



TOWN OF HINGHAM
PLANNING BOARD

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Hingham, MA

NOTICE OF DECISION
Site Plan Review and Special Permit A3

Applicant: James E. Bristol and David B. Bristol,
Trustees of Old Derby Nominee Trust
190 Old Derby Street
Hingham, MA 02043

Premises: 306 Whiting Street
Hingham MA 02043

Date: June 12, 2020

Summary of Proceedings

James E. Bristol, III and David B Bristol, Trustees of Old Derby Nominee Trust ("The Applicant") applied for Site Plan Review under § I-G and § I-I with a Request for Waiver of Site Plan Review pursuant to Section I-1.5(a) and (b), and a Special Permit A3 Parking Determination and/or Waivers under § V-A, and such other relief as necessary as part of an application for the interior fit out of an existing storage area and construction of a deck area for use as a private function area, at property known as 306 Whiting Street in the Office Park and South Hingham Development Overlay Districts.

The Town of Hingham announced the closure of all Town offices effective March 13, 2020 in response to Covid-19. 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. The application for Site Plan Review and Special Permit A3 was filed with the Planning Board on March 13, 2020. A public hearing was duly noticed for May 18, 2020. The hearing was opened on May 18, 2020 and continued to June 1, 2020 at the request of the applicant. The Board deliberated and acted on the applications at the meeting of June 1, 2020. Board members on the panel were Gary Tondorf-Dick, Kevin Ellis, Gordon Carr, and William Ramsey. The Application was presented by Attorneys Jeff Tocchio and Scott Golding, DTM, and Gabe Crocker, PE. Mr. Jeffrey Dirk, PE served as the peer review engineer for the Planning Board and reviewed the project for traffic and parking impacts.

Project Description

The Applicants, James E. Bristol, III and David B, Bristol, Trustees of Old Derby Nominee Trust, propose an interior fit out of an existing 1,200 square foot storage space for use by The Range Bar & Grill for private functions. It will have a private bathroom and provide direct access from the kitchen for food service. A small outdoor deck of 360 square feet is proposed on the south end of the function space, porous to the ground below and accessed via the function room.

The Applicants' goal is to create a private space for functions. The Applicants are not adding seat. The proposal is that when the function room is in use the equivalent number of seats will be removed from the dining area. The Range is limited to 136 seats in total due to the existing septic system capacity. The function room capacity is estimated to be 55 seats to be used for bridal showers, baby showers and similar private functions. The Board discussed in depth how the Applicant would ensure the seat count did not increase beyond 136.

306 Whiting Function Space

210 Central Street, Hingham, MA 02043-2759 • Telephone (781) 741-1419 • Fax (781) 740-0239
www.hingham-ma.com • email: planning@hingham-ma.gov

Site Plan Review

The Applicant requested a waiver of Site Plan Review under Section I-I, including waiver of the public hearing requirement, and a determination from the Board that the project constitutes a minor site plan as the scope of work involves interior fit out an existing storage area within the building and the construction of a small deck but does not materially or adversely affect conditions governed by the site plan review standards. With a motion made by William Ramsey and seconded by Gordon Carr, Board members Tondorf-Dick, Carr, Ellis and Ramsey found that the project as presented constitutes a minor site plan as the scope of work involves interior fit out an existing storage area within the building and the construction of a small deck but does not materially or adversely affect conditions governed by the site plan review standards, and voted to waive Site Plan Review under Section I-I, including a waiver of the public hearing requirement for the application of James E. Bristol, III & David B Bristol, Trustees, Old Derby Nominee Trust to convert existing storage space at 306 Whiting Street for use as a function room, in the Office Park and South Hingham Development Overlay Districts.

Special Permit A-3: Section V-A.6

The Board then reviewed the Special Permit A3 Criteria and made the following findings:

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

Finding: the peer review letter of May 6, 2020 states that sufficient parking is provided within the Project site to support the proposed renovations to accommodate the addition of function space to the Range with continuation of the maximum seating capacity of 136 seats to be "flexed" between function space and the tavern area.

b) Pedestrian access and circulation has been provided for

Finding: yes. There are pedestrian walkways on site and they will not be changed.

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

Finding: no new driveways 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

Finding: n/a. no waiver being granted.

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.

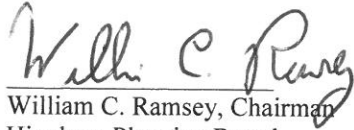
Finding: yes.

Decision

With a motion made by William Ramsey and seconded by Gordon Carr, Board members Carr, Ramsey, Ellis and Tondorf-Dick voted to Approve the Special Permit A3 parking determination for the application of James E. Bristol, III & David B Bristol, Trustees, Old Derby Nominee Trust to convert existing storage space at 306 Whiting Street for use as a function room, in the Office Park and South Hingham Development Overlay Districts, as presented in the materials and at the hearing, with the findings and subject to the following conditions:

1. The number of seats within the function space will not exceed fifty-five (55).
2. When an event is taking place within the function space an equal number of seats shall be removed from use within the inside and/or outdoor tavern areas of the Range. The removed seats or area(s) shall be clearly identified as not being for use, utilizing barriers or signage as proposed during the hearing.
3. The Applicant shall provide a list identifying the date(s) and time(s) of planned function room use to the Board of Health and Building Commissioner on Monday of each week that functions are scheduled.

For the Planning Board,



William C. Ramsey, Chairman
Hingham Planning Board

June 19, 2020
Date

cc: Jeff Tocchio; Gabe Crocker; Jeff Dirk; Scott Golding; BOH; Town Clerk; Building Commissioner;
Glenn Olsson; Jeff Kilroy; Chris DiNapoli.