

Minutes  
Regular Meeting

March 7, 2016

**HINGHAM PLANNING BOARD**  
March 7, 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      Form A  
                  235 Main Street

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

- Changes to Nonconforming Structures Accessory to Single Family and Two-Family Dwellings \*\*Joint hearing with ZBA\*\*
- Common Driveways

Old/New Business:

1. Review and Adoption of Minutes
2. Administrative / Committee Reports
  - Review Draft Letter for Avalon II
3. Distribution of Master Plan materials & discussion
4. Proposed subdivision regulation revisions

**Hearing(s)**

**7:08 PM      Form A**  
**235 Main Street**

The Chair opened the meeting and asked Mr. Kevin Burke to present his application. He stated that this was not a buildable lot and that he seeks to deed Parcel A to his neighbor at 237 Main and requested approval. He answered questions from the Board and there was a comment from the floor.

The Board voted to endorse the plan, with revisions to the notes and the submission of a revised mylar. Mr. Tondorf-Dick’s vote was nay.

**7:35 PM      Changes to Nonconforming Structures Accessory to Single Family and Two-Family Dwellings**

Ms. Wentworth presented an overview of the proposed amendment with revisions since the last hearing. Mr. Tondorf-Dick stated he has continued concern regarding the switch to a special permit vs. variance as the approval mechanism, and Ms. Gay Smith agreed. The Chair is also concerned about special permit, which she feels, in essence, shifts the balance to the applicant with the neighbors having the burden of proof in any appeal. Mr. Ramsey stated that abutters can object during either type of hearing, and, that he is comfortable that the ZBA is responsive to neighbor concerns. Ms. Sneath is okay with ‘specific’ special permits. The Chair stated that the footprint of the expanded accessory structure that is partially in the setback is too big and should be limited to 25%. The Boards discussed the utilities of the 25%, and, if there were another way to address the concerns. Perhaps the increase in size of the building might be tied to moving it away from the property line for example. The Planning Board were not all comfortable with subsection ii of the draft language. Otherwise, the Board seemed in agreement to move the language forward. Comments from the public were heard. After additional discussion the Board voted to recommend the language as discussed and revised with the deletion of subsection ii. The motion passed 3-2.

**8:29 PM      Common Driveways**

The Planner and the Board reviewed Susan Murphy's comments on the language, stating that Ms. Murphy understands the Planning Board's intent is not to open up additional land for development if it is currently undevelopable. The Chair read aloud the changes and asked for public comment. The Board then voted to RECOMMEND the language as discussed and revised.

**9:35 PM** Old/New Business:

**1. Administrative / Committee Reports**

- Review Draft Letter for Avalon II - The Board reviewed the draft letter regarding Avalon Shipyard II and suggested a few modifications. Mr. Ramsey noted for the record that the Planning Board is unanimously opposed to this project in its current form. Ms. Corey will speak at the hearing and Mr. Tondorf-Dick will speak regarding architecture.

As there was no other business, the meeting adjourned at 10:05 PM.

Respectfully submitted,

Dolores A. DeLisle  
Administrative Assistant