



Hingham Master Plan Hearing – Review of Comments and Questions

March 29, 2021



Agenda for the Hearing

Hearing Opened March 8th:

- Overview of Master Plan components and Goals and Policies
- Public comment period ran from 03/03 to 03/22

Tonight:

- Continuation of the Hearing
- Review comments and questions from the public, followed by review of comments, questions and edits of the Master Plan Committee and the Planning Board
- Identify answers or solutions to comments and questions chapter by chapter
- Reach consensus on additional final edits to the Plan
- Set final steps and a date for formal adoption by the Planning Board



General

Comment	Submitted By	Response/Action
Could a bibliography of reference materials (2001 and 1968 Master Plan, research materials, demographic data, etc) be included as an appendix	Gary Tondorf-Dick	For Discussion
General clean ups and corrections to cross references and other edits	Master Plan Committee	Planning Staff to conduct full review and corrections
Update Chapter 10 to reflect all final changes to Recommendations	Master Plan Committee	Planning Staff and MPC leadership to review to verify consistency
Continue to include School Committee representation on future Master Plan Updates and related Committees	Liza O'Reilly	



Chapter 1 – Introduction

Comment	Submitted By	Response/Action
A description of Hingham’s unique settlement history would be helpful to describe how the town evolved to its current context. (Summary of comment)	Gary Tondorf-Dick	The Town’s history is covered in Chapter 2. Chapter 1 is the Introduction and summary of the Master Plan process.
Hingham’s evolution featured Hingham’s five original villages and how the Town has evolved.....	Gary Tondorf-Dick	The Town’s history is covered in Chapter 2.
An understanding of the Town’s settlement patterns can inform a vision moving forward.	Gary Tondorf-Dick	The Town’s history is covered in Chapter 2.
Future planning involves developing a diversity of housing and economic revitalization. The economic model should be supportive of a vision that preserves the character of Hingham.	Gary Tondorf-Dick	The Town’s history is covered in Chapter 2.
I am not familiar with the concept of universal design. Is the planning board on board with the idea? What problems is it solving?	Judy Sneath	For Discussion
Why are we increasing wastewater treatment capacity? That seems to conflict with the desire to conserve water and natural resources.	Judy Sneath	For Discussion



Chapter 2 – Hingham Through The Years: A Short History

Comment	Submitted By	Response/Action
<p>Additional narrative need for post-1915 history and how decisions and key events helped shape the town (Construction of Rte 3A, acquisition of World's End, etc.)</p>	<p>Master Plan Committee</p>	<p>Suggest drafting additional narrative to capture more detail on Hingham's 20th century history</p>
<p>A description of how the built and natural environment evolved should be included. Individual historic places and buildings are important to recognize; however, the setting and village districts are the context which makes Hingham significant and attractive.</p>	<p>Gary Tondorf-Dick</p>	<p>Suggest drafting additional narrative to capture more detail on Hingham's 20th century history</p>



Chapter 3 – Historic and Cultural Resources

Comment	Submitted By	Response/Action
Restore the following Recommendation: “Establish a partnership with a nearby college or university to study Hingham’s historic resources further and store and manage Hingham data.”	Master Plan Committee	This Recommendation was approved by the Committee on 10/21/20 by 11-1 vote; it was inadvertently left out of the final draft.
Remove Recommendation that reads “Evaluate the condition and business viability of Hingham’s privately owned small cemeteries and their future.”	Master Plan Committee	The Committee voted 7-4 on 10/07/20, below the 75% threshold agreed upon for inclusion in the Plan but was inadvertently included in the final Draft.
Changing demographics will continue to present new opportunities and challenges. Integration of the silos of the many boards, commissions and committees will be beneficial. Zoning bylaws should be adjusted and revised to reflect the goals and policies of the Master Plan to better integrate the regulatory and use issues.	Gary Tondorf-Dick	Propose new Recommendation?
Hingham should develop a plan with the existing cemetery ownership to maintain the privately owned cemeteries. Londonderry, New Hampshire is a model of this cemetery management model and could be informative.	Gary Tondorf-Dick	Propose new Recommendation?



Chapter 5 – Sustainability, Water and Energy

Comment	Submitted By	Response/Action
Re comment regarding parts of 3A, including the rotary: Where did this point of view originate?	Judy Sneath	For Discussion
Education and raising the awareness of the need to pass on to our descendants the ability to access the resources and live in a present and future clean environment is important.	Gary Tondorf-Dick	Propose new Recommendation?
Integration of Town boards, commissions and committees around common themes relating to the environment will provide a shared focus on these initiatives.	Gary Tondorf-Dick	Propose new Recommendation?



Chapter 4 – Natural, Open Space, and Recreation Resources

Comment	Submitted By	Response/Action
Review description of Urban Parks on p. 4-14 for accuracy – Add Fountain Square and Kilby Street to Urban Parks on 4-14	Master Plan Committee	
Please clarify Unprotected Lands paragraph re 2,000 acres under development for residential and recreational (golf course) use. Is this documenting the past development?	Judy Sneath	
The specific goals of Hingham’s 2001 Master Plan relating to the protection of natural resources should be included in this 2021 Master Plan. Expansion of Hingham’s Land Trust is important and a similar model is the Nantucket Land Trust.	Gary Tondorf-Dick	Propose new Recommendation?
The Master Plan Implementation Committee should focus on an update of Hingham’s Zoning Bylaw to reflect the 2001 and the 2021 Master Plan vision, goals, objectives, policies and metrics.	Gary Tondorf-Dick	Propose new Recommendation?



Chapter 6 – Population and Housing

Comment	Submitted By	Response/Action
Concerns about the proposed Inclusionary Zoning by-law, particularly the offset/buy-out option and its effect on the HAHT	Public Comment – Katie Sutton	For Discussion
On page 6-2 it appears that the last section of the chart should be “65 and over” not “75 and over” or else there is a section missing for ages 65-74.	Public Comment – Micaela Mirabissi	For Discussion
Remove Table 6.5 on Single Family Dwelling Characteristics and references to the table regarding total floor area of residences through the years – inaccurate and confusing	Master Plan Committee	
Maintaining a focus on community and neighborhood character is important. It is important to address changes in population demographics with housing planning within updated zoning bylaws that protect existing neighborhood character.	Gary Tondorf-Dick	For Discussion
Integration of a diversity of housing options into the existing fabric and scale of our neighborhoods to avoid conflicting densities and loss of privacy is important. Development of Universal Design Guidelines, Standards and Metrics will be a tool to manage complimentary neighborhood scale and density by regulating form and scale of housing with lot coverage and floor area ratio metrics.	Gary Tondorf-Dick	For Discussion
In planning housing and retail and commercial responses to the changing demographics presented by the 2020-2021 pandemic, developing an understanding of the changed and emerging home, work, commercial, retail, institutional, civic and social patterns will be key to new communities in the Shipyard and South Hingham.	Gary Tondorf-Dick	For Discussion



Chapter 7 – Transportation and Circulation

Comment	Submitted By	Response/Action
Add a more prominent notation in Chapter 7 (particularly Fig. 7.5) to emphasize the commuter ridership numbers are outdated and were at the height of the great recession and thus should be viewed in that context.	Master Plan Committee	
Update Route 3 Exit numbers referenced in the chapter to the newly numbered sequence so future readers can relate to them.	Master Plan Committee	
Restore the following Recommendation: “Consider repurposing travel lanes/parking lanes in Downtown to increase outdoor dining and pedestrian capacity and safety.”	Master Plan Committee	This Recommendation was approved by the Committee on 11/12/20 but inadvertently left out of the final draft.
Why is Martins Lane singled out here as lacking sidewalks?	Judy Sneath	For Discussion



Chapter 8 – Services and Facilities

Comment	Submitted By	Response/Action
Side Bar on Public Safety Facility needs to be updated and included; This was in the previous draft but inadvertently left out of the final draft.	Master Plan Committee	
Restore the following Recommendation and update Chapter 10: “Support the re-constituted Commission on Disabilities and support efforts to enhance SPED services, improve special needs program offerings for students and adults, and support opportunities to fulfill housing needs for people with disabilities.”	Master Plan Committee	This Recommendation was approved by the Committee on 11/12/20 by a 13-0 vote but was inadvertently left out of the final draft plan.
Restore the following Recommendation: “Consider repurposing travel lanes/parking lanes in Downtown to increase outdoor dining and pedestrian capacity and safety.”	Master Plan Committee	This Recommendation was approved by the Committee on 11/12/20 but inadvertently left out of the final draft.
Restore the following Recommendation and update Chapter 10: “Support the continued analysis and feasibility of replacement of the community pool at South Shore Country Club.”	Master Plan Committee	This Recommendation was approved by the Committee on 11/12/20 by a 13-0 vote but was inadvertently left out of the final draft plan.
It is important to address the pandemic induced changing needs, and the provisions to make face time interaction in Hingham’s private and public buildings safe.	Gary Tondorf-Dick	For Discussion



Chapter 9 – Economic Development

Comment	Submitted By	Response/Action
2 nd paragraph, edit line to read “economic development is ALSO about creating economic opportunities...”	Master Plan Committee	
Update Table 9.3 and Fig. 9.1 and corresponding narrative to reflect decline in unemployment after the June 2020 spike.	Master Plan Committee	
Discuss the Zoning section and Recommendations of Ch. 9 with the Planning Board to be sure we are in agreement and to identify possible By-Law changes.	Judy Sneath	For Discussion
A focus on mixed use development with emphasis on inventive technologies, maker spaces and research and development in the Shipyard and South Hingham can bring local employment opportunities, services, retail and housing economic generators to the Town.	Gary Tondorf-Dick	
Support of the small retail, service and commercial sectors in Town is especially important to the financial well-being of the Shipyard, downtown, the local business districts and the Derby Shoppes.	Gary Tondorf-Dick	
Creating a mixed use destination is important to revitalizing Hingham’s existing commercial and retail districts. Performance based zoning strategies can help develop a district identity and branding vision. The South Shore Park Mixed Use Master Plan prepared by A.W.Perry in 2020 is an interesting and viable destination concept that can be refined to reflect Hingham’s village settlement patterns.	Gary Tondorf-Dick	



Comments Already Addressed in the Plan

Comment	Chapter	Response
A vision statement should precede the goals, objectives, and policies to implement.	1	Vision statement is included on Page 1-3.
A community wide preservation plan could include an information resource in the form of a handbook which would be educational for homeowners undertaking the creation of, maintenance and preservation of Hingham's homes and natural spaces. Funding staff resources to enable these efforts would be an investment in the future.	3	Recommendation already included in Chapter
The Town should enact an open space protection bylaw that regulates the proportion and balance of the natural environment and the percentage of building within the residential districts. A lot coverage bylaw would focus on floor area ratio metrics as a method of maintaining a balance of density and open space.	4	Recommendation already included in Chapter 6
A focus on the connectivity of open spaces and forest lands will help mitigate the fragmentation caused by the transition of farmlands into subdivisions.	4	Recommendation already included in Chapter
The Master Plan should focus on climate change and resiliency and planning for a carbon free, net zero environment as priorities.	5	Entire chapter and several specific Recommendations already included in the Plan.
Sustainable planning will require the Town to develop intermodal transportation resources in the present and future.	7	Recommendations already included in Chapter



Comments Already Addressed in the Plan (Cont.)

Comment	Chapter	Response
Development of intermodal transportation options including a cross town trolley and pedestrian amenities are important.	7	Recommendations already included in Chapter
Hingham has reviewed the creation of a Town Facilities Planning and Management Commission in recent years and should pursue this again.	8	Recommendation already included in Chapter
The Town should continue to increase its efforts to address the senior citizens' services needs, resources and facilities.	8	Recommendations already included in Chapter
The Town should support and enable the town Boards, Commissions and Committees to develop a shared vision and integrate the excellent efforts of these residents. A process to integrate the silos should be encouraged.	10	Specific Recommendations/Goals included in Ch. 10 Under Goal 1.5.
The Commission on Disabilities has been reactivated and can contribute to these efforts.	10	Recommendation originally included in Ch. 8 but inadvertently left out of final Draft.
Further evaluation of available volunteer resources at this scale of initiative and professional staffing to support the achievement of these goals by Town residents should be reviewed as the implementation plan moves forward.	10	Specific Recommendations/Goals included in Ch. 10 Under Goal 1.5.