) for a Site Plan Review under Section I-G and I-I in Association with a Special Permit A2 to accommodate the proposed F.A.R. of .45 under Section III E 7 (b) i. for the construction of three industrial buildings, as well as a Special Permit A3 Parking Determination and/or waivers under Section V-A, property zoned Industrial Park/South Hingham Development Overlay District.

A public hearing of the Planning Board was duly noticed and opened on October 22, 2018 and continued to December 3, 2018; December 18, 2018; January 7, 2019; January 28, 2019 and closed on February 11, 2019. The Applicant was represented by Attorney Walter Sullivan; Jesse Johnson, Bohler Engineering; and Frank Polak, owner. The Planning Board hearings were conducted by Judith Sneath, Gordon Carr, Jennifer Gay Smith and Gary Tondorf-Dick. The Planning Board consulted with John Chessia, Chessia Consulting who acted as a consultant to the Planning Board pursuant to Section I-I (2) of the Zoning By-Law.

BACKGROUND AND DISCUSSION

This property located at 73 Abington Street has an area of approximately 5.62 acres and is in the Industrial Park/South Hingham Development Overlay District. The site consists of land with the center portion of the site containing an existing compacted gravel driveway to provide access to a house and garage. The remaining portion of the site is undeveloped and consists of open fields

and wooded areas. Slopes on the site range from 2%-10% with on-site elevations ranging from 137 feet at Abington Street to 160 feet at the northern property line. The proposed project consists of a commercial warehouse and office site consisting of three buildings with associated access, parking and utility services. The site slopes generally towards Abington Street and the Board reviewed the project carefully to ensure that more drainage did not flow towards the roadway. The Board heard testimony from the Chief of Police and town staff offered conditions of approval but did not object to the development. The Board also reviewed the landscaping to mitigate impacts on abutters and also encouraged the applicant to rely on one access drive instead of two to help reduce the grades on the internal driveway and allow a greater amount of the drainage to be diverted towards the wetlands system east of the project. The site plan shows 58 parking spaces where the regulations would require 128 spaces if the “warehouse” parking requirements of 3.5 spaces/1000 s.f. is applied for the retail self-storage facility. Retail self-storage facilities are large buildings generating very low parking demand so the typical warehouse description and parking requirement does not fit this use. In fact the average peak parking demand for the uses proposed on this site according to the ITE manual is 56 spaces.

FINDINGS – SPECIAL PERMIT A3

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

The Board found that yes, this project proposes 58 parking spaces where 128 are required IF the “warehouse” parking requirement of 3.5 spaces/1000 sf is used for the retail self-storage facility. The Board found that retail self storage facilities are large buildings generating low parking demand. There is an interest in not building too much parking. 58 parking spaces as proposed are sufficient to meet the needs of the project. In addition, there is an ability to add parking spaces on the east of building B if necessary.

b) Pedestrian access and circulation has been provided for;

The Board found that yes, pedestrian access and circulation has been provided for.

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

The Board found that Once the site is developed the sight distances conditions (>500’) will exceed the minimum required for safety (intersection sight distance requirement = 415’, stopping sight distance requirement = 305’).

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 this 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 saying yes.

VOTE AND CONDITIONS

Upon a motion made by Gary Tondorf-Dick and seconded by Gordon Carr, the Board voted 4-0 to APPROVE the Special Permit A3 Parking Determination in association with Site Plan Review as presented at the hearings and shown on the plans titled "Site Development Plans for Proposed Warehouse Facility" Site Location: Portion of 73 Abington Street Town of Hingham Plymouth County, Massachusetts, Map 211, Lot 1, prepared for MDC Properties - Abington Street, LLC., Prepared by Bohler Engineering, dated 7/25/18, revised to 1/18/19, 29 Sheets, based on the findings and subject to the following conditions:

1. The applicant shall maintain the sight lines free of obstructions that would impede the sight distances.
2. The applicant shall overlay the sight distance triangles on the landscape plan and verify that the trees are outside the sight lines. If they are not their locations will be shifted so that they are.

Gordon M. Carr
Chairman, Hingham Planning Board
EXECUTED this ____ day of February, 2019

Votes:

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

Cc: Clerk; J. Chessia; J. Johnson; W. Sullivan;