



Hingham Planning Board
APPLICATION FOR SITE PLAN APPROVAL
IN ASSOCIATION WITH APPLICATION FOR SPECIAL PERMIT A2
Revised October, 2007

This application must be accompanied by a completed copy of the application for a Special Permit A2 submitted to the Zoning Board of Appeals.

For information on the Site Plan Approval process for projects requiring a Special Permit A2, please see the Planning Board Regulations Relative to the Issuance of Special Permits and Site Plan Review, available www.hingham-ma.gov or at the Planning Board Office

Application Date: May 17, 2019

Contact Information for Applicant or Authorized Agent (Attorney, Contractor, etc.)

Name/Title: Robert L. Shepard/ Shepard Construction & Development LLC

Phone: 617 592 3228

Address: 25 Derby Street Hingham MA

Project Location: 25 and 33 Central Street

Brief Description of Work:

Please see attached

Submittal Requirements for Site Plan Review in Association with a Special Permit A2

- a. locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures within 100 feet of property line;
- b. scaled and dimensioned plan of the location and footprint of existing and proposed buildings and structures; if applicable, building elevations and floor layouts;
- c. if applicable, plan showing proposed circulation of traffic within the development and in all adjacent public ways; dimensioned plan of loading and parking areas, aisles and driveways; plan with detail sheets if appropriate, profile and representative cross sections of proposed driveways and parking areas;
- d. analysis of compliance with all relevant dimensional provisions of this By-Law;
- e. detailed information on utilities, lighting, landscaping, refuse storage and removal;
- f. grading plan, drainage analysis and traffic analysis, as applicable;
- g. analysis of the capacity of Town soils, water supply, ways and services to absorb the impact of the proposed development;
- h. analysis of compliance with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Policy and Standards, and Massachusetts Erosion Sediment and Control Guidelines; and
- i. such other materials necessary to enable Town boards to make a positive determination on the proposed development.

Request for Waiver from Site Plan Review Requirements

The Planning Board, may, upon written request of the applicant, waive any of the requirements of this section, including the requirement for a public hearing, if the project constitutes a minor site plan review. In order to constitute a minor site plan, the proposed work must be limited to interior renovations to a building or structure which do not require a Special Permit A-2 or A-3 and/or do not materially or adversely affect conditions on the site. Additionally, even when Site Plan Review is required, the Planning Board may, at their discretion waive certain submittal requirements.

Please indicate requested relief (for example, "I request a waiver from the requirement for a public hearing" or "I request a waiver from the requirement to submit a utilities plan and lighting plan"):

Waiver Granted

Waiver NOT Granted

Signature of Authorized Agent (Chairman of the Planning Board or Town Planner)

Date

25 and 33 Central Street
Form 2 Attachment

Brief Description of Work:

The proposed development involves the replacement of an existing office building and vehicle parking/service garage building with a "Commercial/Residential Building" as defined in and encouraged by the Downtown Hingham Overlay District provisions of the Zoning By-Law. The proposed development will include 8 two-bedroom condominium units on the second and third floor, space for a commercial use on the ground floor and a garage with the ground level of the building that will provide parking for the commercial and residential uses.

We anticipate that the residential condominium units will be an attractive alternative to remaining in large single family homes for empty-nester Hingham residents who wish to live in downtown Hingham in large, worry-free, accommodations that are walkable to the shopping, civic and other destinations that have been part of, and that they wish to have continue to be part of, their community activities and involvement as Hingham residents. We hope that the commercial space will be used by Krigsman Yoga, a current tenant on the property and a vibrant and committed member of the downtown business community, will be the commercial space user when construction has been completed. The garage has been designed to provide all required parking plus future parking flexibility and mitigation of the current congested on-street parking occurring at the property and its surroundings.