

Minutes
Regular Meeting

January 11, 2017

HINGHAM PLANNING BOARD

January 11, 2017 @ 7:00 PM – South Hearing Room

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

**arrived at 7:11 PM*

Planning Board Agenda

7:00 PM Form A Plan- Boundary Line Adjustment, Bare Cove Park Drive.
Town of Hingham

7:15 PM TRUSTEES OF RESERVATIONS - WORLDS END RESERVATION
0 off Martin’s Lane
Special Permit A3 Parking Determination, with waivers under § V-A.2, V-A.3, V-A.5 of the Zoning By-Law, with Site Plan Review under § I-G and § I-I, a Scenic Road Hearing, and such other relief as necessary to improve vehicular and pedestrian circulation, increase parking, relocate gatehouse, improve landscaping, and plan visitor center/restroom facility.

Old/New Business:

1. Discussion of Potential Warrant Article - Ch. 41 s. 81U
2. Review and Adoption of Minutes
3. Discuss memo to BOS regarding use of tunnel cap
4. Form A Plan: Map 188 Plots 26 & 29, aka 170 Gardner Street and 1 Gardner Terrace. Applicant: Joseph Kennedy

Hearing(s)

7:03 PM Form A Plan – 170 Gardner Street & 1 Gardner Terrace
Board members Sneath, Ramsey and Gay-Smith reviewed the revised plans and noted that the changes the Board had requested at Monday’s meeting had been made on the plan (address, remove language about subdivision). Michelle Crawford, 1 Gardner Terrace, asked the Board to condition that the plan not be filed until the legal paperwork associated with the land swap had been finalized. The Board said that was out of their purview. They asked Ms. Crawford if she had reservations about the plan being endorsed, and did note that the application form was signed. She said her husband signed it. After additional discussion the applicant, Joe Kennedy, requested to Withdraw without Prejudice and provided the request in writing. The Board granted the request to allow the property owner and applicant time to complete their discussions.

Form A Plan- Boundary Line Adjustment, Bare Cove Park Drive: Town of Hingham
The Planner reported that this plan was in accordance with Article 47 from 2012 ATM, and, there was also 2013 Special Act, copies of both enclosed in packet. The full Board reviewed the plan and documents and then endorsed it.

7:15 PM TRUSTEES OF RESERVATIONS - WORLDS END RESERVATION
0 off Martin’s Lane
Special Permit A3 Parking Determination, with waivers under § V-A.2, V-A.3, V-A.5 of the Zoning By-Law, with Site Plan Review under § I-G and § I-I, a Scenic Road Hearing, and such other relief as necessary to improve vehicular and pedestrian circulation, increase parking, relocate gatehouse, improve landscaping, and plan visitor center/restroom facility.

The Chairman opened the hearing and noted that there have been several substantive public hearings and a site visit to date. The Board has received and reviewed a great deal of public comment during the process both in writing and at the hearings, and the Chairman thanked the public for their involvement. The Chair noted that this application is a balancing act, and, the Board understands the concerns of the neighbors. The Chair also noted that the Trustees of Reservations is a property owner and is treated the same as everyone else. The Board can look to mitigate the impacts associated with the site plan. She said the marketing plan is not in the

purview of the Board, but, depending on the outcome of the hearings the Applicant may ultimately modify their marketing on their own. The Chair suggested that the Applicant team present the changes to the proposal since the last meeting, and the Board ask questions. Then there will be a public comment session.

For the Applicant Dan Brewer, Attorney, John Cavanaro, Cavanaro Consulting, Scott Garvin, for Sean Papich Landscape Architects, Fran Blanchard and Robert Murray, Trustees of Reservations. Mr. Brewer said that since the last hearing updates to the site plan, landscape plan, traffic and parking management plan were made, and, responses provided to the comments from Jennifer Gay Smith. The substantive changes include a reduced amount of parking and additional landscaping. He reported that the applicant team looked at the suggestion to lower the grade of the loop road, but, could not do so without having a greater impact to the existing trees and landscape. They also looked at the suggestion to reduce the number of parking spaces and ultimately eliminated 11 spaces at the south end of the eastern lot in order to save 10 mature trees and retain additional buffer. The Planning Board members then asked questions of the applicant team regarding visitor data, programming, scheduling of programming, parking adequacy, parking management, landscaping, tree removal, operational changes and how this proposal is intended to reduce the issues that Martin's Lane experiences on peak visitation dates. The Board reviewed the use schedule (programs) and discussed it to understand what it shows, and, discussed possible conditions related to the proposed use table that related to traffic impacts. The Chair then took public comment on the projects. The Chairman had the applicant respond to some of the questions as possible. The Chair also wrote down some of the questions and said she would have the applicant respond to those questions prior to the next hearing. Given the late hour and that there were other agenda items before the Planning Board after this hearing, the Chairman then stopped taking public comment for the night and asked the Board what they thought could be done to move the process forward towards resolution. The Board discussed if the hearing should be closed and ultimately did not close the public hearing. The Applicant requested to continue and extend the public hearing on the A3, Site Plan Review and Scenic Road applications to February 6, and, extend the decision filing deadlines to February 26th. The Board approved the requests.

Old/New Business:

1. Discussion of Potential Warrant Article - Ch. 41 s. 81U

The Chair noted this conversation was continued from the previous meeting and welcomed Ms. Murphy and Mr. Baltera to the discussion. Ms. Murphy noted that IF a subdivision is in default the Board has the ability to seize the surety to complete the subdivision. Currently the Board would have to wait for a town meeting to call the bond. Adopting this provision gives the flexibility that the Board of Selectmen can authorize the expenditure of up to \$100,000 of surety without waiting for Town meeting. The Board asked why this hadn't been considered before. Ms. Murphy and the Board discussed when this might have come in handy (Conservatory Park, Meyers Farm). After discussion the Board unanimously voted to submit a request to the BOS to include an article on the warrant for TM.

2. Discuss memo to BOS regarding use of tunnel cap – Due to the late hour the discussion was postponed to the January 23 meeting
3. Adoption of Minutes – the minutes from November 21, December 5 and December 12 were adopted. December 19 minutes carried forward to the next hearing to be finalized and adopted.

As there was no other business, the meeting adjourned at 10:50 PM.

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