



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: October 3, 2019

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

Name/Title: W/S/M Hingham Properties LLC - Victoria Maguire, Development Manager

Phone: 617-232-8900

Address: 33 Boylston Street, Suite 3000, Chestnut Hill, MA 02467

Project Location: Derby Street Shops - 100 Derby Street

Brief Description of Work:

W/S/M Hingham Properties LLC seeks to update the special permit for the Derby Street Shops with several new use categories including the primary designation of 4.17 Shopping Center as well as 3.3 Private School, 3.4 Nursery School, 3.8A Clinic, 4.13 Commercial Outdoor Amusement and V-E Personal Wireless Service Facility. We also seek to establish a parking determination for each of the uses included in the categories above.

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"):

W/S/M Hingham Properties LLC requests a waiver from the requirement for site plan review in association with the A-2 Special Permit Application because there are no physical changes being proposed to the Derby Street Shops property at this time.

Waiver Granted

Waiver NOT Granted

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

Date