

HINGHAM PLANNING BOARD
February 6, 2017 @ 7:25 PM – Central North

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

Planning Board Agenda

7:25 PM Public Hearing On Zoning Articles – Request to Continue to 2/13/17
-Parking Design Standards
-Regulation of the Sale and Consumption of Marijuana Not Medically Prescribed

REQUEST TO CONTINUE:
Discussion of Bond Reduction Request: Christina Estates at Baker Hill

7:30 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.

Hearing(s)

7:25 PM Public Hearing on Zoning Articles
The Board moved, seconded and so voted to continue the hearings on the zoning articles to the meeting of February 13, 2017.

REQUEST TO CONTINUE:
Discussion of Bond Reduction Request: Christina Estates at Baker Hill
The Board noted that the applicant had requested to continue the discussion to a meeting in March. The planner suggested the meeting of March 13, 2017 because the meeting agenda on March 6th had two lengthy hearings on it already. The Board then moved, seconded and so voted to continue the discussion of the bond reduction request to the meeting of March 13, 2017.

7:30 PM TRUSTEES OF RESERVATIONS – WORLDS END RESERVATION
The Chairman opened the continued hearing at 7:30 and welcomed those present. Representing the Applicant was Daniel Brewer, Attorney, Fran Blanchard and Robert Murray, Trustees of Reservations, Vcevy Strelakovsky, Architect, Sean Papich, Landscape Architect, and John Cavanaro, Cavanaro Consulting. The Chairman stated that these applications are not associated with a request to change the use but to address conditions currently existing on site and on Martins Lane. The Chairman said that the Board has had several hearings and one site visit. There have been reviews by Fire and Police, a citizen petition submitted, strong resident participation, and over 100 emails and letters concerned with protection of the land and neighborhood impacts. The Chairman discussed how the hearing would proceed and then recognized Dan Brewer to make a brief statement. Mr. Brewer noted that this is a remedial project and not for any expanded programming. He said that there were a number of changes to the project during the course of review with the main changes being the reduction of parking spaces from 122 to 107, improvements to landscaping, and a 45% reduction to the footprint of the visitor center and a 20% reduction to the height of the proposed visitor center. He also said that there had been extensive third party review of the

project also. The Board then began discussing the project. As a way to help focus the discussion the Board then reviewed the Parking and Traffic Management Plan line by line. Once the Parking and Traffic Management Plan had been reviewed the Board took public comment on the new material, and then began reviewing the draft findings and conditions chart prepared by staff for the Site Plan Review and Special Permit A3. Once the findings and conditions had been reviewed, and the remaining concerns of Board members discussed, the Board voted to approve the Special Permit A3 with waivers, findings and conditions as discussed, by a vote of 4-1. The Board then reviewed the Scenic Road criteria, made findings, identified conditions and then voted to approve the Scenic Road application with conditions by a vote of 5-0.

As there was no other business, the meeting adjourned at 11:56 PM.

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