

HINGHAM PLANNING BOARD

January 23, 2017 @ 6:45 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 and Dolores DeLisle, Administrative Assistant.

Planning Board Agenda

6:45 PM SEAN MCCARTHY – 50 SOUTH STREET – Continued Hearing
For a Special Permit A-3 under §V-A of the Zoning By-Law for a parking determination, with waivers, to open a Health Club (Hingham Yoga LLC) in a space formerly used for offices, in the Business A and Downtown Overlay Districts.

6:55 PM KERRY BRETT- 87 & 89 HERSEY STREET
Request for Waiver of both Public Hearing and Site Plan Review under Section I-I.5 of the Zoning By-law in Association with a Special Permit A2 under Section III-I,1.D(iii).b. to legalize the residential use of the second structure.

7:00 PM Request To Continue The Site Plan Review Hearings And Extend The Deadline For Filing The Decisions, And, Request To Withdraw The Special Permit A3 For The Common Driveway
CANTERBURY STREET, LLC, 156 Union Street, Hingham, MA
For a Special Permit A3 under § V-I of the Zoning By-Law, and such other relief as necessary, to allow a common driveway to provide common vehicular and pedestrian access to 39 and 47 CANTERBURY STREET in the Residence C District, as well as Site Plan Review in accordance with Section IV-B (6)b for the construction of two single family homes.

REQUEST TO CONTINUE THE PUBLIC HEARING AND EXTEND THE DEADLINE FOR FILING THE DECISION: CANTERBURY STREET LLC. - 29 CANTERBURY STREET
3 Lot Definitive Subdivision on 12.87 acres – Continued Hearing

7:45 PM JOINT MEETING OF THE HDIC AND PLANNING BOARD
Gregory Murphy: 6 Station Street-Pre-Application Submittal
Mixed Use Commercial/Residential Building

Old/New Business:

1. Review and Adoption of Minutes: December 19, 2016, January 9 & 11, 2017
2. Discuss memo to BOS regarding use of tunnel cap
3. Master Plan – draft goals and objectives

Hearing(s)

6:50 PM SEAN MCCARTHY – 50 SOUTH STREET – Continued Hearing
For a Special Permit A-3 under §V-A of the Zoning By-Law for a parking determination, with waivers, to open a Health Club (Hingham Yoga LLC) in a space formerly used for offices, in the Business A and Downtown Overlay Districts.

Mr. Ramsey did not participate in this hearing. The Chair called the meeting to order and requested an update on the application. The Planner stated that the Applicant has worked with the landlord and was advised that basement storage is for tenants only. The applicant proposes to occupy 1,800 square feet of former office space, which at 5 spaces/1000 s.f.= 9 parking spaces allocated to this use. The new Health Club use will use 300 s.f as storage, 500 s.f. as lobby, and 1000 s.f for the Yoga programming. The applicant estimates maximum capacity at 35-40 yoga mats, and the hours of operation are 6 am – 9 pm. The specific estimated class sizes vary.

The Board discussed at length the hours of operation and class size to determine if there was sufficient parking available during the business day and on Saturday afternoons and evenings. They did feel that, since the previous tenant had 9 parking spaces allocated to their use, it was reasonable to find that class sizes of 9 during the business day could be supported by existing parking.

The Planning Board voted to waive site plan review finding that no exterior work was proposed. Following review of the approval criteria and findings for Special Permit A3 Parking Determination, the Board then Moved, Seconded and So Voted to **APPROVE** the Special Permit A3 Parking Determination with waivers and conditions.

7:43 PM KERRY BRETT- 87 & 89 HERSEY STREET

Request for Waiver of both Public Hearing and Site Plan Review under Section I-I.5 of the Zoning By-law in Association with a Special Permit A2 under Section III-I,1.D(iii).b. to legalize the residential use of the second structure.

Mr. Ramsey joined the meeting. The Chair welcomed the Applicant, Kerry Brett and agent, Tom Cox. Mr. Cox stated that it was not clear whether or not there was a break in residential occupancy at 89 Hersey Street, and that there is an appeal pending with the ZBA regarding this non-conforming use and if it has been abandoned. That appeal has been continued to March 1, 2017. The Board of Appeals advised the Applicant to seek relief under Section III-I, 1.D (iii).b. to legalize the residential use of the second structure with a Special Permit A2 process, which the Applicant has now submitted.

Mr. Ramsey stated that the Zoning Board of Appeals A2 is a public hearing and a Planning Board hearing would be irrelevant. After further deliberation, the Board determined that the project constituted a minor Site Plan in accordance with Section I-I (5) b, and it was Moved, Seconded and So Voted to **WAIVE** the public hearing requirement and to **WAIVE** Site Plan Review for the project.

8:02 PM Request To Continue The Site Plan Review Hearings And Extend The Deadline For Filing The Decisions And Request To Withdraw The Special Permit A3 For The Common Driveway
CANTERBURY STREET, LLC, 156 Union Street, Hingham, MA

A Motion was Made, Seconded and So Voted to **APPROVE** the Request to Continue the Site Plan Review hearings on 39 and 47 Canterbury Street to the meeting of February 13, 2017 and to further extend the deadline for filing the Site Plan Review decisions to February 28, 2017. The Board also Voted to **APPROVE** the Request to Withdraw without prejudice the pending Common Driveway Special Permit A3 application.

REQUEST TO CONTINUE THE PUBLIC HEARING AND EXTEND THE DEADLINE FOR FILING THE DECISION: CANTERBURY STREET LLC. 29 CANTERBURY STREET -3 Lot Definitive Subdivision on 12.87 acres

A Motion was Made, Seconded and So Voted to **APPROVE** the Request to Continue the public hearing on the Proposed Subdivision Plan of Land at 29 Canterbury Street to the meeting of February 27, 2017 and to further extend the deadline for filing the decision to March 27, 2017.

8:07 PM JOINT MEETING OF THE HDIC AND PLANNING BOARD
Gregory Murphy: 6 Station Street-Pre-Application Submittal
Mixed Use Commercial/Residential Building

Mr. Ramsey recused himself from the discussion, as he is an abutter. Present for the HDIC were Susan Sullivan, MaryAnn Blackmur and Shane Nolan. Present were Applicant, Gregory Murphy, Dan Russell, Tom Pozurski, Merrill Inc., and Jerry Seelen, Architect. Mr. Murphy presented a brief overview of his conceptual plans for the project, and Mr. Russell presented a detailed overview. The proposal includes 16 – 18 parking spaces accessed from Station Street, first floor commercial space, and 8 two-bedroom residential condos on 2 levels above. The boards asked questions about the project. They discussed the proposed height, and, the parking relief that was anticipated to be needed. The Board indicated that they would have the Downtown Parking Study updated.

Old/New Business:

The Board discussed and finalized the letter to the BOS regarding the Lincoln Building and the tunnel cap. As there was no other business, the meeting adjourned at 9:25 PM.

Respectfully submitted,

Dolores A. DeLisle
Administrative Assistant