



TOWN OF HINGHAM

Zoning Board of Appeals

NOTICE OF DECISION SPECIAL PERMIT

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FEB 25 2026

Town Clerk
Hingham, MA

IN THE MATTER OF:

Owner: Hingham 102 North LLC
858 Washington Street, Suite 309
Dedham, MA 02026

Applicant: Slow Coffee, LLC
106 North Street
Hingham, MA 02043

Subject Property: 106 North Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 59729, Page 54

Plan Reference: Plan set entitled "Slow Coffee Interior Renovation," prepared by JCBT Architect, located at 606 Washington Street, Quincy, MA 02169, dated November 19, 2025 (4 sheets).

SUMMARY OF PROCEEDINGS

This matter came before the Zoning Board of Appeals (the "Board") on the application of Slow Coffee, LLC (the "Applicant") for a Special Permit A2 under §§III-A, 4.9A and 4.9B of the Zoning By-Law (the "By-Law") to locate a Coffee Shop/Café, a take-out restaurant, with some seating, in an existing tenant space at 106 North Street in Business District A and the Downtown Overlay District.

The Board heard the application at a duly advertised and noticed public hearing on Tuesday, February 10, 2026, during a meeting held via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Robyn S. Maguire, Chair, Paul K. Healey and Jed Ruccio. At the conclusion of the February 10, 2026 hearing, the Board voted unanimously to grant the requested Special Permit A2.

Throughout its deliberations, the Board was mindful of the statements of the Applicant and the comments of the general public, all as made or received at the public hearing.

BACKGROUND AND DISCUSSION

The subject property is located in downtown Hingham, with frontage on North Street and the rear of the building facing South Street. The proposed plan calls for the conversion of the approximately 1,166 SF of existing retail space to be renovated into a café/coffee shop.

The proposed establishment will serve coffee and tea and offer a limited menu featuring bakery items and sandwiches. It will provide take-out service, and the plan includes seating for approximately 16 customers.

FINDINGS

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the meeting, the Board made the following findings in accordance with the Special Permit Approval Criteria under § I-H, 2. of the By-Law:

- a) **Use of the property is in harmony with the general purpose and intent of the Zoning By-Law.** The proposed Café supports the objectives of the Downtown Overlay District encouraging regular interaction with the general public on a walk-in basis.
- b) **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law.** The proposed use is in harmony with the general purposes of the By-Law. Sit-down and Take-out restaurants are allowed uses by special permit under Section III-A – The Schedule of Uses in the Business District A and Downtown Overlay Districts.
- c) **The specific site is an appropriate location for the proposed use and is compatible with the characteristics of the surrounding area.** The property at 106 North Street is located in one of the Town’s primary business locations. The site is surrounded by small scale retail, service, and dining uses. A neighborhood Café is compatible with the scale of the area.
- d) **The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated.** The proposed use will create pedestrian activity that will support downtown commerce. Potential adverse impacts will be mitigated by daytime focused hours.
- e) **There will be no nuisance or serious hazard to vehicles or pedestrians.** The building has a rear entrance, allowing for deliveries and loading activities to occur away from North Street.
- f) **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** Adequate utilities and building systems exist or will be provided to support the proposed Café. All plumbing, electrical and ventilation will be designed and installed in compliance with all required codes.
- g) **The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The proposed renovation is solely within in the interior of the retail space. No changes to drainage, stormwater management or site layout are proposed.

DECISION

Upon a motion made by Paul K. Healey, and seconded by Jed Ruccio, the Board voted unanimously to GRANT a Special Permit A2 under §§ III-A, 4.9A and 4.9B to locate a sit-down and take-out restaurant/café within an existing tenant space consisting of approximately 1,166 SF at 106 North Street located in the Business District A and the Downtown Overlay District, subject to the condition that the use is operated in a manner consistent with the approved plans and representations made to the Board during the hearing.

For the Board of Appeals,



Robyn S. Maguire, Chair

February 25, 2026

This Decision shall not become effective until (i) the Town Clerk has certified on a copy of this decision that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that if such an appeal has been filed, that it has been dismissed or denied, and that (ii): a copy thereof has been duly recorded in the Plymouth County Registry of Deeds and indexed in the grantor index under the name of the owner of record.