

TOWN OF HINGHAM

Zoning Board of Appeals



MEETING MINUTES

DATE: July 14, 2026

PLACE: Remote Meeting via Zoom

MEMBERS PRESENT: Acting Chair Jed Ruccio, Regular Member Paul Healey, and Associate Member Mario Romania, Jr.

Acting Chair Jed Ruccio called the duly noticed meeting to order at 7:00 PM. The Acting Chair read the Open Meeting Law statement, noted for the record that the meeting was being recorded by the Board, and invited anyone else who intended to record to announce themselves. There was no response.

In attendance were Acting Chair Jed Ruccio; Regular Member Paul Healey; Associate Member Mario Romania, Jr.; Zoning Administrator Jennifer Oram; Land Use and Development Coordinator Donna Thompson; Brian Jacobson, Clark | Azar Associates; Attorneys Jeff Tocchio and Scott Golding, DTM Law, PC; John Amonte and Eric Miller, Erickson Senior Living; and other interested members of the public.

HEARINGS

Hearing: 300 Linden Ponds Way
Applicant: Erickson Senior Living

Acting Chair Ruccio opened the meeting for **Erickson Senior Living** who filed an application on July 7, 2026, for a Notice of Project change to the Linden Ponds Comprehensive Permit issued September 18, 2001, as amended, to develop an open space area into a multi-use courtyard with seating, shade structures, gas fire pit and barbeque grill, limited ornamental lighting, with ADA accessibility and connectivity to adjacent walkways. The subject property is 300 Linden Ponds Way and the proposed project is adjacent to 204 Linden Ponds Way in Residence District C.

This is the first meeting on this matter.

Acting Chair Ruccio invited Brian Jacobson, Clark | Azar & Associates and John Amonte and Eric Miller, Erickson Senior Living to present on behalf of the Applicant. Mr. Jacobson reviewed

the application materials and plans. Mr. Amonte reviewed the community programming in the proposed spaces.

Acting Chair Ruccio opened the meeting for Board discussion. The Board asked about how Erickson had gathered resident feedback. Mr. Amonte said that Linden Pond's resident advisory group meets monthly and have been regularly reviewing the proposed plans. The Board asked about the size of the proposed change and its relationship to the site. Mr. Amonte added that the site had previously been approved for the site of a chapel. Mr. Jacobson reviewed the site location.

Acting Chair Ruccio noted that this was not a public hearing and that public comment was not required, however, he would allow for limited public comment. He then opened the meeting for public comment. Barbara Ward, 303 Linden Ponds Way, member of the elected, nine-member Linden Ponds Residents Advisory Council, spoke in support of the proposed plan and noted that the plans have been presented to residents at several resident meetings over the past few months. Leslie Colello, 210 Maple Grove, asked the Board to delay the decision until residents have the opportunity to review the project. Elizabeth Von Pier, 204 Linden Ponds Way, expressed concerns about the proximity of the project and associated use of the space and its impact on her home. Nina Bradley, 521 Maple Grove, indicated that she had been adequately noticed about the project and spoke in support of the change. Bill Humbert, 204 Linden Ponds Way, spoke on behalf of the project as a benefit to the quality of life for Linden Ponds residents.

FINDING

That the planned modifications to the open courtyard area as proposed by the Applicant in its Notice of Project Change will 1) not affect the total number of affordable units required in the project overall as specified in the Comprehensive Permit, as amended, as the proposed use is considered ancillary or accessory to the principal residential use of the property for independent living units; and 2) will not constitute a waiver of, nor will it be deemed an admission or evidence contrary to, the Town of Hingham's stated position that all units at the Project qualify for inclusion on the Town's Subsidized Housing Inventory.

DECISION

Upon a motion made by Paul Healey and seconded by Mario Romania, Jr., the Board voted unanimously as follows:

To determine that the changes made to plans approved in connection with the Linden Ponds Comprehensive Permit, originally issued on September 18, 2001, as amended, constitute an insubstantial change.

The motion was MOVED by Paul Healey and seconded by Mario Romania, Jr.

The motion passed unanimously upon a roll call vote. (Roll call vote: Healey – aye; Romania– aye; Ruccio- aye)

Meeting Documents:

1. [Application Letter](#) - Dated May 9, 2022
2. [Linden Ponds Plan Set](#) - Dated May 9, 2022
3. [Linden Ponds Comprehensive Permit](#) – 2001
4. [Gail Ludwig](#) - dated July 13, 2026
5. [Kenneth Scott](#) - dated July 13, 2026
6. [Elizabeth Von Pier](#) - dated July 14, 2026
7. [Submission from Linden Ponds Resident Advisory Council](#) - dated July 14, 2026

Hearing: **1 Technology Place**
Applicant: **Rockland Trust Company**

This is a continued hearing. Acting Chair Ruccio opened the hearing for **Rockland Trust Company** who filed an application on May 13, 2026, for a for a Special Permit A1 under Section V-B and a Variance under Section V-B, footnote 5, of the Zoning By-Laws, and such other relief necessary, for the construction of two parallel building signs, with halo-lit opaque individual letters, at 1 Technology Place located in the Industrial Park and South Hingham Overlay Districts.

Per the request of the Applicant, the meeting was opened on June 16, 2026 and continued to July 14, 2026. This is the first hearing of this application.

Acting Chair Ruccio stated that the Board had not yet had sufficient time to review the Commonwealth of Massachusetts' recent amendments to Chapter 40A, Section 10, regarding variance-related zoning criteria, and noted that these changes could affect the Board's deliberations. Acting Chair Ruccio then asked Attorneys Jeffery Tocchio and Scott Golding whether they would agree to continue the hearing to Tuesday, August 11, 2026, at 7:00 PM, and to extend the deadline for the variance decision to September 30, 2026. Both attorneys agreed.

DECISION

Upon a motion made by Paul Healey and seconded by Mario Romania, Jr., the Board voted unanimously as follows:

To **GRANT** the request of the Applicant, Rockland Trust Company, located at 1 Technology Place, to continue the public hearing for a Special Permit A1 under Section V-B, of the Zoning By-Law, and a Variance from Section V-B, Footnote 5, to allow for halo-lighting, as well as an extension of the Variance Decision deadline to September 30, 2026.

The motion was MOVED by Paul Healey and seconded by Mario Romania, Jr.

The motion passed unanimously upon a roll call vote. (Roll call vote: Healey – aye; Romania– aye; Ruccio- aye)

Meeting Documents:

1. [1 Technology Place Application](#) - stamped May 13, 2026
2. [Supplemental Memo with amended Chapter 40A, Section 10 Findings](#) - submitted July 13, 2026
3. [Cahill - South Shore Chamber of Commerce](#) - stamped June 10, 2026
4. [Gallaway - A.W. Perry](#) - stamped June 12, 2026

ADMINISTRATIVE

Zoning Administrator Jennifer Oram reviewed Section V-E, 8.f. of the Zoning By-Law and noted that she is currently preparing the required small-cell guidelines for the Board's consideration. She indicated that these guidelines are expected to be ready for Board's approval at the next meeting.

APPROVAL OF MINUTES

Acting Chair Ruccio requested a motion to approve the Board of Appeals minutes for the following dates: December 8, 2025 and June 19, 2026

The motion was MOVED by Paul Healey and seconded by Mario Romania, Jr.

The motion passed unanimously upon a roll call vote. (Roll call vote: Healey – aye; Romania– aye; Ruccio- aye)

ADJOURNMENT:

Acting Chair Ruccio accepted a motion to adjourn by Paul Healey and seconded by Mario Romania, Jr.

The motion passed unanimously upon a roll call vote. (Roll call vote: Healey – aye; Romania– aye; Ruccio - aye)

The meeting adjourned at 7:38 PM.