



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

APPLICATION FOR SPECIAL PERMIT A-3

DATE: January 12, 2022

Parking Determination **X**

Parking Waiver

Flexible Residential Development

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

Subject Properties: 185-193 Lincoln Street / 6 Crow Point Lane

Zoning District: Business B District

Petitioners' Names: 185-193 Lincoln Street, LLC & Six Crow Point Realty LLC
c/o Jeffery A. Tocchio, Esq.

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

Brief Description of Work:

Petitioners, **185-193 Lincoln Street LLC and Six Crow Point Realty LLC**, seek modification of a Special Permit A3 parking determination, issued by the Board on August 13, 2020, for the properties at **185-193 Lincoln Street, Hingham** and **6 Crow Point Lane, Hingham**, and such other relief as necessary, to allow the existing restaurant tenant at 6 Crow Point Lane, Locales Taco, LLC d/b/a Locales Tacos y Tequila ("Locales"), to seasonally "flex" existing interior restaurant seats within a designated outdoor table service area that includes eight (8) parking spaces immediately adjacent to the restaurant – as currently approved and operated by Locales pursuant to its Outdoor Table Service Approval issued by the Select Board pursuant to the Town of Hingham COVID-19 Temporary Policy Regarding Outdoor Table Service (OTS). Concurrent with this application, Petitioners have applied for partial waiver of Site Plan Review Approval.

Ownership and Contact Information

The undersigned is X the owner of the subject property, or _____ 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).

Record title to the subject property stands in the name(s):

- 185-193 Lincoln Street LLC, deed filed with the Plymouth County District of the Land as Document #785635, Certificate #128686; and
- Six Crow Point Realty LLC, deed recorded with the Plymouth Registry of Deeds in Book 52012, Page 143.

Address of owners of record: 45 Braintree Hill Office Park, Suite 203, Braintree, MA 02184

Title Reference: See above.

(Unregistered land) Plymouth County Registry of Deeds, Book _____ Page _____
(Registered land) Land Court Certificate of Title No. _____, Book _____ Page _____

State briefly what is currently on the premises:

The property at 185 Lincoln Street consists of 1.4± acres of land and is improved with 21,800 s.f. of commercial space including a mixture of general business, retail, office, warehouse, medical/dental and take-out restaurant. The property at 6 Crow Point Lane consists of .22± acres of land abutting 185 Lincoln Street on two sides and is improved with a 1,400 s.f. restaurant.


Attorney, agent, or other representative acting for petitioners:

Drohan Tocchio & Morgan, P.C.

Name Jeffery A. Tocchio, Esq. Address 175 Derby St., Suite 30, Hingham

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 12th day of January, 2022.

SIGNATURE  _____
(Petitioner/Agent) Jeffery A. Tocchio, Esq.
Drohan Tocchio & Morgan, P.C.
Address: 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