

Minutes  
Regular Meeting

May 9, 2016

**HINGHAM PLANNING BOARD**  
May 9, 2016 @ 7:00 PM – Central North

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

**Planning Board Agenda**

7:00 PM      **Second Parish Church: 687 Main Street**  
Site Plan Review under § I-I and § III-B, 8. ii for the Second Parish Unitarian Universalist Church, located at 687 Main Street, for a proposed addition to the existing church and minor changes to the existing entry drive, property zoned Residence B. Request for partial waiver of submittal requirements.

7:30 PM      **Definitive Subdivision: 901 Main Street**  
Application of Gerry Rankin for a residential subdivision at property known as 895-901 Main Street to create 4 residential lots, and 2 smaller non-residential lots, property zoned Residence B.

8:30 PM      **Request to re-endorse Form A Mylar: 235 Main Street**  
The Planning Board endorsed this Form A plan in March, but, Land Court required that additional descriptive information to be added to the plan prior to recording. The bounds of the parcels and lot lines have not changed. The Applicant has a revised mylar and is asking that the Board endorse it for processing at Land Court. The Applicant has also requested that the Board waive the fee in accordance with your authority under Section 2.F.3.d of the Rules and Regulations Adopted Under the Subdivision Control Law.

8:40 PM      **Hingham Public Library: 66 Leavitt Street**  
Request for Waiver of Site Plan in Association with Building Permit  
The Library is undertaking a project for roof replacement, and replacement of rooftop mechanicals. There is no shovel in the ground work and as such a request for waiver of site plan review has been submitted.

Old/New Business:

1. Review and Adoption of Minutes April 10, 11, 20 & 25, 2016, and May 2, 2016
2. Administrative Reports
  - a. Discussion of Alliance Residential – 230 Beal St
  - b. Other Business

**Hearing(s)**

7:05 PM      **Second Parish Church: 687 Main Street**

The Chair called the meeting to order and acknowledged John Cavanaro, Cavanaro Consulting, Gene Raymond, Raymond Design Associates and Lisa Shetty, Second Parish Church. The Chair stated for the record that she is a neighbor of Mr. Raymond, but does not feel that will affect her ability to be impartial in the review of the project.

Mr. Cavanaro presented an overview of the proposed project, which includes a small entrance and ramp addition to the existing church to install handicap accessible ramps to serve the two first floor levels, and, the existing driveway will be slightly relocated to accommodate the proposed additions. Gutter flow from the addition will be tied into the existing gutters and ultimately discharge to a dry well at the rear of the property to infiltrate at the low point.

The Applicant has requested a waiver from the requirement to provide drainage calculations, a lighting plan and traffic analysis, as there will be minimal change to the drainage, lighting and traffic as a result of this project. The existing use is not expanding or intensifying, as these are primarily accessibility improvements. It was noted that the project was previously approved by

the Historic Commission. Ms. Shetty stated that they have received a CPC grant for \$85,000.

Mr. Ramsey inquired about changes to lighting and traffic patterns. Mr. Raymond said there will be new, small light fixtures placed below the roof line and that traffic patterns will remain unchanged. Two parking spaces parallel to the church are informal handicapped parking spaces, but not code compliant. They are an existing condition and practice. Construction of the new vestibule with handicap accessible ramps will make the sanctuary accessible, which is a great improvement. He noted that the church owns the lots to the west and the rear of the church.

The Board members acknowledged that these were good improvements. A motion was made, seconded and so VOTED to Waive the drainage calculations, lighting plan and traffic analysis. The Chair read findings aloud and a motion was made, seconded and so VOTED to APPROVE the project.

**7:34 PM      Definitive Subdivision: 901 Main Street**

The Chair acknowledged Gary James, James Engineering, Inc., who presented an overview of the project. There will be a 400 ft. long roadway to a proposed hammerhead dead end and not a cul-de-sac (the hammerhead originated with the prior 40B project); the site is predominately 12 wooded acres and 7-8 acres of wetlands; there will be 12-13,000 yards of earth material removed from the esker; He said the amount of excavation associated with the subdivision would not trigger an A2, but, further construction of the individual lots would require A2 permits to allow the creation of yards for the houses; there is a 14 ft. change in elevation, and all homes will be up from the driveway; each home will have 4,500 s.f. of interior space with three garages; there will be sub-surface sewerage disposal and Aquarion water. He noted that there is a Board of Health meeting scheduled for May 10 and test pits on May 13.

Ms. Sneath suggested a need for a roadway review. The Board expressed their opinion that a waiver to allow a hammerhead instead of a cul de sac would not be appropriate for a subdivision of this size. The Chair read aloud the Fire Department letter, asking for a wider roadway. The plan shows 18 ft., but 22 ft. may be required. Police Chief, Glenn Olsson, was present and agreed. The Fire Chief also wants the hydrant within 800 ft. of the roadway for access. Gerry Rankin, applicant, indicated that would be no problem. A waiver for bumping the driveway radius to 35 ft. from the 30 ft. standard is requested. Letters from Aquarion and HMLP are needed, and the applicant said they would be forwarded.

The Chair inquired about trees. There are five shade trees proposed to be removed. A 40 ft. pine is the largest and the others 12 and 16 ft. Trees to be removed will be flagged with ribbons and include 5 shade trees, three in the right of way and two overhanging. There is a shade tree hearing pending with the DPW. Ms. Sneath asked where the earth material will be moved to, stating that it is required to remain in town. Mr. Rankin said it would be handled within the town.

Mr. John Chessia, Chessia Consulting Services, presented his review comments on the original plan. He noted for the record that he had just received the revised plans that afternoon and that his prepared responses were based on the original submittal. The Chair stated that, in the future, revised plans must be received in advance of the hearing to provide adequate time for review prior to the hearing. His overview included the following: a state curb cut permit is not required because it is not a state road, but a wider opening is desirable; the property was previously approved for 16 units as part of a Comprehensive Permit; the storm water drain pipe is 12 in. and an additional pipe is needed to control diversion; he is concerned with drainage, site distance, with data needed in relation to speeds; and length of the roadway needs to be less than 400 ft. (it was noted that the new plan has been revised to indicate roadway length).

The Chair stated that an overview of the drainage would wait for a full Board and Mr. Chessia's review of the new plans. She then opened the meeting to comments from the public. There was a concern about runoff and sideline changes from a neighbor's backyard, to which Mr. Chessia stated there would be no increase in runoff and Mr. James responded that there would be negligible changes to the sideline. A question was asked if the homes would be two-family in style and Mr. Rankin stated there would only be single family homes, ~ 4,500 square feet with three car garages. Mr. Rankin presented a Request for Continuance, which was granted and scheduled for June 13, 2016.

**9:45 PM Request to re-endorse Form A Mylar: 235 Main Street**

Mr. Kevin Burke outlined the changes on the revised plan, which include the removal of the extraneous dwelling and lot lines, all of which clearly show the creation of a non-buildable lot. A motion was made, seconded and so **VOTED** to ENDORSE the revised plan as presented.

**9:52 PM Hingham Public Library: 66 Leavitt Street**

The Library is undertaking a project for roof replacement, and replacement of rooftop mechanicals. There is no shovel in the ground work and as such a request for waiver of site plan review has been submitted. A motion was made, seconded and so **VOTED TO** Approve the request for Waiver of Site Plan Review.

As there was no other business the meeting adjourned at 8:54 pm.

Respectfully submitted,

Dolores A. DeLisle  
Administrative Assistant