



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 or at the Planning Board Office

Application Date: January 12, 2022

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

Name/Title: Jeffery A. Tocchio, Esq.
Attorney for 185-193 Lincoln Street, LLC & Six Crow Point Realty LLC

Phone: 781-749-7200

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

Project Location: 185-193 Lincoln Street and 6 Crow Point Lane

Brief Description of Work:

Petitioners, **185-193 Lincoln Street LLC and Six Crow Point Realty LLC**, seek partial waiver of Site Plan Review Approval, under Sections I-G and I-I of the Hingham Zoning By-Law, for the properties at **185-193 Lincoln Street, Hingham** and **6 Crow Point Lane, Hingham**, and such other relief as necessary, relating to Petitioners' proposal 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 modification of a Special Permit A3 parking determination, issued by the Board on August 13, 2020.

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.

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”):

Pursuant to Section I-I.5(a) of the Zoning By-Law, Petitioners request waiver of the requirements of Site Plan Review under Section I-I, to the extent that the requirements/criteria are not affected by the proposed temporary seasonal “flex” of existing interior restaurant seats to a designated outdoor table service area immediately adjacent to the restaurant at 6 Crow Point Lane. The area serves as eight (8) off-season parking spaces as subject to the Board’s Site Plan Review Approval and Special Permit A3 parking determination/modification.

Waiver Granted

Waiver NOT Granted

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