

February 22, 2021

To the Members of the Planning Board,

I would like to express my concerns about the pending application by JEB Group for a planned facility at 100 Industrial Park Road. My concerns are as follows:

>> A). I believe that the immediate implications for increased traffic congestion along the Derby Street corridor are profound and that hard limitations on open space in the vicinity of that roadway will make mitigation of such near-term impacts impossible.

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>> B). I am concerned that increased traffic from the project will negatively impact adjoining business and residences, most notably during the holiday season, when Amazon expects to be operating its delivery fleet at close to the terminal's capacity. This will likely effect traffic patterns throughout the Derby Street corridor and throughout its adjacent feeder roads. Collateral traffic impacts will include year-round (and, particularly, Christmastime) threats to access and egress at the Derby Street Shoppes - which are already under pressure both from Covid and from ongoing disintermediation from on-line shopping.

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>> C). I expect the above-noted pressures to only grow through time. It has been indicated that Amazon expects to operate the depot at near peak capacity during the Christmas season. Since Amazon's business can be expected to grow briskly, it's therefore likely the Town will face future applications by Amazon to expand the company's footprint within the South Hingham parcel.

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>> D). While I write here as a private citizen who has been in town for 30+ years, I am also a member of the Hingham Development and Industrial Commission (HDIC). HDIC is in the process of developing a long term vision for the South Hingham Overlay District. Our work has indicated that certain of the landowner interests therein are entertaining the possibility of pursuing very creative mix-use plans that recognize our Town's strengths, limitations and needs with respect to potential commercial and residential land uses. I am concerned that the current (and potentially future) applications by JEB might limit the Town's ability to pursue a more integrated, thoughtful, mixed-use plan that might better serve Hingham's long term best interests.

Respectfully,

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