



TOWN OF HINGHAM

Planning Board

CERTIFICATE OF ACTION PRELIMINARY SUBDIVISION

IN THE MATTER OF:

Applicant/Owner: 177 Old Derby Street Development, LLC
c/o James E. Bristol, III
190 Old Derby Street, Suite 311
Hingham, MA 02043

Agent: Jeffrey A. Tocchio, Esq.
DTM Law, P.C.
175 Derby Street, Suite 30
Hingham, MA 02043

Property: Approximately 104 acres of land located between Old Derby Street and Whiting Street (Route 53), Hingham, MA 02043

Plan References: Plan set entitled, "Preliminary Subdivision Plan for Old Derby Street Extension and Old Derby Connector, Hingham, MA 02043," prepared by Crocker Design Group, dated December 2, 2025 and revised through February 2, 2026 (39 Sheets)

RECEIVED

MAR 17 2026

Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of 177 Old Derby Street Development, LLC (the "Applicant") for a Preliminary Subdivision of approximately 104 acres of land located between Old Derby Street and Whiting Street (Route 53). The proposed plan includes an extension of Old Derby Street and layout of a new connector road to Whiting Street to provide access to nine new subdivision lots.

In connection with the proposed plan, the Applicant simultaneously filed a related application with the Board of Health pursuant to MGL c. 41, s. 81S. The Board of Health voted on January 7, 2026 to approve the Preliminary Plan.

The Planning Board commenced its review during a public meeting held on December 22, 2025 both in person at Hingham Town Hall and remotely via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 temporarily suspending certain provisions of

the Open Meeting Law. A second substantive meeting was held during a hybrid meeting on February 9, 2026. The Board panel consisted of its regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly, and Gary Tondorf-Dick. The Applicant was represented during the hearing by Attorney Jeffrey Tocchio, DTM Law, P.C. At the conclusion of the review, the Board voted unanimously to approve the Preliminary Plan with conditions.

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

BACKGROUND & DISCUSSION

The subject property is located in South Hingham between Old Derby Street and Whiting Street. The land is zoned for nonresidential uses and located specifically in the Office Park and South Hingham Development Overlay District.

In order to access the land, the proposed plan calls for (i) an extension of Old Derby Street towards the Town line, and (ii) the layout of a new connector roadway, proposed to be named "Old Derby Connector", that connects Old Derby Street (Extension) and Whiting Street (Route 53). Specifically, Old Derby Street is proposed to be extended 1,250± linear feet from the terminus of the existing right-of-way in a northwesterly direction (and parallel to Route 3), with a limited portion of the proposed Old Derby Street (Extension), including a cul-de-sac, proposed to be located within the Town of Weymouth. The Applicant proposes to layout 3,600± linear feet of street that connects the Old Derby Street (Extension) and Whiting Street (Route 53). In association with the roadway extension and creation, the Applicant additionally proposes to upgrade 1,600± linear feet of the existing Old Derby Street right-of-way.

The proposed roadway network falls under the definition of a Major Street within the Hingham Subdivision Rules and Regulations as the streets will be used as thoroughfares connecting different portions of the Town and will be the principal access to a nonresidential subdivision. The proposed roadway layouts shown on the Referenced Plans comply with most design standards for a Major Street, including those related to right-of-way width, pavement width, curbing, and sidewalk improvements.

Other infrastructure improvements contemplated by the submission include (i) a drainage system that will convey stormwater from the existing, extended, and new roadways into 8 drainage basins and (ii) a minimum of one private wastewater treatment plant, with an estimated overall design flow of approximately 300,000 gallons per day.

During the review, Board members expressed general support for the proposed plan, but also acknowledged that significantly more detailed information would be required at the time of submission of the Definitive Plan.

WAIVERS

As revised through the review process, the proposed plan is largely consistent with the development standards for Major Streets under the Hingham Subdivision Rules and Regulations, with the following waiver exceptions:

1. Design to secondary street standards for the minimum centerline radii (300' vs. 500'), in order to minimize wetland buffer zone impact(s); and
2. Reduce the width of the grass strip (from the required 7' to 3') within the existing Old Derby Street layout.

MOTION

Upon a motion made by Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted unanimously to APPROVE the application of 177 Old Derby Development, LLC for a Preliminary Subdivision of approximately 104 acres of land located between Old Derby Street and Whiting Street (Route 53) that includes an extension of Old Derby Street and layout of a new connector road to Whiting Street to provide access to nine new subdivision lots, subject to the following conditions:

1. The Applicant shall provide requisite information and materials to support any waivers to be requested as part of the Definitive Subdivision Plan process, including but not limited to a Traffic Impact Study prepared by a Professional Traffic Operations Engineer.
2. In the event the Applicant may wish for the Definitive Subdivision roads to be considered for acceptance as public ways, then prior to submission of the Definitive Subdivision Plan application, the Applicant should review with Hingham DPW, Engineering, Water and Sewer Departments, the design of the proposed roadways, including any requested waivers, the drainage design, utilities, and any other infrastructure that is proposed to be located within the rights of way or serve the rights of way.
3. The Applicant shall copy the Community Planning Department on all material correspondence between the Applicant and any federal, state or Town official, board or commission, including but not limited to MEPA filing.

For the Planning Board,



Tracy Shriver
March 17, 2026

In Favor: Gordon Carr, Kevin Ellis, Crystal Kelly, and Tracy Shriver
Opposed: None

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded with the Plymouth County Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.