

Minutes
Regular Meeting

March 6, 2017

HINGHAM PLANNING BOARD
March 6, 2017 @ 7:00 PM – Central North

Present: Planning Board Members, **William C. Ramsey, Clerk, Gary Tondorf-Dick and Jennifer Gay Smith.** Also present: Community Planning Director, Mary Savage-Dunham and Dolores DeLisle, Administrative Assistant

Planning Board Agenda

7:00 PM Definitive Subdivision: Downer Estates, Off Planters Field Lane
Definitive Subdivision Approval is sought for the construction of a residential subdivision consisting of three (3) residential building lots and one drainage lot on a total of 8.45+/- acres, presently situated at 0 Planters Field Lane and 2 Planters Field Lane, and shown as Assessors' Map 26, Lots 21, 21.B, and 23, zoning district Residence A.

8:00 PM Definitive Subdivision: 29 Canterbury Street
Request to Continue the Public Hearing to March 20th and extend the deadline for filing the decision to April 20, 2017

8:05 PM Hewitts Landing Condominium Trust - Jane Freeman, Trustee
Site Plan Review in Association with a Modification of the Hingham Shipyard Special Permit A2, originally issued May 2003, as amended, under Section IV-G of the Zoning By-Law, REQUEST FOR WAIVER OF SITE PLAN REVIEW AND WAIVER OF REQUIREMENT TO HOLD A PUBLIC HEARING

8:15 PM Public Hearings on Zoning Articles
-Changes to Nonconforming Accessory Structures

8:20 PM Master Plan Goals and Objectives
Housing Section & Economic Development Goals - Finalize language
Old/New Business:

1. Review and Adoption of Minutes from Previous Meetings: January 30, February 6, February 13, February 22
2. Administrative Reports

Hearing(s)

7:02 PM Definitive Subdivision: Downer Estates, Off Planters Field Lane
Definitive Subdivision Approval is sought for the construction of a residential subdivision consisting of three (3) residential building lots and one drainage lot on a total of 8.45+/- acres, presently situated at 0 Planters Field Lane and 2 Planters Field Lane, and shown as Assessors' Map 26, Lots 21, 21.B, and 23, zoning district Residence A.

Present was the Applicant, Stephen Feeley, and Thomas Pozerski, Merrill Engineering. Also present was Paul Brogna, Seacoast Engineering, peer review engineer for the Board. The Chair opened the meeting and read aloud an overview of the project. Mr. Pozerski presented for the Applicant, outlining the three waiver requests, as follows: 1) Section 4 – B, Table 1 Minimum Design Standards for Streets – Request for allowance of a 12” wide Cape Cod berm; 2) Section 5 – L Drainage and Storm water Management – Request for an allowance of less than 2 ½” of cover; and 3) Section 4 – E Detention Areas – Request for allowance of a side slope of (33%) 3H:1V on the berm (backside only) of Water Quality Swale #2.

Mr. Pozerski further noted that the project is under review by the Conservation Commission and is scheduled for the following week; the Fire Department wants the hydrant moved, and a portable hydrant will most likely be used in the end; the Board of Health approved the project the previous week; the Sewer criteria has been met and Aquarion is in the process of gathering information.

The Board had several questions, which were answered as follows: a sidewalk is not required, but could be considered; the road is a private roadway; the wall was described as double-faced red rock, which acts as a guardrail; driveway elevations are such that headlights are screened; some mature trees could possibly be saved through sideline buffers and there will be no impact on wetlands or abutters. Mr. Brogna then gave an overview of his initial comments. He would like some clarity on whether the road is a private local or a limited residential and further discussion on sidewalks. He stated the roadway length

is okay and that 12" berms are usually acceptable. He questioned standing water in the pipe and was advised that design adjustments are in process.

An abutter commented on his concern about possible run-off to his home and was assured that he would not be affected. A site visit was discussed, and the Planner stated she would confirm the date. The Chair requested that trees and homesites be flagged for the walk. A request was made to continue the hearing. The Board Moved, Seconded and so **Voted** to continue the hearing to 3/27/17.

8:00 PM Definitive Subdivision: 29 Canterbury Street

Request to Continue the Public Hearing to March 20th and extend the deadline for filing the decision to April 20, 2017

The Chair read the Request to Continue. It was Moved, Seconded and So Voted to **GRANT** the request to continue the hearing to 3/20/17 and extend the decision deadline to 4/20/17.

8:00 PM Hewitts Landing Condominium Trust - Jane Freeman, Trustee

Site Plan Review in Association with a Modification of the Hingham Shipyard Special Permit A2, originally issued May 2003, as amended, under Section IV-G of the Zoning By-Law, REQUEST FOR WAIVER OF SITE PLAN REVIEW AND WAIVER OF REQUIREMENT TO HOLD A PUBLIC HEARING

The Chair opened the floor to Jane Freeman, Trustee, who requested that the Board find that this application constitutes a minor site plan because the work is limited to modifications, which do not materially affect conditions governed by the site, as per site plan review standards set forth in Section I, I-6. The Board reviewed pictures of the signs that are proposed to be refaced and heard that the project was duly noticed for the March 15, 2017 ZBA hearing for consideration of the Special Permit A2.

The Board found that this application constituted a minor site plan, and staff noted no objections to the overall request. The Board then VOTED to Waive the Public Hearing requirement and Waive the requirement for Site Plan Review.

8:15 PM Public Hearings on Zoning Articles

-Changes to Nonconforming Accessory Structures

A motion was Made, Seconded and SO VOTED to CLOSE the Public Hearing on Nonconforming Accessory Structures.

8:20 PM Master Plan Goals and Objectives

Housing Section & Economic Development Goals - Finalize language

The Board Voted to take no action on the Master Plan Goals and Objectives. It will be scheduled for the meeting of March 13, 2017

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

Respectfully submitted,

Dolores A. DeLisle
Administrative Assistant