

TOWN OF HINGHAM



**SUPPORTING STATEMENT -
REQUESTED FINDINGS**

**FORM 2D
SPECIAL PERMIT A2
SITE PLAN REVIEW**

BOARD OF APPEALS

Petitioner Falcon LLC seeks
a Special Permit A2 under Section(s) III-A.4.12A (Health Club)

of the Zoning By-Law for property located at 45 Industrial Park Road, Hingham, MA

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 similar health facility uses in the Industrial Park including rock climbing and cheerleading training uses. Its' hours of operation are off peak against general day time hours for general business and industrial park uses.

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 existing prior building has been located and used for numerous years and the addition to said building is fully permitted and substantially constructed. The renovations beyond the provision of additional parking are interior tenant renovations to said existing building

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 existing prior building has been located and used for numerous years and the addition to said building is fully permitted and substantially constructed. The renovations beyond the provision of additional parking are interior tenant renovations to said existing building

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 property is a corner lot with access and egress to and from each of Industrial Park Road and Pond Park Road. Traffic will be minimized by off peak hours and circulation and parking is enhanced by two curb cuts, one in front of the building and one to the side

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

See Site Plan filed herewith; Applicant is seeking a Special Permit A3 in which off street parking will be addressed

- 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):

See Site Plan; filed herewith; the proposed use has limited off street loading and delivery needs, most of which can be met by standard delivery vehicles; a garage and storage area has been incorporated in the addition to the building

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

The addition to the building is fully permitted and constructed; the proposed use will minimally impact the above, and septic capacity is sufficient

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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 existing building and permitted and constructed addition, along with general business use, complies with all area and dimensional zoning requirements. Applicant is seeking an A3 Special Permit for off street parking related to the proposed use.

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

A3 Special Permit for off street parking related to the proposed use.

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 _____

SIGNATURE _____

(Petitioner/Agent)
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Please attach additional sheets if space provided is insufficient.