

Michael Kranzley
18 Marion St.
Hingham, MA 02043

September 8, 2021

RE: 208 Downer Avenue- Application for Rescission of Definitive Subdivision Plan

Chairman Ellis and Members of the Hingham Planning Board,

I am writing this letter to conditionally support the proposed new construction of a two-story barn by the Hingham Yacht Club ("the Club"). I believe the design is attractive and will add to the neighborhood.

However, my support is contingent on each of the following conditions being added to the permit:

1. **The Club has limited access to the boat storage in the new barn.** My understanding from my August 17 meeting with the Club was that they would be storing the 420's, needing only to take them out of the barn in the spring, replacing them in the fall. This needs to be a condition (within reason) for approval of this permit. Repeated queuing of trailers using the proposed new curb cut would be detrimental to the neighborhood. I believe (and a question to be asked of the applicant) the new barn might add parking spaces if there is no need for regular access to the barn and the old barn is removed. If the Club plans a more intensive use, they will need to amend the permit.
2. Going forward, **the Club will have a parking management plan on file with the HPD for events expecting to draw more members than can be accommodated by the limited on-site parking.** The neighborhood has experienced repeated issues with members parking illegally, partially blocking roads and sidewalks, and, in some cases, restricting emergency vehicle access to the neighborhood. Mitigation could include securing off-site parking (as the Club uses during the annual Hingham Bay Junior Regatta) and shuttling members to and from the Club.
3. **The Club will post additional "Members Only Parking" and/or "Private Parking" signs on the property.** During the off season, the Club's parking lot has become a popular rendezvous destination and has become a problem for neighbors. I would be opposed to additional lighting that would negatively impact the neighborhood.
4. **The Club will provide a geological study addressing the impact of the cut into the Coastal Bank and provide a mitigation plan for approval by the Town.**
5. **All construction will take place during the Club's off season.** Any construction during the season would exacerbate the parking problems mentioned above. If the Club is unwilling to agree to this, the Town should include language that requires the Club to submit a parking management plan (See Item 2) for the length of the construction.
6. **All construction vehicles and equipment will be parked on site**, not on Town roads.
7. **Debris, dirt, and mud will be cleared daily from Town roads.**
8. **There will be an annual look back for a period of 2 years from the initiation of construction** to confirm compliance with all terms and conditions of the permit.

I would also request that the HYC consider landscaping, with native, low maintenance plants and shrubs, the corner of Marion and Downer. This is Town property and is frequently overgrown with weeds, obscuring signs and impacting the site distance on that sharp corner.

During the pandemic, our neighborhood has become an even more popular place for walkers, runners, bikers, and sightseers. This has added to the urgent need to address the issues that make our streets less safe.

I truly enjoy living by the Hingham Yacht Club. I enjoy watching the beautiful sail boats and love watching the Regatta. It is a lovely part of our summer on the Point. I believe the Club is an asset to the neighborhood and provides, young and old, the opportunity to learn and enjoy the Ocean. Having said that, I believe they need to be better, more thoughtful neighbors. The measures above will go a long way to assuring they are partners in the maintenance of our beautiful Crow Point neighborhood while providing the Club with a better, more attractive facility for their boats.

Sincerely,

Michael Kranzley