



**TOWN OF HINGHAM PLANNING BOARD
210 CENTRAL STREET
HINGHAM, MA 02043**

For instruction on how to complete, please see the Planning Board Regulations Relative to the Issuance of Special Permits and Site Plan Review, available at www.hingham-ma.com or at the Planning Board Office

APPLICATION FOR SPECIAL PERMIT A-3

DATE May 17, 2019

Parking Determination

Parking Waiver

Flexible Residential Development

The undersigned hereby petitions the Hingham Planning Board for a Special Permit A-3.

Subject Property 25 and 33 Central Street

Zoning District Business A/Hingham

Downtown Overlay

Petitioner's Name: Respond Ventures, LLC

Petitioner's Address: c/o Shepard Construction & Development, LLC, 25 Derby Street, Hingham MA

Brief Description of Work:

Please see attached

Ownership and Contact Information

The undersigned is _____ the owner of the subject property, or X the holder of a written option to purchase the subject property, or _____ the holder of a valid lease to the subject property. (In this last instance written authorization from the property owner must be submitted with the other application documents.)

Record title to the subject property stands in the name(s) South Central, LLC and H McKee 1993 Realty Trust

Address of owner of record 25 & 33 Central Street, Hingham MA

Title Reference:

(Unregistered land) Plymouth County Registry of Deeds, Book 12014, Page 307 and Book 44593, Page 117

(Registered land) Land Court Certificate of Title No. _____, Book _____, Page _____

State briefly what is currently on the premises: an office building and an automobile service/storage garage partially converted to a yoga studio

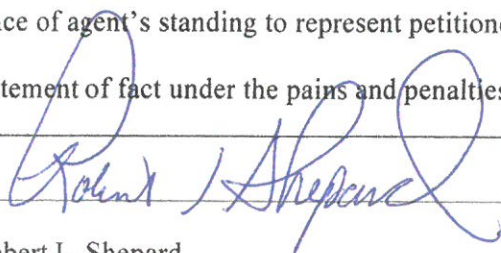
Attorney, agent, or other representative acting for petitioner:

Name Robert L. Shepard Address 25 Derby Street, Hingham MA

Written evidence of agent's standing to represent petitioner may be requested.

Signed as a statement of fact under the pains and penalties of perjury, this 17th day of May, 2019

SIGNATURE



PRINT Robert L. Shepard

Address 25 Derby Street, Hingham MA

Tel. No. 617 92 3228

Email: bshepard@shepardinvestments.com

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.