



**Hingham Planning Board**  
**APPLICATION FOR SITE PLAN APPROVAL**  
**IN ASSOCIATION WITH APPLICATION FOR SPECIAL PERMIT A2**  
**Revised 2019**

**This application must be accompanied by a completed copy of the application for a Special Permit A2 submitted to the Zoning Board of Appeals.**

*For information on the Site Plan Approval process for projects requiring a Special Permit A2, please see the Planning Board Regulations Relative to the Issuance of Special Permits and Site Plan Review, available [www.hingham-ma.gov](http://www.hingham-ma.gov) or at the Planning Board Office*

**Application Date:** September 21, 2021

**Contact Information** for Applicant or Authorized Agent (Attorney, Contractor, etc.)

Name/Title: Jeffery A. Tocchio, Esq., Drohan Tocchio & Morgan, P.C.

Phone: 781-749-7200

Address: 175 Derby Street, Suite 30, Hingham, MA 02043

**Project Location:** 193 Whiting Street, Hingham, MA

**Brief Description of Work:**

Petitioner, **Hingham 193 Whiting LLC**, makes application for Site Plan Review Approval under Section I-G of the Hingham Zoning By-Law, relating to its proposal to redevelop an existing 1,480± square foot vacant gas station/service shop into a retail use space and to construct and operate a freestanding drive-up ATM with related parking and site improvements at 193 Whiting Street, Hingham ("Property"), in the Business B District. Retail is a permitted use under Section III-A (4.1) and a drive-up ATM is a permitted use pursuant to a Special Permit A2 under Section III-A (4.11A) in the Business B District. In addition to its application for Special Permit A2, Petitioner has also requested a Special Permit A3 Parking Determination from the Board, Variance from Sections V-B and Section IV-C(7) of the By-Law from the Zoning Board of Appeals to allow for the (re)construction of a ground sign.

## **Submittal Requirements for Site Plan Review in Association with a Special Permit A2**

- a. locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures within 100 feet of property line;
- b. scaled and dimensioned plan of the location and footprint of existing and proposed buildings and structures; if applicable, building elevations and floor layouts;
- c. if applicable, plan showing proposed circulation of traffic within the development and in all adjacent public ways; dimensioned plan of loading and parking areas, aisles and driveways; plan with detail sheets if appropriate, profile and representative cross sections of proposed driveways and parking areas;
- d. analysis of compliance with all relevant dimensional provisions of this By-Law;
- e. detailed information on utilities, landscaping, refuse storage and removal;
- f. grading plan, estimated net import/export of material, drainage analysis, and traffic analysis, as applicable;
- g. analysis of the capacity of Town soils, water supply, ways and services to absorb the impact of the proposed development;
- h. analysis of compliance of the construction activities and the proposed project, including the extent the project incorporates low impact design and green infrastructure solutions, with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Policy and Standards including (i) the Massachusetts Stormwater Handbook, (ii) Massachusetts Erosion Sediment and Control Guidelines, and (iii) if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system;
- i. Site Lighting Plan showing the location, height, photometric, orientation, and specifications for all outdoor site lighting, including information on the intensity and range of illumination for each source of light proposed.
- j. an erosion control plan and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements; and
- k. such other materials necessary to enable Town boards to make a positive determination on the proposed development.

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### **Request for Waiver from Site Plan Review Requirements**

Upon written request of the applicant, the Planning Board may waive any of the submittal requirements set forth in Section I-I.6 deemed by the Planning Board to be not necessary for its review of the application. In addition, the Planning Board may waive other such requirements of Section I-I, including the requirement for a public hearing, where the Planning Board determines that the project constitutes a minor site plan. In order to constitute a minor site plan, the proposed work must be limited to (i) interior renovations to a building or structure that do not include a change of use or parking demand for which a Special Permit A2 or A3 is required and/or (ii) modifications to the site which, in the Planning Board's determination, do not materially or adversely affect conditions governed by the site plan review standards set forth in Section I-I.6.

**Please indicate requested relief** (for example, “I request a waiver from the requirement for a public hearing” or “I request a waiver from the requirement to submit a utilities plan and lighting plan”):

Waiver Granted

Waiver NOT Granted

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Signature of Authorized Agent (Chairman of the Planning Board or Town Planner)      Date