



- Land Use Planning
- Civil Engineering
- Construction Permitting

August 12, 2021

Kevin Ellis
Chairman
Hingham Planning Board
Planning@hingham-ma.gov



Emily Wentworth
Senior Planner
Hingham Zoning Board of Appeals

Hingham Town Hall
210 Central Street
Hingham, MA 02043

**RE: Request to Amend Special Permit A2
Site Plan Review in Association with SP A2
208 Downer Avenue - Hingham, MA 02043**

Dear Mr. Ellis and Ms. Wentworth:

The purpose of this letter is to accompany a Request to Amend an existing Special Permit A2 to remove an existing barn and construct a new two-story boat barn at 208 Downer Avenue.

Background:

The property located at 208 Downer Avenue is currently used for parking, boat and float storage associated with the existing non-conforming Hingham Yacht Club use located at 211 Downer Avenue. The dwelling historically located at 208 Downer Avenue was razed and a Special Permit A2 was obtained in 1986 to use the property for a storage barn, off-season outdoor storage of three 35' tall yacht boats and parking accessory to the Hingham Yacht Club as shown on a plan entitled "Plan of Land Downer Avenue, Hingham, Massachusetts", dated 2/24/1986, prepared by Perkins Engineering Inc. The Special Permit A2 was subsequently amended in 1993 to include the outdoor storage of the Yacht Club's floats.

Relief Requested:


The Hingham Yacht Club is requesting to amend the existing Special Permit A2 to replace the existing barn with a new two-story barn to store the Club's boats. The new barn will be located outside the Flood Plain in a higher portion of the property where access to the second floor can be attained from Marion Street while the first floor can be accessed from the parking lot. Boats will be pulled into and out of the barn by Club staff without the need to provide vehicular access to the new barn. The new driveway to access the second floor of the barn from Marion Street will be made of pervious materials in kind with the existing parking lot.

No changes in grade are proposed within the Flood Plain and no new impervious materials for vehicular use are proposed as part of the project.

Cavanaro Consulting, Inc.
Request to Amend Special Permit A2
Site Plan Review in Association with SP A2
208 Downer Avenue - Hingham, MA 02043
8/12/21
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The following materials are being submitted to complete the Zoning Special Permit Amendment Request and associated Site Plan Review Application:

Special Permit A2:

- One (1) Form 1 -ZBA Checklist
- Five (5) Form 2 – Application for Hearing
- Five (5) Form 2D – Special permit A2
- Five (5) Answers to Supporting Statements/Requested Findings in Form 2D
- One (1) Copy of Deed
- Five (5) Copies of Site Plan
- Five (5) Copies of Stormwater Report 
- Five (5) Copies of Architectural Sketches (4 sheets)
- One (1) Check in the amount of \$400.00 made payable to the Town of Hingham

Site Plan Review in Association with Special Permit A2:

- Nine (9) Application for Site Plan Approval in Association with Application for Special Permit A2
- Nine (9) Copies of Site Plan
- Five (5) Copies of Architectural Sketches (4 sheets)
- Three (3) Copies of Stormwater Report~

We look forward to presenting these materials to you and the Boards at your next available public hearings on 9/13/21 (Planning Board) and 9/21/21 (ZBA). If any questions arise, please do not hesitate to contact us.

Sincerely,

Cavanaro Consulting, Inc.



John C. Cavanaro, P.E.
Managing Principal

Enclosures

cc: J. Braley
File 21034