



2022 Proposed Zoning Amendments

January 3, 2022

Gender Neutral and Other Terms



Will the Town amend the Zoning By-law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, as follows:

Item 1: To insert the following new provision as Section I-A, 4 of the Zoning By-Law of the Town of Hingham:

“4. Wherever words of one gender appear in the Zoning By-Law of the Town of Hingham such words shall be construed to include the other gender.”

Item 2: To delete the words “Board of Selectmen” and “Selectmen” wherever they appear in the Zoning By-Law of the Town of Hingham and insert in their place the words “Select Board”.

Item 3: To delete the word “Chairman” wherever it appears in the Zoning By-Law of the Town of Hingham and insert in its place the word “Chair”.

Item 4: To delete the words "he", "she " and "his", "hers" and "him", "her" wherever they appear in the Zoning By-Law of the Town of Hingham and insert in their place the words "they", "their" or "them."

Item 5: To delete the term “Grandfathered Use” wherever it appears in Section III-G of the Zoning By-Law and insert in its place the term “Pre-Existing Use”.

or act on anything related thereto?

Special Permit and Site Plan Review Procedures



Will the Town amend the Zoning By-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended as follows:

Item 1: Amend Section I-D (Board of Appeals), Section I-F (Special Permits A1 and A2) and Section I-J (Planning Board - Special Permit A3) (including replacement or relocation of all or portions of such sections as applicable) to consolidate and clarify special permit application and approval processes and to amend such other provisions of the Zoning By-Law to conform to amendments to such provisions of Section I for the purpose of replacing Special Permits A1, A2 and A3 with a single type of Special Permit and clarifying the roles of the Planning Board and Board of Appeals consistent with the existing provisions of the Zoning By-Law and without amending the special permit granting authority presently designated in the Zoning By-Law.

Item 2: Amend Section I-G (Special Permits with Site Plan Review), Section I-H (Building Permits with Site Plan Review), Section I-I (Site Plan Review) and Section IV.B.6 (Special Requirements triggering site plan review) (including replacement or relocation of all or portions of such sections as applicable) for the purpose of (a) creating a uniform free-standing site plan review process for all projects that involve changes to site layout and/or land disturbance, (b) standardizing submittal procedures and hearing timelines for site plan review, (c) clarifying triggers for site plan review, (d) clarifying site plan review submission requirements, (e) amending existing and/or adopting additional performance standards for satisfaction of site plan review criteria, and (f) modifying existing "minor site plan" provisions to allow for a limited site plan submission and review process for certain projects.

Item 3: Amend section references, defined terms, and other provisions of the Zoning By-Law as necessary to conform such provisions to the amendments adopted pursuant to Item 1 and Item 2 above.

or act on anything related thereto?



Intent

- Standardize Site Plan Review timelines and lapse provisions
- Make Site Plan Review a free-standing permit related to land disturbance that is separate from Special Permits in order to make the review process more efficient for the Boards, staff, and applicants
 - Eliminate cost trigger for nonresidential projects (Administrative Review)
 - Reduce submittal requirements for 5,000/2,500 SF disturbance (Minor Review)
 - Maintain more intensive submittal requirements for 20,000/5,000 SF disturbance (Major Review)

2021 Applications	
Total Number of Applications	85
Total Number of Site Plan Review Applications	71
Total Number of Site Plan Review Waivers	32





Residential Accessory Uses

Will the Town amend the Zoning By-law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, as follows:

Item 1: By deleting Section III-J, 1.a. and reformatting Section III-J, 1.b as Section III-J.a;

Item 2: By replacing Section III-J, 2. in its entirety as follows:

“2. Additional Requirements for all Residential Accessory Uses

a. Applicability. Uses considered customarily incidental to residential uses shall be those accessory uses permitted under Section III-A, 1.8. Such uses shall also be permitted in buildings accessory to Single-Family and Two-Family Dwellings located in nonresidential districts.

b. Maintenance of Residential Character. Accessory uses shall not alter the character of the premises on which they are located or impair the neighborhood. Factors to be considered potential impairment to the neighborhood may include, but are not limited to the following:

(i) Noise

(ii) Light

(iii) Odor

(iv) Sound

(v) Traffic congestion and pedestrian safety, frequency of deliveries

or act on anything related thereto?