

NOTICE OF DECISION
Site Plan Review and Special Permit A3 Parking Determination

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 Site Plan Review under Section I-G and I-I and a Special Permit A3 Parking Determination under Section V-A for the improvement of the property with the installation of a playground and 7 space parking lot, on land zoned Official and Open Space. The Planning Board heard this matter at their meeting of February 11, 2019. In attendance were regular members Gordon Carr, Judith Sneath, Gary Tondorf-Dick and Jennifer Gay Smith. Mark Thorell, Recreation Director, and Vicki Donlan, Recreation Commission Chair were in attendance as the applicants.

Mr. Thorell explained that this is a minor modification to the playground approved in 2018. The changes are minor and include reduction of the parking lot from 12 spaces to 7 spaces, shifting the parking lot approximately 10' to the right of the large shade tree to save the root structure and also provide shade to the playground instead of the parking lot, and, the drainage ditch will decrease from 2'x62'x1' to 2'x56'x1' in dimensions. Otherwise the site will be as already approved. The Board noted that the site visit was extremely helpful in understanding the scope of the changes and further that the changes are reasonable. The Applicant explained that 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 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. There was no public comment. The Board then began deliberation and went through the site plan review criteria, as follows.

SITE PLAN REVIEW CRITERIA AND FINDINGS

- a. *protection of abutting properties against detrimental uses by provision for surface water drainage, fire hydrant locations, sound and site buffers, and preservation of views, light*

and air, and protection of abutting properties from negative impacts from artificial outdoor site lighting.

The Board found that the drainage will still be retained on site and infiltrated via a stone trench with the excess flowing overland, ultimately to a wetland. This project is not expected to worsen drainage conditions off-site. No outside lighting is proposed.

- b. convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets; the location of driveway openings in relation to traffic or to adjacent streets, taking account of grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections; sufficiency of access for service, utility and emergency vehicles;*

The Board found that if development or programming on the site is proposed to increase a traffic study will be required as part of the modification. The Board also found that a paved walkway to access the playground as shown on the original plan will remain.

- c. adequacy of the arrangement of parking, loading spaces and traffic patterns in relation to the proposed uses of the premises; compliance with the off-street parking requirements of this By-Law;*

The Board found that a Special Permit A3 parking determination on adequacy of parking is required, and that the parking lot is being reduced from 12 spaces to 7 spaces but will still have a handicapped accessible parking space. The Board found that this use isn't expected to be a big traffic generator and that two parking lot trees will be planted as well as the evergreens as previously proposed.

- d. adequacy of open space and setbacks, including adequacy of landscaping of such areas;*

The Board found that the site is mostly undisturbed and the parking lot size is being reduced.

- e. adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site*

The Board found that the Recreation Commission will work with the DPW to provide trash cans and empty them regularly.

- 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 this not applicable.

- 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, and Massachusetts Erosion and Sediment Control Guidelines.*

The Board found that the drainage will be infiltrated on site or allowed to run overland and soak in naturally, and the peer review engineer reviewed and signed off on drainage design during the original review process. This modification will reduce the amount of impervious surfaces and the drainage ditch remains largely the same and in the same location as the original approval.

- h. protection of natural and historic features including minimizing: the volume of cut and fill, the number of removed trees of 6 inches caliper or larger, the removal of stone walls, and the obstruction of scenic views from publicly accessible locations;*

The Board found that this modification helps preserve the large tree as required by the Board by shifting the location of the playground ~10' to the north.

- i. minimizing unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on or approved for the site.*

The Board found that no buildings are proposed. This is a large natural site that has been used for recreational purposes for years. Used to be flooded in winter for ice skating. The playground equipment is low profile in nature.

SPECIAL PERMIT A3 CRITERIA AND FINDINGS

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

The Board found that The Board finds that 7 parking spaces as proposed is sufficient to meet the needs of the small playground as proposed, and that 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, this is a low traffic generator and the users will be traveling at a low speed. They also found that because this is a daytime use visibility should be good and as such there is no lighting on site.

- 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 moved, seconded and so voted to waive the requirement to meet the storm water standards and to submit drainage calculations, landscape plan, utility plan, lighting plan, profiles and cross sections, traffic analysis, locus plan and to show structures within 100' of locus finding the existing materials provided are sufficient to review the project as presented. The Board then voted to determine that 7 parking spaces is adequate for the project as revised. The Board then moved, seconded and so voted to APPROVE the Site Plan Review in association with 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 hearing and as shown on the plan titled HULL STREET PLAYGROUND, prepared by Tom Molinari, 1 sheet, with the waivers and pursuant to the findings and conditions discussed 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 the adequacy of parking, circulation patterns and access/egress to the site.
2. A Special Permit A3 is required.
3. Two parking lot trees shall be planted as well as the evergreens as previously proposed.
4. A preconstruction meeting with the Conservation Agent or Planner, and DPW is required one week prior to start of work to make sure the perimeter erosion controls are installed.
5. Expansion of project or construction from what is proposed requires modification of the permits.
6. The plan shall be revised to move the notation for playground equipment >6' in height out of the building setback, and, to add a title and date to the plan. The revised plan shall be submitted to the Planning office prior to the preconstruction meeting.

Gordon M. Carr, Chairman
Hingham Planning Board

Cc: Town Clerk, Police Chief, Building Commissioner, T. Molinari, L. Fournier, R. Sylvester, Assessor, M. Thorell.