



**TOWN OF HINGHAM PLANNING BOARD  
210 CENTRAL STREET  
HINGHAM, MASSACHUSETTS 02043**

**APPLICATION FOR SPECIAL PERMIT A-3**

**DATE: August 19, 2021**

**Parking Determination**

**Parking Waiver**

**Flexible Residential Development**

The undersigned hereby petitions the Hingham Planning Board for a Special Permit A-3

Subject Property: 213 Cushing Street and 215 Cushing Street

Zoning District: Residence C / Accord Pond Watershed and Hingham Aquifer Protection District

Petitioners' Names: Bristol Bros. Development Corp.  
c/o Jeffery A. Tocchio, Esq.

Address: Drohan Tocchio & Morgan, P.C.,  
175 Derby Street, Suite 30, Hingham, MA 02043

Brief Description of Work:

Petitioner, **Bristol Bros. Development Corp.**, seeks a Special Permit A3 with Site Plan Review pursuant to Section IV-D Flexible Residential Development ("FRD") of the Zoning By-Law, and waiver of Site Plan Review pursuant to Section I-I, for the development of an eight (8) single-family dwelling FRD project and preservation of open space on approximately 7.48 acres of land, zoned Residence District C, at 213 & 215 Cushing Street. The application is submitted in accordance with the requirements outlined in Section IV-D of the Zoning By-Law.

**Ownership and Contact Information**

The undersigned is  X  the owner of the subject property, or  X  the holder of a written option to purchase the subject property, or \_\_\_\_\_ the holder of a valid lease to the subject property. (In this last instance written authorization from the property owner must be submitted with the other application documents).

213 Cushing Street:

Record title to the subject property stands in the name(s): Jacqueline B. Murray and Kenneth J. Murray, Trustees of the John Matthew Murray Irrevocable Trust

Address of owners of record: 67 Harbor Light Drive, Plymouth, MA 02360

Title Reference: Plymouth County Registry of Deeds Book 40356, Page 198

215 Cushing Street:

Record title to the subject property stands in the name(s): WV Cushing, LLC

Address of owners of record: 190 Old Derby Street, Suite 311, Hingham, MA 02043

Title Reference: Plymouth County Registry of Deeds Book 55496, Page 86


State briefly what is currently on the premises: The property at 213 Cushing Street consists of 7.01± acres of vacant land. The existing property at 215 Cushing Street consists of 0.47± acres land, and is improved with an existing four-bedroom, single-family dwelling constructed in 1959.

Attorney, agent, or other representative acting for petitioners:

Name \_\_\_\_\_ Jeffery A. Tocchio, Esq. Address 175 Derby St., Suite 30, Hingham  
Drohan Tocchio & Morgan, P.C.

Written evidence of agent's standing to represent petitioner may be requested.

Signed as a statement of fact under the pains and penalties of perjury, this 18<sup>th</sup> day of August, 2021.

SIGNATURE \_\_\_\_\_   
(Petitioner/Agent) Jeffery A. Tocchio, Esq.

Address: Drohan Tocchio & Morgan, P.C.  
175 Derby St., Suite 30  
Hingham, MA 02043  
Tel. No.: (781) 749-7200

check all that apply:  
Property Owner(s)  
Applicant  
**X Applicant's Agent**

Application for Special Permit A3