

Minutes  
Regular Meeting

February 22, 2016

**HINGHAM PLANNING BOARD**  
February 22, 2016 @ 7:00 PM – Central North

**Present:** Planning Board Members, **Sarah Corey, Chairman, Gary Tondorf-Dick, Jennifer Gay Smith, William Ramsey, and Judith Sneath, Clerk.** Also present were, Community Planning Director Mary Savage-Dunham and Dolores DeLisle, Administrative Assistant

**Planning Board Agenda**

**7:00 PM Continued Public Hearings: Proposed Amendments to the Hingham Zoning By-Law**

Lot Shape Requirements \*\*Joint hearing with ZBA\*\*

Changes to Nonconforming Structures Accessory to Single Family and Two-Family

Dwellings \*\*Joint hearing with ZBA\*\*

Uniformity Amendments \*\*Joint hearing with ZBA\*\*

Floodplain Protection Overlay District

Section II & III

Common Driveways

Commercial Parking Req. & Table of Parking Dimensions

Old/New Business:

1. Review and Adoption of Minutes from January 25, 2016 and February 1, 2016 meetings

**Hearing(s)**

**Continued Public Hearings: Proposed Amendments to the Hingham Zoning By-Law**

**7:00 PM Lot Shape Requirements \*\*Joint Hearing with ZBA\*\***

The Chairman opened the continued hearing. Mr. Fisher and Mr. Freeman, Zoning Board of Appeals (ZBA) members were present. The Chair acknowledged Emily Wentworth, Senior Planner, who presented an overview of the proposed amendment and explained the new/revised language regarding the lot shape factor. It was suggested to move #10 to #2 (IV-C) and it was explained that the end result of the square vs the circle requirement was for clarity only. There were brief comments from the public. The Boards discussed that as a result of the discussion during the public hearing process, the intent is to clarify language and re-number some of it, as well as remove the dimensional requirement from the definition of frontage, but, overall there were no substantive changes as a result of the proposed amendment.

The Board voted to **RECOMMEND** the language as discussed and revised.

**8:07 PM Changes to Nonconforming Structures Accessory to Single and Two-Family Dwellings**

Ms. Wentworth presented an overview of the new language. The Board voiced several comments, which included: too many questions still remain regarding the height of the accessory structure; to rebuild a garage, it must conform to the 'original'; concerns regarding abutter protections and the shift between variance and special permit with regard to the appeals process; broad language regarding 'structure'; concerns regarding 'unoccupied' accessory building and 'habitable' space; blocked sunlight, noise and view issues. Several comments from the public were heard. The Board asked Ms. Wentworth to see if any adjustments to the language could be made to clearer limits on the size of the accessory structure. The Board then continued the hearing February 29.

**9:05 PM      Uniformity Amendments \*\*Joint hearing with ZBA\*\***

Ms. Wentworth presented an overview of the proposed amendment. Following a discussion regarding the potential conflict with the uniformity clause that the amendment intends to remedy, and the possible impact of making the changes as presently proposed, the Board Moved, Seconded and so VOTED to take no action on this proposed amendment.

**9:40 PM      Floodplain Protection Overlay District; Section II & III; Common  
Driveways; Commercial Parking Req. & Table of Parking Dimensions**

The Board voted to continue the aforementioned hearings to the meeting of February 29.

As there was no other business, the meeting adjourned at 10:20 PM.

Respectfully submitted,

Dolores A. DeLisle  
Administrative Assistant