

Avalon Hingham Shipyard II
Hingham, Massachusetts

COMPREHENSIVE PERMIT APPLICATION

SUPPLEMENTAL INFORMATION SUBMISSION

February 12, 2016

Supplemental Submission Date: February 25, 2016

Supplemental Submission Date: March 30, 2016

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Town of Hingham, Massachusetts
ZONING BOARD OF APPEALS

APPLICATION FOR A COMPREHENSIVE PERMIT
UNDER GENERAL LAWS CHAPTER 40B, Sections 20-23

Hingham Shipyard Avalon II, Inc. (the "Applicant") hereby applies to the Zoning Board of Appeals of the Town of Hingham, Massachusetts, pursuant to Massachusetts General Laws, Chapter 40B, Sections 20 through 23, as amended ("Chapter 40B"), for the issuance of a Comprehensive Permit authorizing the applicant to construct on the below-referenced premises a 190-unit rental housing community to be called "Avalon Hingham Shipyard II." This application and the documents, plans, exhibits, and other materials submitted simultaneously herewith, all of which are incorporated herein by reference, contain a complete description of the applicant and the proposed development and constitute the complete application package required to be submitted to the Zoning Board of Appeals pursuant to: (i) Chapter 40B; (ii) the rules, regulations, and guidelines adopted by the Commonwealth of Massachusetts Department of Housing and Community Development with respect to Comprehensive Permits under Chapter 40B, including, but not limited to, the regulations set forth at 760 C.M.R. 56.00 (the "Chapter 40B Regulations"); and (iii) the Town of Hingham Board of Appeals Rules and Regulations for Comprehensive Permits Pursuant to MGL Ch. 40B, Sections 20-23, adopted July 2, 1987 (the "Rules and Regulations").

Premises affected: That certain parcel of land on Lincoln Street in Hingham, Massachusetts, containing 3.8+ acres of land.

Parcel ID - Map 36, Lot 104

The premises are more particularly described in the documents, plans, exhibits, and other materials including in this application.



Michael J. Roberts
Senior Vice President of Development
AvalonBay Communities, Inc.
51 Sleeper Street, Suite 750
Boston, MA 02210
Phone: 617-654-9503

March 30, 2016

Mr. Joseph M. Fisher, Chairman
Zoning Board of Appeals
Town of Hingham
210 Central Street
Hingham, MA 02043

Dear Mr. Fisher and Members of the Board:

We are pleased to submit the enclosed supplemental information as part of AvalonBay's Comprehensive Permit Application of Avalon Hingham Shipyard II filed on February 12, 2016 and Supplmented on February 26, 2016.

I look forward to discussing the Avalon Hingham Shipyard II project with you. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Roberts', written over a horizontal line.

Michael J. Roberts

Enclosure

Avalon Hingham Shipyard II - Hingham, MA
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Supplemental Information Submission

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Updated Preliminary Site Development Plans

In accordance with Section 2.E.1 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, the following updated preliminary plans and drawings have been provided (the "Comprehensive Permit Preliminary Site Plan") under separate cover as part of the plan set entitled "Avalon Hingham Shipyard II - Comprehensive Permit Application" and dated "February 12, 2016, and Revised March 30, 2016" by Howard Stein Hudson.

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Updated Preliminary Scaled Architectural Drawings

In accordance with Section 2.E.3 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, updated preliminary scaled architectural drawings for each building including typical floor plans, typical elevations and sections, and identifying construction type and typical materials specifications and exterior finish have been provided (the "Comprehensive Permit Preliminary Architectural Plan") under separate cover as part of the plan set entitled "Avalon Hingham Shipyard II - Comprehensive Permit Application" and dated "February 12, 2016, Revised through March 30, 2016" by Howard Stein Hudson.

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Tabulation of Proposed Buildings

In accordance with Section 2.E.8 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(d) of the Chapter 40B Regulations, a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas, is provided herein.

Tabulation of Proposed Buildings			
Type of Building	5-story multi-unit residential building		
Number of Buildings	1		
Building Size	Total Building Area = 254,618 gsf		
Number and Size of Units	Unit Type	Unit Sq. Ft.	Total Units
	1 bed / 1 bath	783	67
	2 bed / 2 bath	1,229	104
	3 bed / 2 bath	1,308	19
	Residential Total		190
Site Area Calculations	Sq. Ft. Area	Percent of Total Lot	
Building Coverage	105,168 sf	64.2%	
Parking and Other Paved Vehicular Areas	26,280 sf	16.1 %	
Open Space Area	32,305 sf	19.7 %	
Total Site (3.759 acres)	163,753 sf	100%	

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Updated Preliminary Utilities Plan

In accordance with Section 2.E.6 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, an updated preliminary utilities plan showing the proposed location and types of sewage, water, and drainage facilities including hydrants, electrical and gas lines, and exterior lighting is provided under separate cover as part of the plan set entitled "Avalon Hingham Shipyard II - Comprehensive Permit Application" and dated "February 12, 2016, Revised through March 30, 2016" by Howard Stein Hudson.

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Listing of Requested Exceptions / Waivers

In accordance with Section 2.E.8 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, a list of requested exceptions to local requirements, codes, bylaws, and regulations is provided herein.

Zoning Requirements - Industrial District			
Criteria	Required	Proposed	Waiver Required
Zoning By-Law §III – Schedule of Uses (Subsection 1.4) and all provisions of IV-E, Multi-Unit Development	Apartment House is subject to the provisions of IV-E, Multi-Unit Development, and is prohibited in Industrial District	Project as shown on Plan.	X
Zoning By-Law §V-A – Minimum Lot Area	80,000 s.f.	163,753 s.f.	
Zoning By-Law §V-A – Minimum Lot Frontage	200 ft.	160.27 ft. and 103.56 ft. Lincoln St.	X
Zoning By-Law §V-A – Maximum Stories	3	5	X
Zoning By-Law §V-A – Maximum Building Coverage	40%	64.2%	X
Zoning By-Law §V-A – Maximum Floor Area Ratio	0.35 ¹	1.55	X
Zoning By-Law §V-A – Minimum Front Yard	40 ft.	82.6 ft. Lincoln St.	
Zoning By-Law §V-A – Minimum Side Yard	25 ft.	16.1 ft.	X
Zoning By-Law §V-A – Minimum Rear Yard	25 ft.	34 ft.	X
Zoning By-Law §IV-B.1. – Special Requirements to Schedule of Dimension Requirements	No building, structure, parking area, or septic system shall be constructed within 100 ft. of a residence district.	Building will be constructed within 100 ft. of a residence district.	X
General By-Laws Article 10	Permit required to break the surface of/dig up a	Current plan includes new utility service connections	X

§12	sidewalk or other part of a public way.	in Route 3A and improvements at the intersection of Route 3A and USS Amesbury Drive.	
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Note:

1. 0.50 Allowed by Special Permit A2.

Off-Street Parking Requirements			
Criteria	Required	Proposed	Waiver Required
Zoning By-Law § V-A.3 – Residential Use	2 spaces/unit	1.57 spaces/unit	X
Zoning By-Law § V-A.3 – Standard Parking Spaces	Width 9 ft. Length 18 ft. with overhang 20 ft. without overhang	Width 9 ft. Length 18 ft. without overhang	X
Zoning By-Law § V-A.3 – Loading Spaces	Width 12 ft. Height Clearance 14 ft.	Width 10 ft. Height clearance N/A	X

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Listing of Requested Exceptions / Waivers

In accordance with Section 2.E.8 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, a list of requested exceptions to local requirements, codes, bylaws, and regulations is provided herein.

Zoning Requirements - Industrial District			
Criteria	Required	Proposed	Waiver Required
Zoning By-Law §V-A – Use III – Schedule of Uses (Subsection 1.4) and all provisions of IV-E, Multi-Unit Development	Per Section III-A Schedule of Uses Apartment House is subject to the provisions of IV-E, Multi-Unit Development, and is prohibited in Industrial District	Multi-Unit Development Project as shown on Plan	X
Zoning By-Law §V-A – Minimum Lot Area	80,000 s.f.	163,753 s.f.	
Zoning By-Law §V-A – Minimum Lot Frontage	200 ft.	160.27 ft. and 103.56 ft. Lincoln St.; 361.35 ft. USS Amesbury Dr.	X
Zoning By-Law §V-A – Maximum Building Height	-	69'-11"	
Zoning By-Law §V-A – Maximum Stories	3	65	X
Zoning By-Law §V-A – Maximum Building Coverage	40%	63.764.2%	X
Zoning By-Law §V-A – Maximum Floor Area Ratio	0.35 ¹	1.9355	X
Zoning By-Law §V-A – Minimum Front Yard	40 ft.	9482.6 ft. Lincoln St.; 7.6 ft. USS Amesbury Dr.	X
Zoning By-Law §V-A – Minimum Side Yard	25 ft.	016.1 ft.	X
Zoning By-Law §V-A – Minimum Rear Yard	25 ft.	034 ft.	X

Commented [MPD1]:
Pursuant to our review of prior filings by proponents of similar projects, we have requested a blanket waiver of the provisions of §IV-E, "Multi Unit Development" rather than separate waivers from each individual requirement of §IV-E.

Commented [MPD2]:
We have confirmed that USS Amesbury is not a public way and therefore does not apply to this criterion.

Commented [MPD3]:
Maximum building height is not regulated in industrial districts under the Zoning By-Law. As a result, this criterion has been removed.

Commented [MPD4]:
Under the revised design, front yard setback along Lincoln Street satisfies the requirements under the By-Law. We have confirmed that the portion of the lot abutting USS Amesbury Street is a side-yard and not a front yard. As a result, we no longer need a waiver on this criterion.

Commented [MPD5]:
Building stories, building coverage, FAR, and side and rear yard setbacks have all been modified under the revised design but such modifications do not affect the project's waiver requirements.

Zoning By-Law §IV-B.1. – Special Requirements to Schedule of Dimension Requirements	No building, structure, parking area, or septic system shall be constructed within 100 ft. of a residence district.	Building will be constructed within 100 ft. of a residence district.	X
<u>General By-Laws Article 10 §12</u>	Permit required to <u>break the surface of/dig up a sidewalk or other part of a public way.</u>	<u>Current plan includes new utility service connections in Route 3A and improvements at the intersection of Route 3A and USS Amesbury Drive.</u>	X
Zoning By-Law §IV-B.3. – Special Requirements to Schedule of Dimension Requirements	Screening requirements for outdoor storage space. Green strip requirements for lots abutting land residentially-zoned.	N/A	
Zoning By-Law §IV-B.6. – Special Requirements to Schedule of Dimension Requirements	Site Plan Review	Project will be submitted for Site Plan Review	

Commented [MPD6]:
Waiver has been added to
reflect utility service
connections and public
improvements along
Route 3A which will be
included in the revised
project design.

Commented [MPD7]:
No waiver is required for
the project. As a result,
this criterion has been
deleted.

Commented [MPD8]:
No waiver is required for
the project. As a result,
this criterion has been
deleted.

Note:

1. 0.50 Allowed by Special Permit A2.

Zoning Requirements – Section IV-E Multi-Unit Development¹			
Criteria	Required	Proposed	Waiver Required
Zoning By-Law §IV-E.1.a. – Minimum land within any parcel	5 acres	3.759 acres	X
Zoning By-Law §IV-E.1.b. – Average number of units per acre	8 units/acre	66.5 units/acre	X
Zoning By-Law §IV-E.1.c. – The shortest distance between any two structures	35 ft.	36 ft.	
Zoning By-Law §IV-E.1.d. – Unpaved, landscaped and/or left natural living space	2,000 s.f./unit	41 s.f./unit	X
Zoning By-Law §IV-E.1.e. – In addition to §IV-E.1.d., open space/unit	1,000 s.f./unit	41 s.f./unit	X
Zoning By-Law §IV-E.1.f. – Landscaped side or rear yard buffer area adjacent to each property line with a	50 ft. with a natural barrier height of 10 ft.	0	X

Commented [MPD9]:
Pursuant to our review of
prior filings by
proponents of similar
projects, we have
requested a blanket
waiver of the provisions
of §IV-E, "Multi Unit
Development" rather than
separate waivers from
each individual
requirement of §IV-E.

natural barrier			
Zoning By Law §IV-E.1.g.— Site areas equipped for organized recreational activities not to be included in the buffer area.	300 s.f./unit	150 s.f./unit (courtyard areas)	X
Zoning By Law §IV-E.1.h.— Each unit shall consist of at least one room, exclusive of hall, kitchen and bathroom, and there shall be at least 525 square feet of enclosed floor space for a one-room unit. For each additional room an additional 125 square feet shall be required.	525 s.f. of enclosed floor space for a one-room unit. For each additional room an additional 125 s.f.	1 bed/1 bath = 800 s.f. 2 bed/2 bath = 1,134 s.f. 3 bed/2 bath = 1,459 s.f.	
Zoning By Law §IV-E.1.i.— Parking spaces/unit. Spaces shall be within 200 ft. of the intended users. No parking shall be permitted within the buffer area. In addition to the required parking spaces, dedicated guest spaces shall be required.	2 parking spaces/unit Guest spaces not to exceed 10% of the total number of space required	1.56/unit 0 additional guest spaces	X
Zoning By Law §IV-E.5. a.— For projects with more than 6 units/acre, at least fifteen (15%) of such units shall be Low or Moderate Income Housing.	15%	25%	
Zoning By Law §IV-E.5.b.— Any unit in a Garden Apartment or Apartment House development intended as Low or Moderate Income Housing shall have the minimum square footage set forth in subsection 1.h hereof.	525 s.f. of enclosed floor space for a one-room unit. For each additional room an additional 125 s.f.	1 bed/1 bath = 800 s.f. 2 bed/2 bath = 1,134 s.f. 3 bed/2 bath = 1,459 s.f.	
Zoning By Law §IV-E.5.c.— Affordable units	The number of studio, one, two, or three bedroom Low and Moderate income units shall be in direct proportion to the such dwelling rate market units	Will Comply.	

within the development.

Note:
Select criteria are listed in the table from Zoning By Law §IV-E. The project will comply with the criteria not listed.

Off-Street Parking Requirements			
Criteria	Required	Proposed	Waiver Required
Zoning By Law §I-C.2	A certificate of occupancy shall not be issued for more than 85% of the dwelling units within the development or within an approved phase of the development until all "site work improvements" have been fully completed	"Site work improvements" will be substantially completed but may not be "fully completed". Developer requests Special Permit A1 pursuant to Zoning By Law §I-C.2(b)	X
Zoning By-Law § V-A.3 – Residential Use	2 spaces/unit	1.5657 spaces/unit	X
Zoning By-Law § V-A.3 – Standard Parking Spaces	Width 9 ft. Length 18 ft. with overhang 20 ft. without overhang	Width 9 ft. Length 18 ft. without overhang	X
Zoning By-Law § V-A.3 – Loading Spaces	Width 12 ft. Height Clearance 14 ft.	Truck Loading Area Width 910 ft. minimum Height clearance N/A	X
Zoning By Law § V-A.3 – Aisle Width	90 degree 24 ft.	Garage: 90 degree 22-24 ft. Visitor Parking Lot: 90 degree 24 ft.	X
Zoning By Law § V-A.3 – Minimum Driveway Widths	One way 12 ft. Two way 20 ft.	22 ft. minimum	
Zoning By Law § V-A.5.e –	Required parking and loading facilities shall be laid out so that each vehicle may proceed to and from its parking space without requiring the movement of any other vehicle.	Will comply	
Zoning By Law § V-A.5.l – Trees	1 live tree per 10 spaces	1 per 65 spaces	X
Zoning By Law § V-B – Signage	Special permit required for lighted ground sign 50 s.f. per unit of 200 ft. of frontage; 12 ft. max. height; 10 ft. min. setback.	Lighted ground sign at main entrance Less than 10 ft. setback	X

Commented [MPD10]:
The comprehensive permit regulations specify that only waivers from by-right requirements, not special permit requirements, are needed. As a result, no waiver from this criterion is required for the project and the criterion has therefore been deleted.

Commented [MPD11]:
Under new design, project complies with criterion. As a result, waiver is no longer needed and criterion has been removed.

Commented [MPD12]:
No waiver is required for the project. As a result, this criterion has been deleted.

Commented [MPD13]:
No waiver is required for the project. As a result, this criterion has been deleted.

Commented [MPD14]:
The comprehensive permit regulations specify that only waivers from by-right requirements, not special permit requirements, are needed. As a result, no waiver from this criterion is required for the project and the criterion has therefore been deleted.

Zoning By Law § V C — Earth Removal	Special Permit required if the amount of material removed from site is greater than the quantity of material displaced by items below grade.		X
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Commented [MPD15]:
 The comprehensive permit regulations specify that only waivers from by-right requirements, not special permit requirements, are needed. As a result, no waiver from this criterion is required for the project and the criterion has therefore been deleted.

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Updated Plot Plan

In accordance with Section 2.E.9 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, an updated plot plan of the property is provided under separate cover as part of the plan set entitled "Avalon Hingham Shipyard II - Comprehensive Permit Application" and dated "February 12, 2016, Revised through March 30, 2016" by Howard Stein Hudson.

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Traffic Impact and Access Study

A Transportation Technical Memorandum, prepared by Howard Stein Hudson, and dated March 30, 2016 has been provided as an update to the original Traffic Impact and Access Study (TIAS) for Avalon Hingham Shipyard II, and is provided under separate cover.

As noted in the TIAS, numerous traffic and pedestrian mitigation activities are proposed to address operational and safety issues that are existing, are anticipated with typical background growth, and/or are anticipated with the development of Avalon Hingham Shipyard II.

In addition to the mitigation proposed by the TIAS, the Applicant volunteers to sponsor up to \$30,000 for a Road Safety Audit for the Downer/Thaxter intersection in order to help the Town pursue working further with MassDOT and other local, state, and federal agencies to possibly enhance the capacity and operations of this intersection.