

TOWN OF HINGHAM

FORM 2

BOARD OF APPEALS
781-741-1494

PLANNING BOARD
781-741-1419

APPLICATION FOR
ZONING HEARING

Application Date January 12, 2022

The undersigned hereby petitions the Board of Appeals for the following:

<u> </u> Appeal	<u> </u> Variance	<u> </u> Special Permit A1
<u> </u> Special Permit A2	<u> X </u> Site Plan Review	<u> X </u> Special Permit A3

Subject Properties: 185-193 Lincoln Street, Hingham, MA Zoning District: Business B
6 Crow Point Lane, Hingham, MA

Petitioners' Names: 185-193 Lincoln Street, LLC
Six Crow Point Realty, LLC

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

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 (the "Special Permit A3"), and partial waiver of Site Plan Review Approval, under Sections I-G and I-I of the Zoning By-Law, and such other relief as necessary, in order to modify the Special Permit A3 for the properties at **185-193 Lincoln Street, Hingham and 6 Crow Point Lane, Hingham** 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). The properties are located in the Business B Zoning District.

Applicants for an **Appeal** must complete **Form 2A**
Applicants for a **Variance** must complete **Form 2B**
Applicants for a **Special Permit A1** must complete **Form 2C**
Applicants for a **Special Permit A2** must complete **Form 2D**

Form 2

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 185-193 Lincoln Street, commonly known as Crow Point Village, consists of 1.4± acre of land and is improved with two commercial buildings; an 18,000± sq. ft. office building with retail along Lincoln Street and 3,300± sq. ft. building with retail use. The property at 6 Crow Point Lane consists of .22± acres of land and is improved with an 1,800± s.f. building constructed in 1880, operated as a 54-seat sit-down restaurant.

Attorney, agent, or other representative acting for petitioners:

Name Jeffery A. Tocchio, Esq. Address Drohan Tocchio & Morgan, P.C.
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.

Address: Drohan Tocchio & Morgan, P.C.
175 Derby St., Suite 30
Hingham, MA 02043
Tel. No.: (781) 749-7200

check all that apply:
Property Owner(s)
Applicant
X Applicants' Agent

Note: Do not attempt to discuss the merits of your case with any member of the Board of Appeals and/or the Planning Board at any time after filing this application and prior to the hearing thereon.