

NOTICE OF DECISION
Special Permit A3 (Parking Determination)

Applicant: Bolt Depot, Inc. **Certified Mail #7014-2120-0003-3809-8433**

Premises: 100 Research Road
Hingham, MA 02043

Date: December 15, 2015

Summary of Proceedings

At a duly noticed public hearing on December 14, 2015, Planning Board regular members Sarah H. Corey, Chairman, William Ramsey, Judith Sneath, Clerk, and Associate Member, Richard Cook heard the application of Bolt Depot, Inc. for a Special Permit A3 Parking Determination under §VA of the Zoning By-Law for a Parking Determination, with waivers if necessary, to modify the existing Special Permit A3, and requests a determination that the project constitutes a minor site plan, and further a waiver of Site Plan submittal requirements that exceed the submittals provided for the Site Plan in Association with Building Permit, for a wholesale warehousing business, including a business office, at 100 RESEARCH ROAD, located in the Industrial Park District and South Hingham Development Overlay District. Mr. Jeffrey Tocchio, Drohan, Tocchio & Morgan, was present and represented both the applicant and property owner.

Project Description

The Application before the Board at this time is for a Special Permit A3 Parking Determination under §VA of the Zoning By-Law for a Parking Determination, with waivers if necessary, to modify the existing Special Permit A3 for a wholesale warehousing business, including a business office, at 100 RESEARCH ROAD, located in the Industrial Park District and South Hingham Development Overlay District.

Mr. Tocchio explained that the proposal was related to the interior tenant fit-up for Bolt Depot, Inc. as they move into the existing multi-tenant building to occupy 23,000 square feet of space previously occupied by Venus Wafers. The previous A3 on this site was processed with Best Chevrolet. This application is intended to update the parking table to reflect the new tenant mix and associated parking demands. The maximum employee demand is 22 spaces on Monday's which is the busiest day. There are 32 spaces devoted to this user, and 60 surplus spaces on site. There is some wholesale pick up of orders that occur in the mornings. The majority (90%) of the pick-ups call ahead or order on-line, so the average visit length is five minutes. This is mostly an internet-based business, and they do not produce anything. They essentially fill orders.

The total proposed spaces on site is 173 and the total number of spaces required by the by-law is 113, so there are 60 spaces more than the required amount. The plan submitted demonstrates adequate circulation for a WB62 truck.

Findings and Decision

The Board found that this is an existing site, with no physical improvements outside beyond the striping of parking spaces.

The Board then reviewed the project in accordance with Section V-A, 6 as follows:

- a) *The parking is sufficient in quantity to meet the needs of the proposed project;*
Finding: Yes. There are 32 spaces allotted for this use. There will be 173 parking spaces provided on-site, and the cumulative parking requirement for all uses is 113 spaces, which leaves 60 "surplus" spaces.
- b) *Pedestrian access and circulation has been provided for;*
Finding: Yes. Plans show the truck turning template to demonstrate a 40' truck can circumnavigate the site.
- c) *New driveways have been designed to maximize sightline distances to the greatest extent possible;*
Finding: N/A. Driveways are existing; site is developed.
- d) *It is impractical to meet these standards and that a waiver of these regulations will not result in or worsen parking and traffic problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings and*
Finding: N/A. It is an existing site.

Vote on the Special Permit A3

The Board then Moved, Seconded and SO VOTED to approve the Special Permit A3 for Bolt Depot, Inc. under Section V-A, for its wholesale warehousing, including office, as presented at the hearing and as shown on plans titled "100 Research Road, Hingham, Massachusetts, Parking Exhibit", Sheet C-101, dated 11/17/15, revised to 12/14/15, prepared by CHA, 101 Accord Park Drive, Norwell, MA 02061, with the following condition:

1. The parking lot shall be striped and handicap signage provided per plan.

Town of Hingham Planning Board,

Sarah H. Corey, Chairman

Cc: Town Clerk, Building Department

NOTARIZATION

EXECUTED this _____ day of December, 2015

Commonwealth of Massachusetts

Plymouth, ss

December ____, 2015

Then personally appeared Sarah H. Corey, Chairman of the Hingham Planning Board, and acknowledged the foregoing to be the free act and deed of said Board.

Dolores A. DeLisle, Notary Public

My Commission Expires March 4, 2022