

TOWN OF HINGHAM

Zoning Board of Appeals



MEETING MINUTES JOINT ZBA AND PLANNING BOARD

DATE: 1/13/2026

PLACE: Remote Meeting via Zoom

ZONING BOARD MEMBERS PRESENT: Robyn Maguire, Chair; Paul Healey and Jed Ruccio, Regular Members; Mario Romania, Jr. Associate Member

PLANNING BOARD MEMBERS PRESENT: Gordon Carr, Chair, Crystal Kelly, Kevin Ellis, Tracy Shriver, and Gary Tondorf-Dick

Planning Board Chair Tracy Shriver called the duly noticed Planning Board meeting to order at 7:20 PM. The Planning Board Chair noted for the record that the proceedings were being recorded by the Board and asked that others who may wish to record the meeting announce this in order to inform others in attendance of the meeting. The Planning Board Chair noted for the record that the proceedings were being recorded by the Board and asked that others who may wish to record the meeting announce this in order to inform others in attendance of the meeting.

In attendance were Planning Board Chair, Tracy Shriver; Regular Planning Board Members Gordon Carr, Crystal Kelly, Kevin Ellis, Gary Tondorf-Dick; Zoning Board of Appeals Chair, Robyn Maguire; Regular Zoning Board of Appeals Members Paul Healey and Jed Ruccio; Associate Zoning Board of Appeals Member Mario Romania, Jr.; Director of Community Planning, Emily Wentworth; Zoning Administrator, Jennifer Oram; Land Use and Development Coordinator, Donna Thompson; Hingham Town Engineer JR Frey; Special Real Estate Counsel, Susan Murphy; Patrick Brennan, PGB Engineering; Mark Arigoni and Andrew Goralski, SLR Consulting; Attorneys Jeffrey Tocchio and Scott Golding, DTM Law; as well as interested members of the public.

Hearing: off Bare Cove Park Drive
Applicant: Town of Hingham
Board of Appeals Chair Robyn Maguire, Regular Member Jed Ruccio,
Member Panel: Associate Member Mario Romania, Jr.

Zoning Board of Appeals Chair Maguire opened the hearing for the Town of Hingham, who filed an application on December 11, 2025 for a Special Permit A2 under § III-A, 3.5 of the Zoning By-Law along with Site Plan Review under § I-I, and such other relief as necessary to construct a

26,000 SF public building and associated improvements, including driveways, parking, walkways, utilities, stormwater management and landscaping, to operate the Hingham Center for Active Living on a 5.38 acre portion of a 472.26 acre parcel (Assessor Map 77, Lot 1) located off BARE COVE PARK DRIVE in the Official and Open Space District.

This is the first hearing on this matter.

Planning Board Chair Shriver invited Mark Arigoni, SLR Consulting, to present on behalf of the Applicant. Mr. Arigoni and Andrew Goralski of SLR Consulting, and JR Frey, Town Engineer, reviewed the application materials and plans.

Planning Board Chair Shriver opened the meeting for public comment. Members of the public raised concerns regarding the proposed senior center site in Bear Cove Park and questioned whether adequate soil testing had been conducted to support planned infiltration practices and emphasized the importance of comprehensive evaluation prior to construction. Additional comments expressed environmental concerns and the potential loss of valued parkland should the project proceed. Questions were also raised about the overall suitability of the site, including parking limitations, traffic congestion, and the substantial cost associated with preparing the area for development. ZBA Chair Maguire reminded meeting attendees that comments should remain focused on the specific plan under review, noting that broader issues and funding matters were outside the scope of the current proceeding.

Zoning Board of Appeals Chair Maguire opened the meeting for discussion among its members. Members discussed public concerns around traffic safety. Director of Community Planning Emily Wentworth added that traffic concerns would also be addressed during the Site Plan Review process.

FINDINGS:

1. **The proposed use will be in harmony with the general purpose and intent of the Zoning By-Law for the following reasons.** The use is proposed to improve and provide adequate municipal services for the older population of residents commensurate with services provided to other demographics and the general population. The proposed use is allowed by Special Permit in the Official and Open Space District and the Applicant has addressed all By-Law requirements for the use.
2. **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law.** The proposed use complies with all applicable purposes and standards of the By-Law, including, without limitation, Section IV-A, the Schedule of Dimensional Requirements for the district, Section IV-B – Special Requirements to Schedule of Dimensional Requirements, and Section V-A Off-Street Parking.
3. **The specific site is an appropriate location for such, structure, or condition, and is compatible with the characteristics of the surrounding area.** The project site is located on land acquired by the Town for open space and public recreation, and the proposed

use is considered to be public recreation by both the National Park Service and the Town. The project is also adjacent to other public recreation uses including the Carlson Field recreational complex. The proposed structure is sited over the location of Building 14, a building in disrepair that was part of the original Naval Depot located on the property. The building and site design, including outdoor amenities are designed to complement and respect the surrounding open space, including multiple climate-friendly design features and a substantial landscaping plan.

4. **The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated.** Environmental impacts from the existing building will be mitigated through multiple climate- and environmentally-friendly design features, such as significant re-plantings, EV charging parking spaces, and glazed windows to protect birds. The improvements on the site have been designed so that there will be no impacts on the wetland area and its buffer zone on the northeast corner of the development area. The project will also include improvements benefitting the surrounding uses along Bare Cove Park Drive, including extension of a water line to the park entrance to allow for a fire hydrant and hydration station for users of the park, improved pedestrian access and parking areas for access to the park.
5. **There will be no nuisance or serious hazard to vehicles or pedestrians.** Planned improvements to Bare Cove Park Drive will improve the vehicles and pedestrian safety for all uses along Bare Cove Park Drive, including the proposed Center of Active Living.
6. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** All required utilities will be on-site; electric, telephone and internet entering the site will be underground. Both water and sewer mains will be extended to the facility.
7. **The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The project has been designed to meet all applicable design and performance standards. Currently the disturbed portions of the development area does not include treatment or management of any stormwater, this project will install a stormwater management system.

DECISION:

Upon a **MOTION** made by Jed Ruccio and seconded by Mario Romania, Jr., the Zoning Board of Appeals voted unanimously as follows:

To **APPROVE** the application filed by THE TOWN OF HINGHAM for a Special Permit A2 under Section III-A, 3.5 of the Zoning By-Law to operate the Hingham Center for Active Living on a 5.38 acre portion of a 472.26 acre parcel (Assessor Map 77, Lot 1) located off BARE COVE PARK DRIVE in the Official and Open Space District with the following condition:

1. The work shall be completed in accordance with the application and approved plans, as may be modified during Site Plan review by the Planning Board, any other applicable provisions of the Zoning By-Law, and the representations made during the public hearing.

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

Application Materials:

1. [Hingham Center for Active Living - Bare Cove Park Drive - SPA2 Application](#) - stamped December 11, 2025
2. [Site and Architectural Plans](#) - dated December 9, 2025
3. [Stormwater Management Plan](#) - dated December 9, 2025
4. [Post-Construction Stormwater Operation and Management Plan](#) - dated December 9, 2025
5. [Traffic Impact Report](#) - dated December 4, 2025
6. [Traffic Review](#) - dated January 2, 2026
7. [Peer Review Report, PGB Engineering, LLC](#) - dated January 9, 2026

Public Comment:

1. [Correnti N. - 17 Ward Street](#), dated January 11, 2026
2. [Bianchi F. - Northampton MA](#) - received January 12, 2026
3. [Johnson P. - no address](#) - received January 12, 2026
4. [Smithson S. - 18 Pilgrim Road](#) - received January 13, 2026
5. [Kanter Y. - no address](#) - received January 13, 2026
6. [Rouleau B. - Vice-Chair, CAL Building Committee](#) - received January 13, 2026

Hearing: 18 Shipyard Drive
Applicant: Hingham Launch Property, LLC and Hingham Shipyard Hospitality, Inc.
Member Panel: Chair, Robyn Maguire, Regular Members Paul Healey and Jed Ruccio

Zoning Board of Appeals Chair Maguire opened the hearing application for Hingham Launch Property, LLC and Hingham Shipyard Hospitality, Inc. for a Major Modification of the Hingham Shipyard Mixed-Use Special Permit originally issued May 12, 2003, as amended, under § IV-G of the Zoning By-Law, along with Site Plan Review under § I-I, and such other relief as necessary to seasonally flex restaurant seats to an expanded patio within a designated Open Space area located at 18 SHIPYARD DRIVE in the Industrial District

This is the first hearing on this matter.

Acting Planning Board Chair Kevin Ellis invited Jeff Tocchio, DTM Law, to present on behalf of the Applicant. Attorney Tocchio reviewed the application materials and plans.

Zoning Board of Appeals Chair Maguire opened the meeting for discussion among its members. ZBA members reviewed the plans for flex seating with Attorney Tocchio.

Acting Planning Board Chair Kevin Ellis opened the meeting for public comment. Members of the public raised concerns about the safety of the crosswalks along Shipyard Drive. Emily Wentworth said that this issue should be addressed by the Traffic Committee. Mike Fitzpatrick, Samuels and Associates, said that they would address the concern with brighter crosswalks and additional signage.

Members also expressed concerns about the plans for the site shades due to the wind as well as restricted access to outdoor spaces, hours of operation, and noise control due to increased outdoor activity.

FINDINGS

- 1. Use of the site is in harmony with the general purpose and intent of the Zoning By-Law. The proposed changes are consistent with the purpose and intent of Section IV-G of the Zoning By-Law.** The proposed uses are allowed and meet with also meet the intent of public activation of the proposed location.
- 2. The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law.** The proposed use complies with the restaurant and dining uses allowed under the Mixed-Use Special Permit.
- 3. The specific site is an appropriate location for such use, structure, or condition, compatible with the characteristics of the surrounding area.** The proposed location is adjacent to the dining areas of two restaurants, which meets the characteristics of the surrounding area.
- 4. The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated.** The proposed patio expansion will not increase restaurant seating in the area as the Applicants are flexing seats from other portions of the restaurant.
- 5. There will be no nuisance or serious hazard to vehicles or pedestrians.** There is no change in the number of seats for the restaurant, so there would be no additional demand on parking or increase in vehicle traffic.
- 6. Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** All utilities required for the operation of the patio exist on site.

7. **The proposed Project meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction:** The patio area causes a slight increase in pervious area, but will not impact the area as the majority of the site will remain as it is today with grass and plantings similar to what is in the area now.

DECISION

Upon a **MOTION** made by Paul Healey and seconded by Jed Ruccio, the Board voted unanimously as follows:

To **APPROVE** the application filed by the HINGHAM LAUNCH PROPERTY, LLC AND HINGHAM SHIPYARD HOSPITALITY, INC. for a Major Modification of the Hingham Shipyard Mixed-Use Special Permit originally issued May 12, 2003, as amended, under § IV-G of the Zoning By-Law, along with Site Plan Review under § I-I, and such other relief as necessary to seasonally flex restaurant seats to an expanded patio within a designated Open Space area located at 18 SHIPYARD DRIVE in the Industrial District, subject to the following conditions:

1. The work shall be completed in accordance with the application and approved plans, any other applicable provisions of the Zoning By-Law, and the representations made during the public hearing
2. That the Applicants will receive the proper Liquor License Amendments for the property and provide the Zoning Administrator with copy of the plan showing the updated licensed area.
3. That the Planning Board approves a modification of Condition B.5 of its decision dated June 6, 2007, as subsequently amended.

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

Application Materials:

1. [18 Shipyard Drive Application](#) - submitted December 8, 2025
2. [18 Shipyard Drive Proposed Design Plans](#) - dated March 13, 2025
3. [18 Shipyard Drive Landscape Plans](#) - dated November 24, 2025
4. [18 Shipyard Drive Site Plan Exhibit](#) - submitted December 8, 2025
5. [Decision - Site Plan Review and Mixed-Use Special Permit - Hingham Shipyard](#) - dated May 12, 2003

6. [Decision - Major Amendment to Mixed-Use Special Permit - Hingham Shipyard](#) - dated June 6, 2007
7. [Hingham Shipyard - Property Owner Authorization](#) - stamped January 12, 2026

ADJOURNMENT:

Chair Maguire accepted a motion to adjourn by Jed Ruccio and seconded Paul Healey.

The motion passed unanimously upon a roll call vote. (Roll call vote: Galvin– aye; Mercurio– aye; Healey – aye)

The meeting adjourned at 10:04 PM.