

From: [Dianna Pozdniakov](#)
To: [Wentworth, Emily](#)
Cc: [Silveira, Michael](#); [Altrich, Tracy](#)
Subject: RE: The Launch at Hingham Shipyard | Site Plan Waiver?
Date: Monday, January 24, 2022 5:33:59 PM

Hi Emily –

Thank you for the invite and the update on the progress with reviewing Site Plan Review triggers. Unfortunately, I won't be able to join via zoom tonight, however I'd like to provide comments via email.

Supporting our tenants, many of which are small business owners, and helping them receive permits quickly and efficiently is critical for them to open their doors, launch their businesses and continue to activate the Shipyard. We are in support of removing the \$20,000 trigger for Site Plan Review for the following reasons.

- This adds additional time for them to receive their permits.
- This adds additional cost in the form of consultants to help respond to the town's requests properly.
- We believe this adds an extra unnecessary step for the scale of project to tenants who are only building out their interior spaces within an existing building (The Shipyard).
- The \$20,000 value is very low for construction work and all tenants renovating their interior spaces will always hit this value.

Additionally, we'd like to suggest another approach if the Site Plan Review continues to be a requirement.

- Can the tenant submit a letter along with their permit application explaining that they are fully compliant with their interior build out acknowledging that a site plan review is not required for this level of work? This would alleviate the tenant from presenting at the monthly meeting and waiting for the official document waiving this requirement.

Thank you so much for hearing us out and we're excited to continue working together to activate the Shipyard and bring a great collection of amenities and new businesses to the community.

Best,
Dianna

From: Wentworth, Emily <wentworthe@hingham-ma.gov>
Sent: Friday, January 21, 2022 11:52 AM
To: Dianna Pozdniakov <dpozdniakov@samuelsre.com>
Cc: Silveira, Michael <silveiram@hingham-ma.gov>; Altrich, Tracy <altricht@hingham-ma.gov>
Subject: RE: The Launch at Hingham Shipyard | Site Plan Waiver?

This email originated from outside of the organization. Do not open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe.

Hi Diane,

Thanks for checking in... We received an application for a waiver of Site Plan Review just last night for 18 Shipyard Drive, Unit 1K. I understand from the Building Department that the initial demo application estimated construction costs to be \$20,000. The demo application has since been modified such that costs are estimated to be \$19,000. As a result, I can now approve the permit without processing the Site Plan Review application. We will follow up to let the contractor know.

The Planning Board plans to reopen the hearing on the Site Plan Review zoning amendment on Monday evening. The current draft would remove the \$20,000 trigger for Site Plan Review. If adopted, Site Plan Review would be limited to land disturbance going forward. However, it is unclear at this point whether a majority of the Board supports the proposed change to the SPR triggers. There has been significant discussion of the article among members, but very limited public comment. I am sure the Board would appreciate hearing from Samuels on the matter. You are welcome to provide comments live via zoom on Monday (https://www.hingham-ma.gov/AgendaCenter/ViewFile/Agenda/_01242022-7155) or in writing.

Best,
Emily

From: Dianna Pozdniakov <dpozdniakov@samuelsre.com>
Sent: Friday, January 21, 2022 11:26 AM
To: Wentworth, Emily <wentworthe@hingham-ma.gov>; Zoning Board of Appeals <ZBA@hingham-ma.gov>
Subject: RE: The Launch at Hingham Shipyard | Site Plan Waiver?

Hi Emily –

Wanted to check in with you on the Site Plan Review process and the discussion of it at your annual town meeting.

A new tenant of ours has gone to apply for a Demo permit (scope <\$10K) and they were triggered for a site plan review as part of the process to receive the demo permit.

Best,
Dianna

From: Wentworth, Emily <wentworthe@hingham-ma.gov>
Sent: Tuesday, December 14, 2021 11:00 AM
To: Dianna Pozdniakov <dpozdniakov@samuelsre.com>; Zoning Board of Appeals <ZBA@hingham-ma.gov>
Subject: RE: The Launch at Hingham Shipyard | Site Plan Waiver?

This email originated from outside of the organization. Do not open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe.

Hi Dianna,

Section IV-B, 6 of the Zoning By-Law requires Site Plan Review for any nonresidential project estimated to cost more than \$20,000, including interior renovations. Both applications were waived by the Planning Board yesterday evening.

As an aside, the Board initiated a zoning article that could eliminate this trigger for Site Plan Review at the upcoming Annual Town Meeting. I would be happy to keep you informed about the process.

Best,
Emily

From: Dianna Pozdniakov <dpozdniakov@samuelsre.com>
Sent: Tuesday, December 14, 2021 10:57 AM
To: Zoning Board of Appeals <ZBA@hingham-ma.gov>
Cc: Wentworth, Emily <wentworthe@hingham-ma.gov>
Subject: The Launch at Hingham Shipyard | Site Plan Waiver?

Hi Michael + Emily –

I was wondering if you knew why two of our tenants were asked to participate in the zoning board meeting yesterday under a request for a site plan waiver. Could this have been an error? Neither of them is doing anything outside of minor interior finish work.

- Old Navy is doing an interior refresh of their space, mostly paint, fixtures, and millwork.
- PMA is a new tenant going into an existing space. They are a martial arts school running kids classes.

Appreciate your help and clarity!

Best,
Dianna

Dianna Pozdniakov
Special Projects Manager

136 Brookline Ave
Boston MA 02215
Office 617 603 5479
Mobile 917 287 3531

-
dpozdniakov@samuelsre.com
samuelsre.com

Samuels
Associates 

