



TOWN OF HINGHAM
PLANNING BOARD

MEMO

TO: Applicant

FROM: Mary F. Savage-Dunham, AICP *Mary*

DATE: March 13, 2019

RE: **Staff Comments: 315 Lincoln Street**

I have reviewed the materials submitted and offer the following comments and questions:

1. This is a very tight site and I understand it will be changing a bit based on comments from the fire department and other staff. I do make the following observations:
 - a. Plans don't show a fire lane;
 - b. The truck turning template shows that the fire truck cannot circumnavigate the site without crossing curbs or into parking spaces. This seems to indicate non-compliance with Section V-A.5.a.
2. The parking ratio as applied is 1 space per 3 seats and you have allocated an additional 4 spaces for pick up orders for a total of 12. This requires a Special Permit A3 which you have applied for. The peer review engineer has noted that the ITE handbook cites a higher parking demand for similar uses. Can you explain why that greater parking demand doesn't apply to this location?
3. One of staff's concerns is that during peak demand periods traffic trying to enter the site may queue up and slow traffic in 3A while parked cars enter or exit the angled parking. This may be a location where overflow or additional parking would be beneficial, particularly because there is no drive through window so the spaces on site may not turn over as quickly.
4. I understand the owner has a parking easement over the area being used for boat storage. Can you utilize this parking easement to provide additional parking to support this use? If there is more parking available in the parking easement you may have greater flexibility with the site design to make the turning templates work and meet the design standards for parking.

5. The plans do not show a loading space. Please provide it. I understand the applicant has agreed to arrange for smaller delivery trucks for this location because the larger trucks will not be able to circumnavigate the site. There still does not appear to be a location for a designated loading zone. The driveway at the rear of the building is not wide enough for a truck to park and still have traffic drive by so that is not an option. This means that the truck would need to pull out of the travel lane and into parking spaces to unload which would eliminate the availability of those parking spaces. I question if you require a full or partial waiver of Section V-A.5.e?
6. Please advise regarding snow storage areas. Do you need a full or partial waiver of Section V-A.5.k? Provide narrative on how snow storage and/or removal will be handled.
7. Do you need a waiver of Section V-A.5.m?
8. Please provide a full list of any parking waivers or other relief that you require for the project.