

TOWN OF HINGHAM



**SUPPORTING STATEMENT -
REQUESTED FINDINGS**

BOARD OF APPEALS



**SPECIAL PERMIT A2
SITE PLAN REVIEW**

Petitioner JS Barry Development, LLC seeks

a Special Permit A2 under Section(s) III-G(6), and I-F and such other relief as necessary.

of the Zoning By-Law for property located at 103-105 North Street and 11 Bank Ave.

and asks the the Board of Appeals make the following findings of fact in accordance with the provisions of law and Section I-G and I-I of the Hingham Zoning By-Law:

1. The proposed use is consistent with the general purposes of this By-Law and will not adversely affect the health, safety or welfare of the prospective occupants, neighbors, or the Town generally, for the following reasons:

The proposed use is consistent with the Downtown Overlay District and compliments other similar uses in the area, including businesses and residential premises consistent with ZBL s. III-G.

2. The proposed development meets accepted design standards and criteria for the functional design of facilities, structures and site construction, in the following way(s).

The proposed structures comply with the required setbacks and frontage and take into consideration the impact upon abutting properties with respect to surface water run off and other safety and aesthetic concerns.

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Form 2D

3. The proposed development will not create adverse impacts, or such potential adverse impacts will be mitigated, so that development will be compatible with the surrounding area, in the following way(s):

The applicant proposed to improve existing areas.

4. The proposed use provides safe access and circulation, taking into account driveways, entrances and exits, nearby intersections, sight distances and grades, in the following way(s):

The applicant is seeking to create access upon its own premises located at 103-105 North Street.

5. a) Off-street parking in compliance with Section V-A of the By-Law is provided as follows:

The applicant is requesting relief from strict adherence to parking dimensional requirements and design standards namely for not providing designated loading space via a special permit A-3 Parking Determination.

- b) Safe and adequate off-street loading and delivery areas for materials and customers as well as sufficient access for service, utility and emergency vehicles, in the following way(s):

The applicant has ample area for parking and is providing for safe vehicular and pedestrian access.

6. The proposed use provides safe and adequate means of waste disposal - sanitary, solid and storm water drainage - in the following way(s):

Drainage is compliant with the standards set forth and the premises will be connected to the sewer system.

Form 2D

7. Please indicate areas of compliance or noncompliance with all other applicable sections of the Hingham Zoning By-Law, or additional zoning relief sought.

The applicant proposes to have commercial use of the premises on the ground level in compliance with Section III-G.2 and Section III-G.b(iii). Relief is sought via a special permit A-3 Parking Determination as it relates to ZBL Section V-A regarding providing a designated loading space.

8. Please indicate other regulatory permits and/or licenses (local, state and federal) required for development of this project.

Not applicable.

NOTE: It is anticipated that many of the above questions may be answered by the submission of plans and/or supplementary studies. In the review process the Board of Appeals and/or Planning Board have the authority to employ professional consultants or experts, at the applicant's expense as provided in Section I-I, to evaluate the information submitted on the boards' behalf.

The rights authorized by a special permit expire two years from the date the decision is filed with the Town Clerk, unless exercised or extended in accordance with the terms of M.G. L. 40A, §9.

Date

4/25/19

SIGNATURE

Walter B. Smith

(Petitioner/Agent)

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Please attach additional sheets if space provided is insufficient.

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