

# Town of Hingham



## Zoning Board of Appeals

### Meeting Agenda

October 19, 2016

7:00 PM

#### Hearings:

1. **Lauren Stevens (Continued from 9/26/2016, Request to Continue 11/16/2016)**  
**54 Wompatuck Road**  
Variance from § IV-A to construct a 12'x16' shed resulting in a 5' side yard setback where 15' is required in Residence District A
2. **RSL Realty, LLC (Continued from 9/14/16)**  
**51-55, 28 South Street and 147 North Street**  
Special Permit A2 Under § III-G, 6. to construct a 3-story Commercial/Residential Building in Business District A and the Downtown Hingham Overlay District
3. **Perry BAC Shipyard, LLC (Continued from 9/26/2016)**  
**10-0 Shipyard Drive**  
Major Modification to the Hingham Shipyard Mixed-Use Special Permit originally issued May 12, 2003, as amended, under § IV-G to modify the approved residential building and associated parking, resulting in a reduction of the number of dwelling units from 83 to 77 in the Industrial District
4. **Kerry Brett**  
**87-89 Hersey Street**  
Administrative Appeal of the Building Commissioner's Determination, dated August 10, 2016, that the use of the property is a single family dwelling along with a home occupation (photography studio) in Residence District A
5. **Broadstone Bare Cove Alliance, LLC (Continued from 9/26/2016)**  
**230 Beal Street**  
Comprehensive Permit to construct a 300-unit rental community, including 75 affordable housing units, on approximately 12.06 acres of land located in the Office Park Zoning District
6. **The Trustees of Reservations-World's End Reservation**  
**0 Off Martin's Lane**  
Variance from § IV-B, 1. and 5. and a Special Permit A1 under § III-A, 3.7 to improve on-site vehicular and pedestrian circulation and increase parking from 74 to 116 spaces in conjunction with a planned visitor center and gate house relocation project in the Official and Open Space District
7. **Joe Gragg & Maria Vazques-Gragg**  
**5 Smith Way**  
Variance from § IV-A to expand a single car garage resulting in 11' side yard setback and 20' front yard setback where 15' and 25' are respectively required in Residence District A
8. **Kelly D. Carroll**  
**24 Garrison Road**  
Variance from § IV-A to relocate and reconstruct an existing nonconforming garage, resulting in a 3.1' side yard setback where 15' is required in Residence District A
9. **John & Daniele Serafini**  
**197 Main Street**  
Variance from § IV-A to construct a 25' x 24' accessory structure partially within the 15' required side yard setback in Residence District A

#### Other Business:

1. Notice of Project Change after Issuance of a Comprehensive Permit pursuant to 760 CMR 56.05 (11) to convert the Avalon Hingham Shipyard II financing program to the Local Initiative Program (LIP)
2. Approval of meeting minutes

**Town of Hingham**



3. Adjournment