

Minutes
Regular Meeting

December 5, 2016

HINGHAM PLANNING BOARD
December 5, 2016 @ 7:00 PM – Central North

Present: Planning Board Members, **Judith S. Sneath, Chairman, Sarah H. Corey, William Ramsey, Jenn Gay Smith and Gary Tondorf-Dick.** Also present: Community Planning Director, Mary Savage-Dunham

Planning Board Agenda

7:00 PM Christina Estates at Baker Hill-Bond Reduction Request
Request to Continue to a future meeting

7:05 PM TRUSTEES OF RESERVATIONS - WORLDS END RESERVATION
Martin’s Lane – REQUEST TO CONTINUE TO DECEMBER 19TH

Old/New Business:

1. Review and Adoption of Minutes
2. Comment letter on 230 Beal St
3. Discuss memo to BOS regarding use of tunnel cap
4. Master Plan – discussion of draft goals & objectives
5. Administrative Reports

Hearing(s)

7:00 PM Christina Estates at Baker Hill-Bond Reduction Request

The Board noted that additional information was requested from the applicant, which hasn’t come in yet, and, the applicant asked that Mr. Chessia re-inspect the project. The Board then continued the discussion of the Bond Reduction to the meeting of January 9th, 2017.

7:05 PM TRUSTEES OF RESERVATIONS - WORLDS END RESERVATION
Martin’s Lane – REQUEST TO CONTINUE TO DECEMBER 19TH

The Board continued the hearings to the meeting of December 19th.

Old/New Business:

Adoption of Minutes – Minutes of June 27th were adopted as written. Minutes of October 17, 2016 were adopted as written. Minutes of October 24, 2016 were adopted as written. Minutes of November 7, 2016 were adopted with edits as noted.

Comment letter on 230 Beal St – The Board discussed the project in general, and the draft letter prepared by the Town Planner. The Board noted that they still had concerns about the traffic volume and pattern leaving the site and the lack of mitigation being provided for that. The Board discussed the overall massing and felt that the buildings would dominate the site and not provide a feeling that this is the gateway to a street with mostly residential uses. The Board directed the planner to modify the letter for further review.

Discuss memo to BOS regarding use of tunnel cap – The Town Planner noted that application had been made to the Selectmen for approval of various items related to the tunnel cap and the Lincoln Building redevelopment. The Selectmen wanted the Planning Board to weigh in on the proposal. The Planning Board questioned that the totality of the residential access would be over the tunnel cap. The tunnel cap was negotiated for public space and the benefit of the residents of the town. Now this area is being activated by a fairly intense use in this location for the benefit of a private developer. In this past this area had been used by the girl scouts for example for cookie sales, and, the look was to be garden-like. The Board expressed concern about potentially sacrificing the public good for private developer. The public recreational space (tunnel cap) is proposed for sole access when they have access on two sidewalks so it seems reasonable to ask for some mitigation. The Board doesn’t seem to see a reason for primary access on the tunnel cap. The Board was concerned that there wasn’t a secondary access to another frontage. To have this use depend entirely on the public recreational space for access so they can maximize

every possible space seems like asking a lot from the town. Other owners abutting the tunnel cap use the tunnel cap access as a secondary access, not a primary access for the use. Plus the design makes this area seem like it is not accessible to the public. Possible mitigation might be access to a public restroom from the tunnel cap, having maintenance responsibility for the tunnel cap between Main and South provided by the applicant, etc. The Board felt that the extent of the new brick work was too much. The planner will work on a draft letter for the Board's next meeting.

As there was no other business, the meeting adjourned at 8:15 PM.

Respectfully submitted,
Mary Savage-Dunham, AICP
Director of Community Planning