

Minutes
Regular Meeting

February 13, 2017

HINGHAM PLANNING BOARD
February 13, 2017 @ 7:00 PM – Central North

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

Planning Board Agenda

7:00 PM 39 & 47 Canterbury Street – Request to Continue Site Plan Review to February 27, 2017 and request to extend deadline for filing Site Plan Review Decisions to March 14, 2017

7:05 pm Public Hearing on Zoning Articles – Joint with ZBA
-Lot Width
-Lot Area and Lot Line Definitions
-Regulation of the Sale and Consumption of Marijuana Not Medically Prescribed
-Changes to Nonconforming Accessory Structures
-Parking Design Standards

Old/New Business:

1. Review and Adoption of Minutes: January 9, January 23, January 30
2. Administrative Reports

Hearing(s)

7:00 PM 39 & 47 Canterbury Street – Request to Continue Site Plan Review to February 27, 2017 and request to extend deadline for filing Site Plan Review Decisions to March 14, 2017

John Woodin, Canterbury LLC., was present and explained to the Board that they were in the process of revising the plans based upon the addition of a common driveway, and, input from the DPW about drainage. The public hearing on the common driveway opens on February 27th, so, the thought is to have all the discussion together on the two site plan reviews and the common driveway. The Board then granted the continuance and extension of decision deadline as requested.

7:05 pm Public Hearing on Zoning Articles – Joint with ZBA
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Robyn Maguire, ZBA, and Emily Wentworth joined the Board for this portion of the meeting. The Board discussed lot width and the intent to have consistent lot widths and streetscapes. The Board discussed whether a requirement to locate the utilities within the main portion of the lot should be included. Staff asked if the location of utilities wasn't more appropriately regulated by the Board of Health Regulations. The Board also discussed the lot area and lot line definitions, and how they seemed to complement the lot width definitions. Staff was asked to refine the language for possible action at the next meeting. The Regulation of the Sale and Consumption of Marijuana Not Medically Prescribed article was discussed. The Board had no further questions but decided to wait for action on this item until there was a full Board present. The Board then discussed Changes to Nonconforming Accessory Structures very briefly. Ms. Wentworth reported that the ZBA is doing additional analyses to determine if the scope of the permissible expansion is so modest in this draft that the intended result would not be realized. Revised language will be provided at the next meeting. The Board then reviewed Parking Design Standards and suggested some improvements and revisions to the proposed language. Staff will provide updated language for the next meeting for action.

As there was no other business, the meeting adjourned at 9:40 PM.

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