



TOWN OF HINGHAM
PLANNING BOARD

MEMO

TO: Zoning Board of Appeals
FROM: Judith Sneath on behalf the Planning Board
DATE: February 22, 2017
RE: Final Comments: Pedestrian Circulation and Landscape Treatment

The Planning Board offers final comments on the revised plans, as follows:

1. Pedestrian Connections: The Planning Board recommends that the Applicant be required to provide a sidewalk south from the project entrance towards Route 3A to the parking area for Bare Cove Park to provide a complete and safe pedestrian network for both residents and visitors to the area.

Having this connection would provide complete pedestrian connectivity between the parking area, the residential development, and the other destinations on Beal Street. It would provide a safe connection for residents or visitors who may find themselves in the Bare Cove Park parking area and wish to follow the shortest path back to the residences. Traffic volumes and speed are both high in this area now, and, this new development will result in increased vehicular access and volume resulting in an increased safety hazard for pedestrians that may walk in this area, and thus a worsening of conditions. Providing this stretch of sidewalk would mitigate this hazard to the benefit of any pedestrians in the area, including residents of 230 Beal Street and their visitors.

2. Landscape Treatment along Sheltry Path: The Planning Board recommends a condition to ensure the intent of the screening along Sheltry Path is realized by the planting, as follows: *The landscape buffer plantings along Sheltry Path shall include a mix of evergreen bushes and shrubs in addition to deciduous and evergreen trees in order to ensure that there is a dense understory planting to buffer the adjacent development from light and sound, and retain privacy for the residents of the development. Prior to the issuance of the final Certificates of Occupancy, the buffer shall be inspected and the applicant may be required to plant additional shrubs to fill any gaps in the landscape screen.*
3. We encourage the Applicant to coordinate transportation between this project and the train station. The Applicant should report back to the Zoning Board regarding their efforts and the outcome of any dialogue with the MBTA on this matter.