



March 22, 2021

Town of Hingham
Planning Board
210 Central Street
Hingham, MA 02043
(Submitted Electronically via Email)

**RE: 100 Industrial Park Road – Amazon Last Mile Facility
Comments/Questions Regarding Special Permit A3 Parking Determination & Waiver**

Dear Members of the Board;

Crocker Design Group (CDG) submits this letter on behalf of Perry South Shore, LLC (“Perry”), an A.W.Perry related entity. Perry is a direct abutter to the proposed Amazon “Last-Mile” Distribution Facility proposed at 100 Industrial Park Road, in Hingham (the “Site” or “Property”). Based on our review of the latest plans and supporting data provided to the Board from BL Companies, we wish to raise several questions / concerns specific to items related to the Board’s future decision regarding the Special Permit A3 Parking Determination and Waivers for the Board’s consideration; including the following:

1. Van Parking:

- The Supplemental Traffic Information dated February, 2021 provided by BL Companies confirms a maximum of 191 Delivery Vans are proposed for this site. Why then, do the site plans propose 321 Van Parking Spaces? It appears the parking lots are designed to accommodate 130 more vans than the traffic data indicates.
- The Site Plans include two (2) separate parking lots designed to accommodate the Delivery Vans. These spaces and aisles are over-sized specifically to accommodate vans, with 11’ wide by 27’ long parking spaces and 30’ wide drive aisles. It appears the southerly Van Parking Lot that includes 197 spaces would meet the needs for Amazon; thereby allowing the ENTIRE easterly Van Parking Lot of 124 spaces to be eliminated from the site plan. This would reduce the amount of new impervious area being added to the site, and allow for more opportunity for wetland buffer and Zone A Surface Water Protection Zone restoration and enhancements. The proposed stormwater management system could be pulled farther away from the wetlands and peak rates of runoff can be reduced. This approach would advance required efforts to comply with MA Stormwater Management Standards for Recharge (Standard 3).

2. Van and Flex Vehicle Platoon Parking (Inside and Outside Building):

- It is unclear what parking criteria or dimensional requirements are being applied to the van and flex platoon-style parking areas both inside and outside the building.



- The plans include 32 platoon-style parking spaces outside the building as well as 32 platoon-style parking spaces inside (64 spaces, total). We note that the Zoning Table/Parking Chart are silent to these spaces. This should be corrected.
- It appears that the platoon parking design has been set up to easily expand by at least one additional row of vans and flex vehicles both outside and inside the building. We ask that the number of platoon spaces be limited as part of any approval.
- We recommend that the 64 platoon-style parking spaces be expressly identified as part of the Special Permit A3 Parking Determination/Waiver request and appropriate limitations of their capacity and uses be included in the A3 Parking Determination.
- What limitations need to be placed on the times and extent of use of the platoon parking areas as part of the flex driver program?

3. Truck Loading Docks:

- The Supplemental Traffic Information provided by BL indicates no more than one (1) tractor trailer truck is proposed at the site at a time. Why then are six (6) loading docks proposed?
- Limiting the number of docks could improve the internal access and circulation design between the delivery vans and the tractor trailers since vans are proposed to pass through the loading dock area on their way to the Platoon Parking Area.
- Under the current design, if several loading docks are occupied at the same time, how do they maneuver out of their spot and to the exit driveway? There appear to be conflicts in the truck turning paths under this condition.

4. Customer Pick-Up/ Return Hub (a/k/a “Tenant Hub”):

- See attached copies of sheets A1.02 and A11.03 (Attachment A) prepared by BL Companies that are on file with the Hingham Building Department as part of the pending Building Permit Application(s).
- The BL Companies Building Plans identify and detail a “Tenant Hub.” The detailed views of this hub clearly identify “Customer Kiosks” as well as “Customer Pickup Lockers” and package “Return Slots.”
- We ask what parking requirements have been determined for this public-facing element, where spaces have been provided and what provisions are provided for directional signage to direct the public accordingly?
- Why have no vehicle trips for this use been accounted for in the Supplemental Traffic Information report dated February, 2021?

We may have follow-up technical questions once Amazon and BL Companies provides the Board with the appropriate responses to the above concerns/questions. We appreciate this Board’s



continued time and attention. Should you have any questions or require any further information, please do not hesitate to contact us at gabecrocker@crockerdesigngroup.com or at 781-919-0808.

Sincerely,
Crocker Design Group, LLC

A handwritten signature in blue ink, appearing to read "Gabe Crocker".

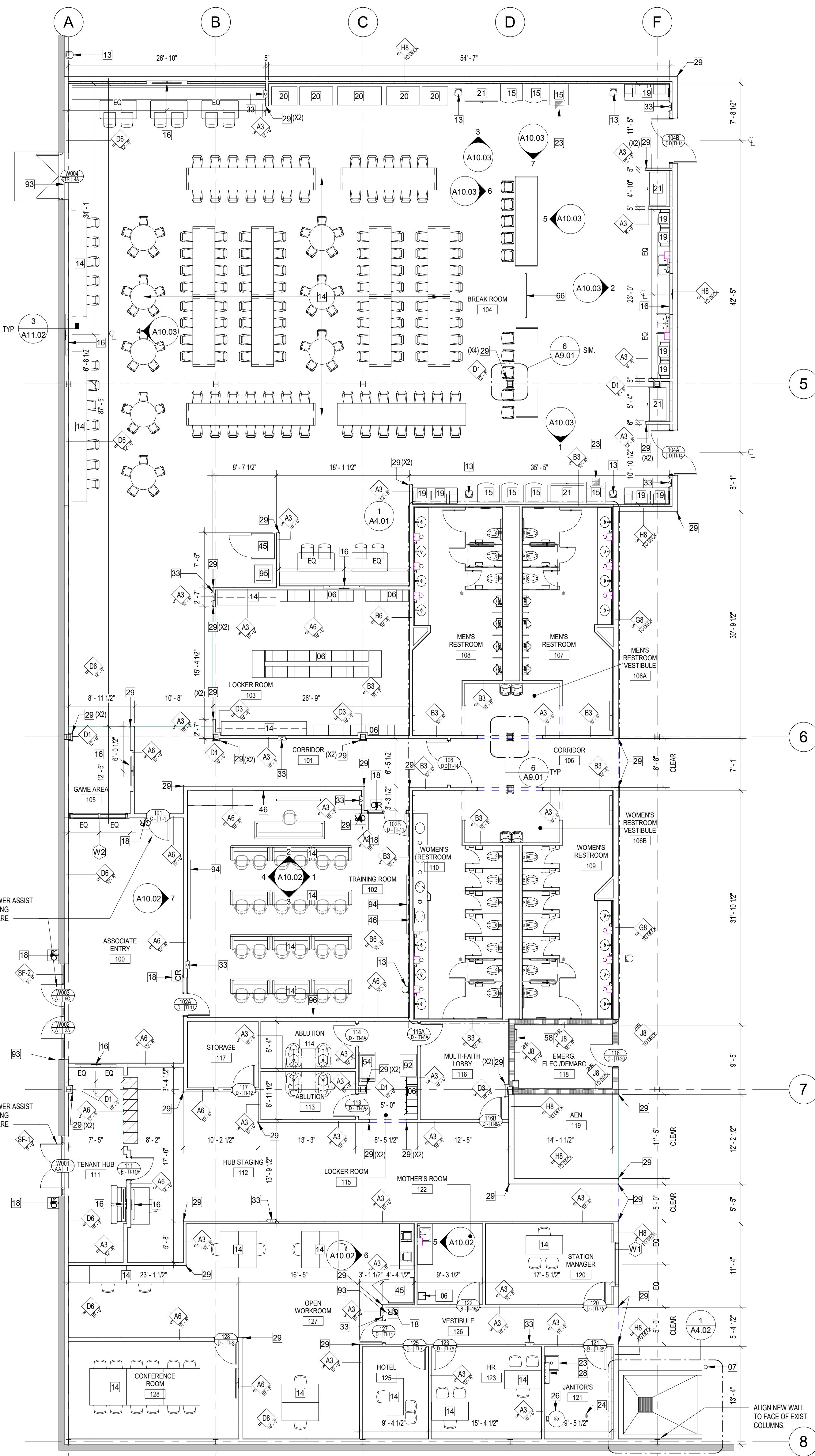
Gabe Crocker P.E.
President/Agent

cc: Hingham Conservation Commission (via email)



EXHIBIT A

Copies of Sheets A1.02 and A11.03
Showing “Tenant Hub”
On Record at the Hingham Building Department



1 ENLARGED SUPPORT AREA FLOOR PLAN
1/8" = 1'-0"

KEYNOTES	
#	DESCRIPTION
06	METAL LOCKERS TO BE PROVIDED BY TENANT AND INSTALLED BY G.C.
07	6" DIA. STEEL BOLLARD, PAINT SAFETY YELLOW (P-9). SEE DETAIL 5A9.01
13	WATER COOLERS PROVIDED AND INSTALLED BY TENANT. SERIAL NUMBER AND LOCATIONS TO BE DETERMINED. SEE PLUMBING AND ELECTRICAL DRAWINGS.
14	FREE STANDING FURNITURE PROVIDED AND INSTALLED BY TENANT.
15	COFFEE VENDING MACHINE AND/OR FLOOR MOUNTED ICE MACHINE PROVIDED AND INSTALLED BY TENANT. G.C. TO PROVIDE REQUIRED POWER AND WATER LINE W/ SHUT OFF VALVE. COORDINATE W/ MANUFACTURER. SEE ELEC. AND PLUM. DWGS.
16	RECESSED TELEVISION PROVIDED AND INSTALLED BY TENANT. G.C. TO PROVIDE ALL REQUIRED POWER, DATA, CONDUIT, PULL STRING AND IN-WALL BLOCKING. SEE DETAIL 4A11.02
18	CARD READER BY TENANTS SECURITY CONTRACTOR. G.C. TO PROVIDE CONDUITS AND PULL STRINGS WITHIN PARTITIONS.
19	MICROWAVE OVENS TO BE PROVIDED BY TENANT. G.C. TO PROVIDE (1) 20 AMP DEDICATED CIRCUIT PER UNIT. PLACE OUTLET TO ONE SIDE OF EACH OVEN. SEE ELEC. DWGS.
20	VENDING MACHINES TO COMPLY WITH ANSI 2009. PROVIDED AND INSTALLED BY TENANT. G.C. TO PROVIDE ALL REQUIRED POWER. SEE ELEC. DWGS.
21	REFRIGERATOR PROVIDED AND INSTALLED BY TENANT. G.C. TO PROVIDE REQUIRED POWER. SEE ELEC. DWGS.
23	JANITOR MOP/FLOOR SINK. SEE PLUMB. DWGS.
26	ELECTRICAL WATER HEATER. SEE ELEC. AND PLUMB. DWGS.
28	PROVIDE WALL MOUNTED MOP AND BROOM HOLDER.
29	CORNER GUARD. SEE MATERIAL FINISH KEY FOR ADDITIONAL INFO.
33	TYPICAL FIRE EXTINGUISHER IN SEMI-RECESSED CABINET.
45	PRE-FABRICATED PHONE BOOTH (41.3"W x 41.3"D x 86.6"H) PROVIDED BY ROOM ONE. SEE ELECTRICAL DRAWINGS FOR MORE INFO.
46	WOOD CHAR RAL - FULL LENGTH OF WALL UNLESS OTHERWISE NOTED. SEE DETAIL 10A11.01
54	GLOBAL INDUSTRIAL FREE STANDING ADA LOCKER ROOM BENCH (42"W x 20"D x 17 1/4"H) PROVIDED AND INSTALLED BY G.C.
58	ROOF ACCESS LADDER WITH FALL ARREST SAFETY SYSTEM.
66	CEILING MOUNT PROJECTOR SCREEN BY TENANT.
82	SHOE RACK (FOO/FIT).
83	AI PHONE LOCATION.
84	WALL MOUNTED WHITEBOARD (FOO/FIT).
85	PHONE CHARGING STATION (FOO/FIT).
86	WALL MOUNTED BULLETIN BOARD (FOO/FIT).



REVISIONS	DESCRIPTION
NO	DATE
NO	DATE

Designed	Author
Drawn	Author
Reviewed	Approver
Scale	1/8" = 1'-0"
Project No.	1901517
Date	05/04/2020



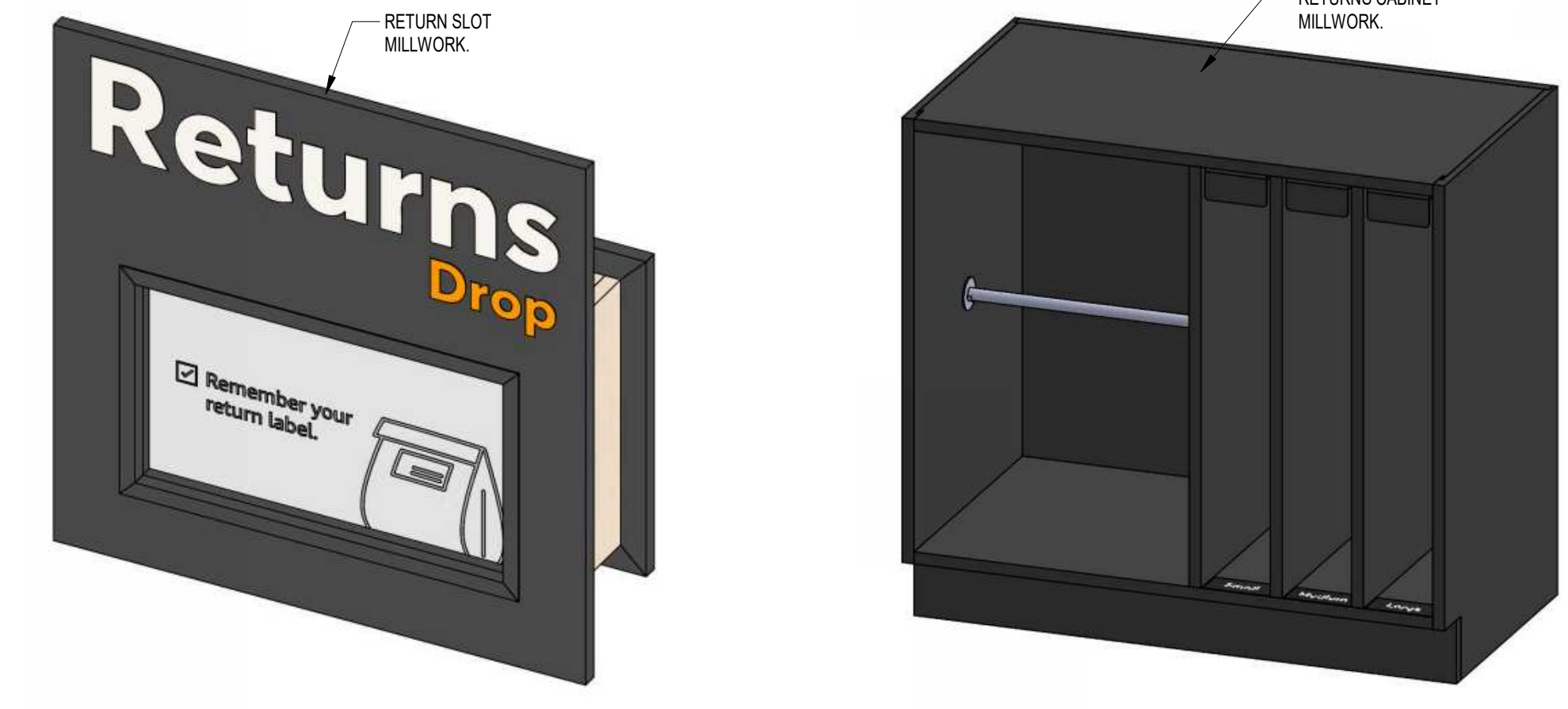
REVISIONS	DESCRIPTION	DATE	NO

Designed: IC
Drawn: IC
Reviewed: Approver
Scale: As indicated
Project No. 1901517
Date: 05/04/2020

Title: HUB ELEVATIONS AND CASEWORK DETAILS

Sheet No.

- CASEWORK GENERAL NOTES**
1. ALL UPPER CASEWORK SHALL HAVE ADJUSTABLE SHELVES.
 2. SEE ELEVATIONS FOR MILLWORK FINISHES.
 3. CABINETS AND PLASTIC LAMINATE COUNTERTOPS SHALL BE ANCHORED AND SCRIBED TO ADJACENT SURFACES. SCRIBE STRIPS SHALL BE NO LONGER THAN 1'-1/2"
 4. PROVIDE GROMMETS WHERE SHOWN ON ELEVATIONS. FINISH: SATIN CHROME.
 5. PROVIDE LOCKS ON DRAWERS AND DOORS WHERE SHOWN ON ELEVATIONS. KEY PER TENANT REQUIREMENT.



19 RETURN DROP AXON
NOT TO SCALE

20 RETURN CASEWORK AXON
NOT TO SCALE

15 HUB EQUIPMENT LAYOUT
3/8" = 1'-0"

14 HUB RETURNS CABINET ELEVATION
3/8" = 1'-0"

13 HUB MONITOR ELEVATION
3/8" = 1'-0"



18 HUB RENDERING
NOT TO SCALE

12 RETURN DROP SECTION
1 1/2" = 1'-0"

11 RETURN DROP PLAN SECTION
1 1/2" = 1'-0"

10 RETURN DROP BACK
1 1/2" = 1'-0"

9 RETURN DROP SIDE
1 1/2" = 1'-0"

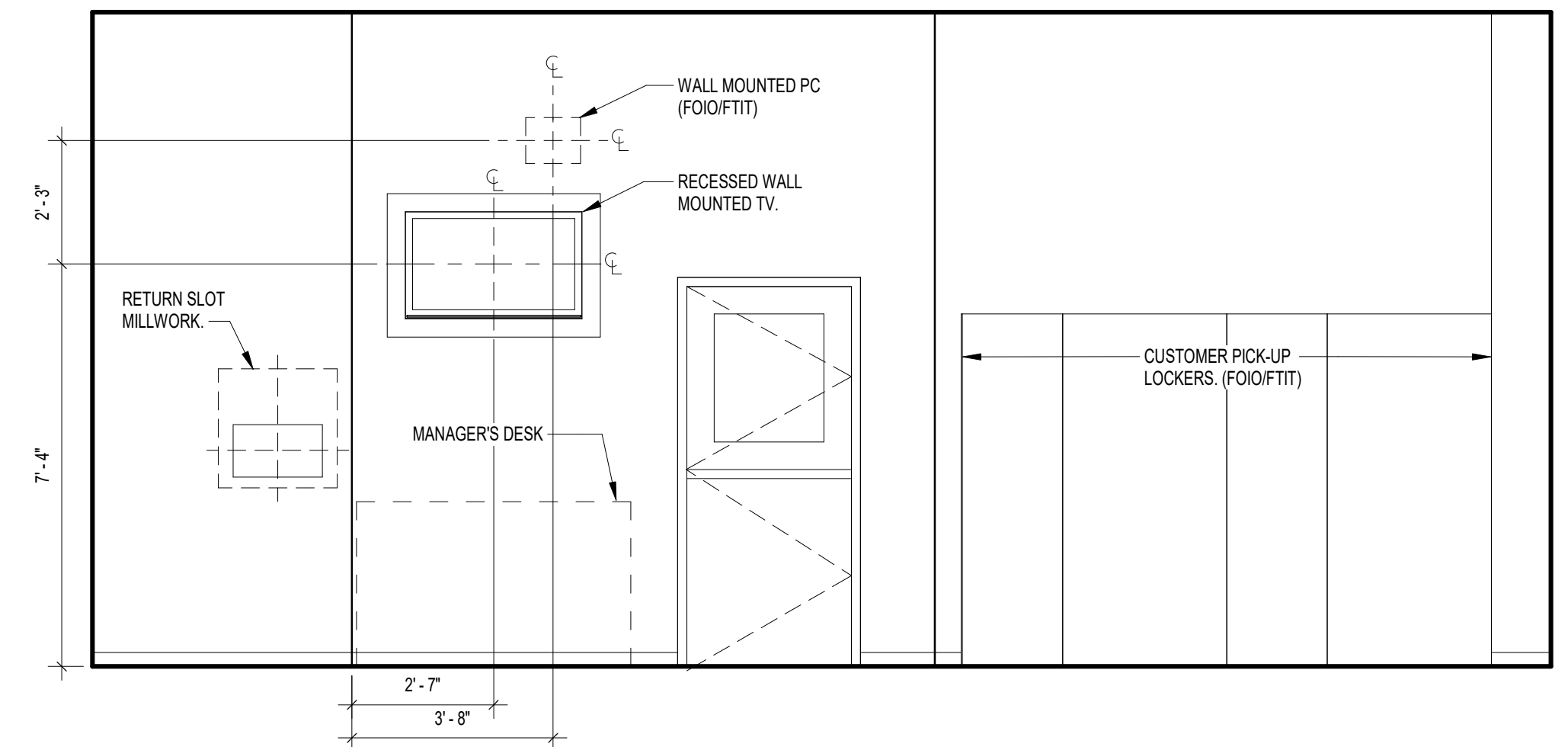
8 RETURN DROP TOP
1 1/2" = 1'-0"

7 RETURN DROP FRONT
1 1/2" = 1'-0"

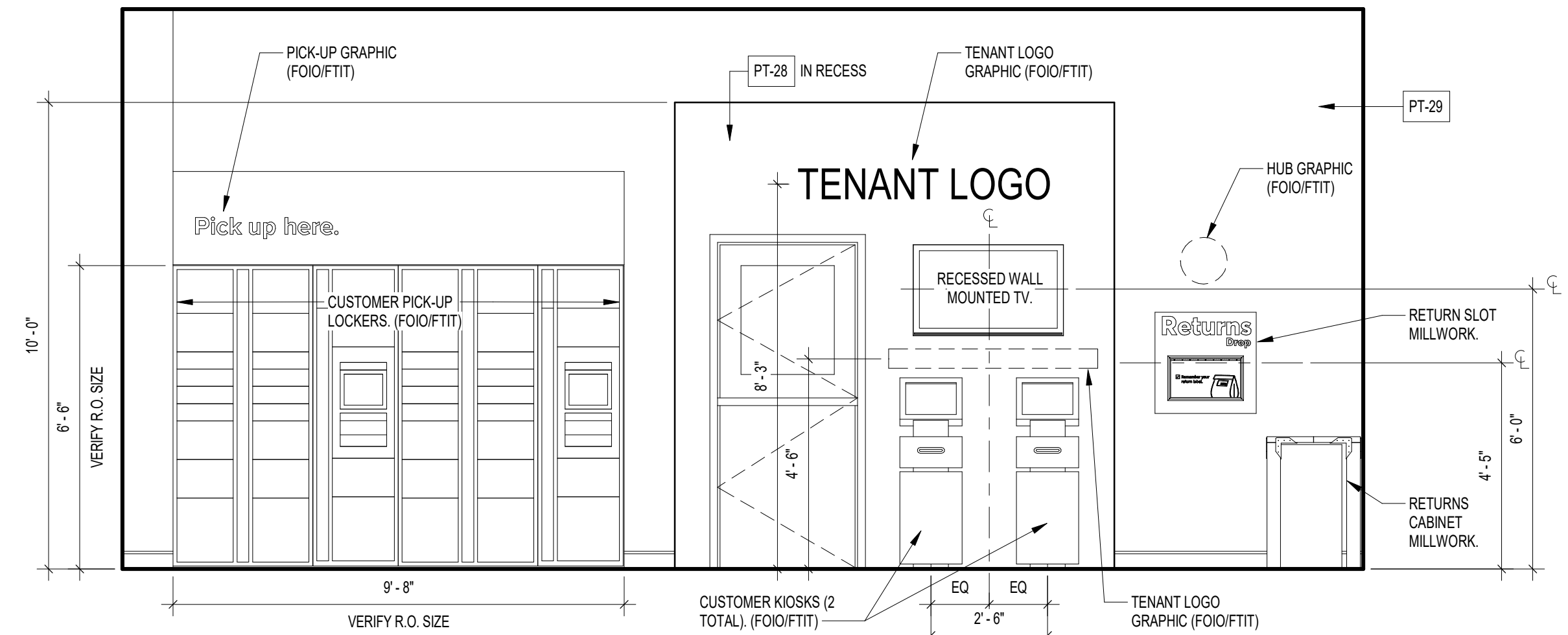
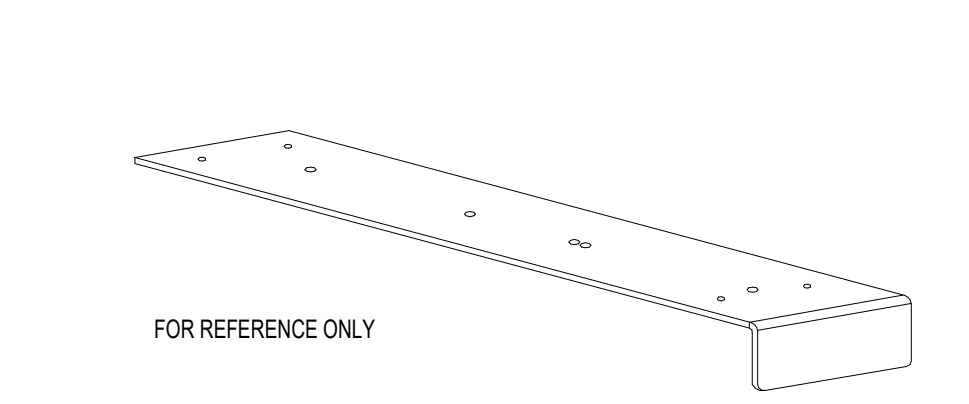
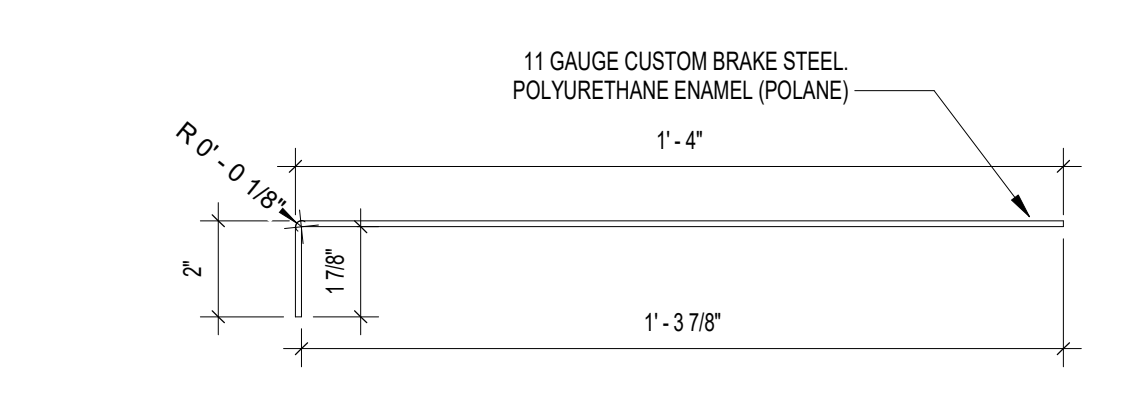
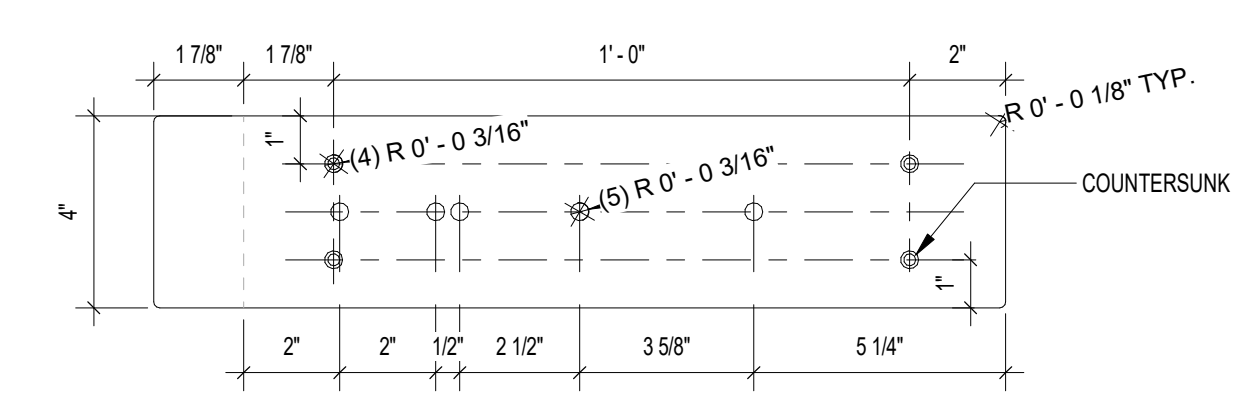
6 BRAKE METAL BOTTOM
3" = 1'-0"

5 BRAKE METAL SIDE
3" = 1'-0"

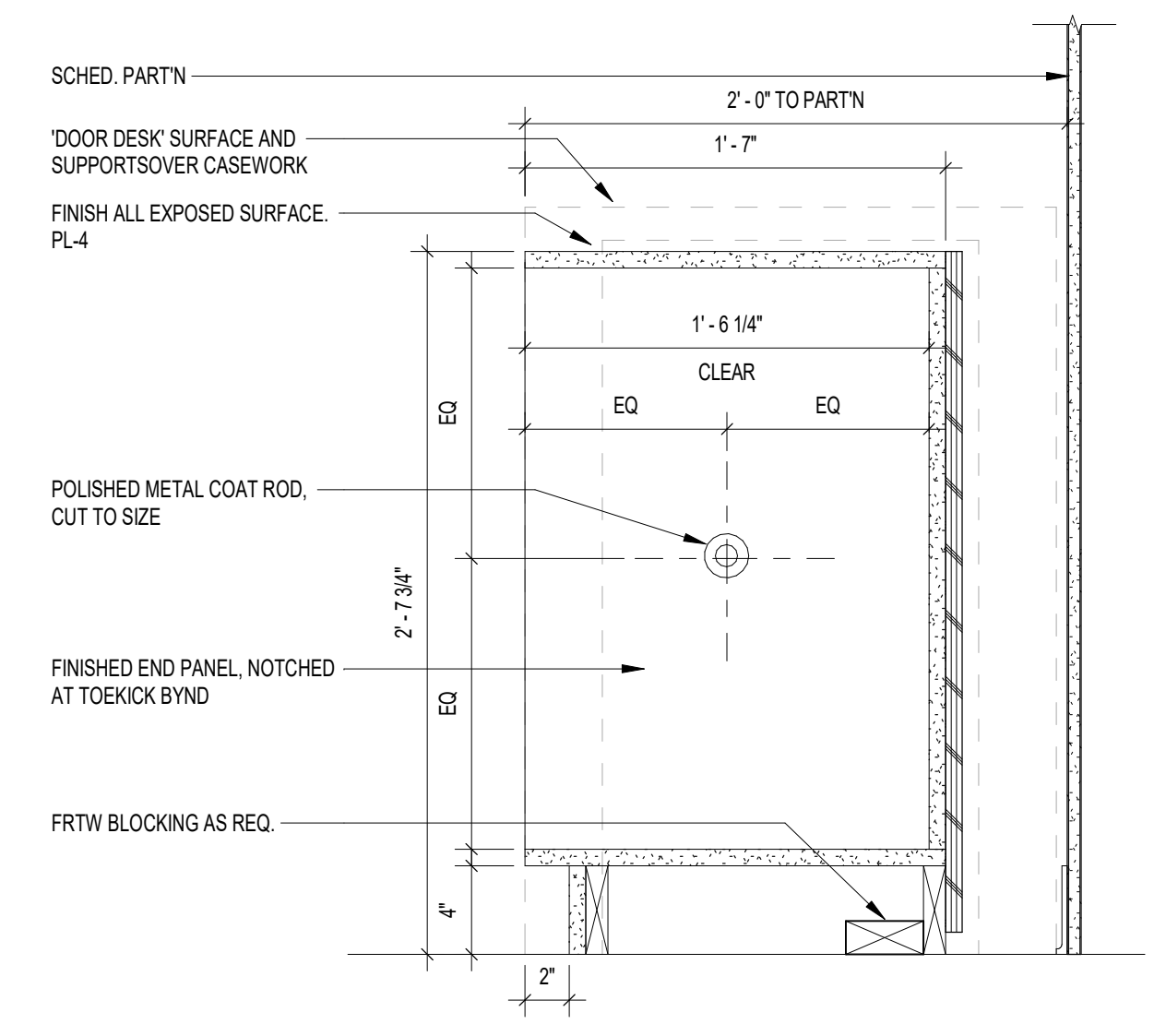
4 BRAKE METAL
NOT TO SCALE



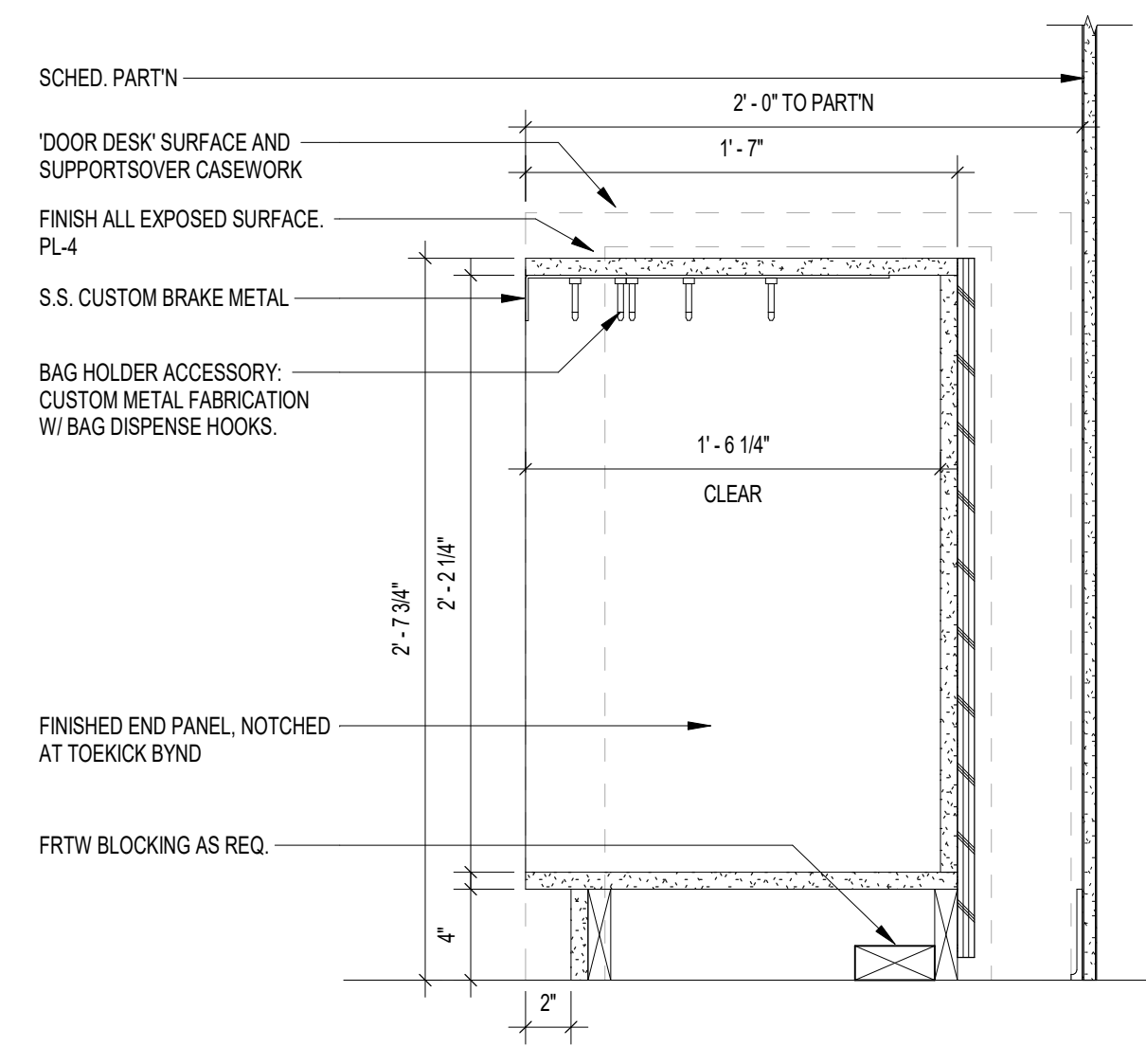
17 HUB STAGING ELEVATION
3/8" = 1'-0"



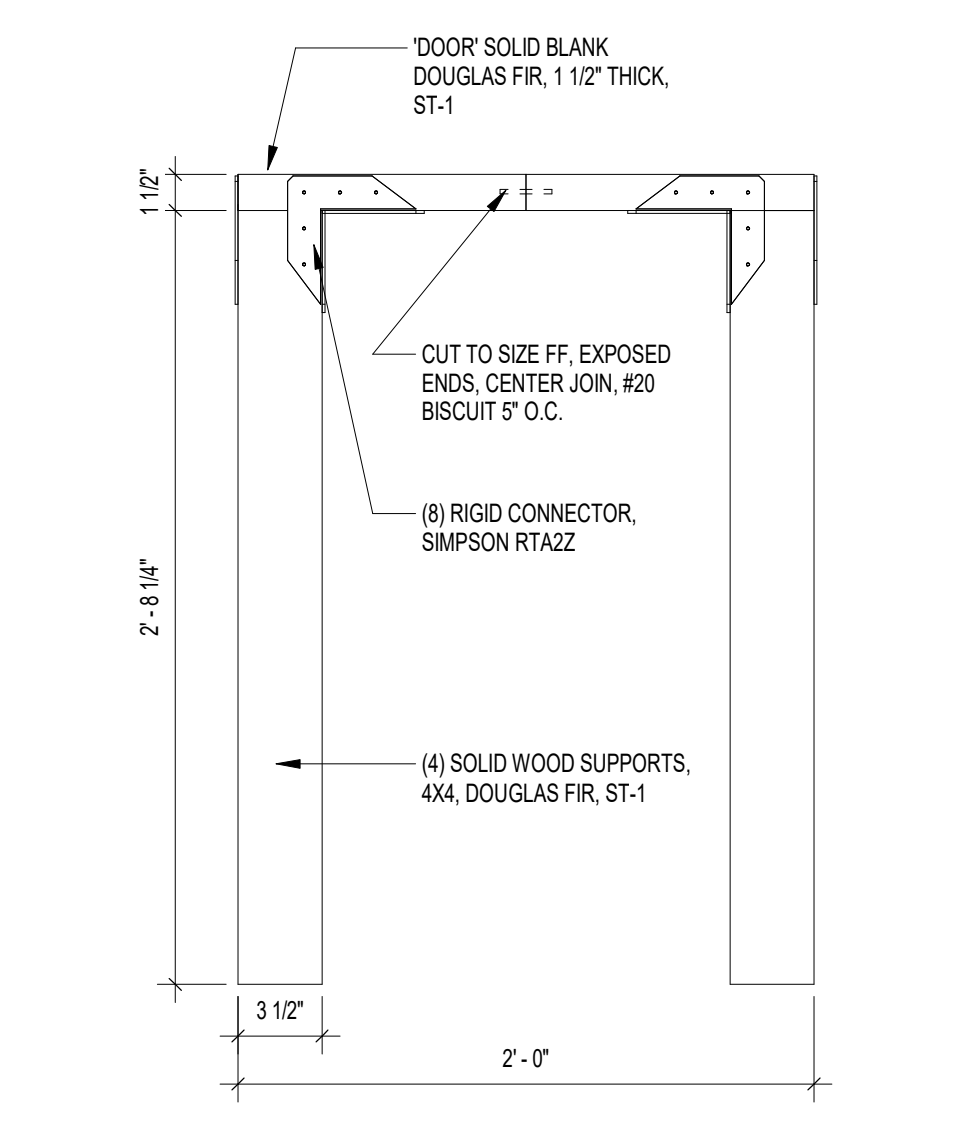
16 HUB KIOSK/LOCKERS ELEVATION
3/8" = 1'-0"



3 RETURN DESK SECTION - ROD
1 1/2" = 1'-0"



2 RETURN DESK SECTION - SLOT
1 1/2" = 1'-0"



1 RETURN DESK - DOOR DESK SECTION
1 1/2" = 1'-0"