



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant: 210 Hull Street LLC
c/o Gerry Rankin
338 Clapp Road
Scituate, MA 02066

Owner: Hull Street 210 Trust LLC
c/o Garbriella Solimando
609 Adams Street
Dorchester, MA 02122

Agent: Brendan Sullivan, P.E.
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339

RECEIVED

MAY 18 2026

**Town Clerk
Hingham, MA**

Property: 210 Hull Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 60723 Page 4

Plan References: "Site Plan and Common Driveway," prepared by Merrill Engineers and Land Surveyors, dated February 26, 2025 and revised through March 30, 2026 (3 Sheets)

Architectural Plans, titled "Solimando (Michael) Residence", prepared by Rockwood Design, Inc., dated February 22, 2026 (6 Sheets)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of 210 Hull Street Trust LLC (the "Applicant") to modify a Site Plan Approval under § I-I of the Zoning By-Law (the "By-Law"), originally issued June 26, 2025, to adjust the previously approved dwelling footprint, driveway length, deck and patio configurations at 210 Hull Street in the Residence C District.

The Board opened a duly noticed public hearing on the application at a meeting held on May 4, 2026 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. The Board panel consisted of its regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly and Gary Tondorf-Dick. Xander Oram, Design Engineer of Merrill Engineers and Land Surveyors, presented the application to the Board. At the conclusion of the review, the Board voted unanimously to grant the application to modify a Site Plan Approval under § I-I of the By-Law with conditions set forth below.

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

BACKGROUND & DISCUSSION

In June 2025, the Board issued Site Plan Approval to reconstruct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 210 Hull Street in Residence District C. The Board concurrently heard a related application for a Special Permit A3 Common Driveway under § V-I of the By-Law for 311 Rockland Street.

The Applicant requested a modification to allow the following changes to the approved site plans:

- The proposed dwelling was moved approximately 5 feet towards Hull Street in order to reduce the amount of ledge removal required. Site grading, utilities, driveway area, etc. have all been adjusted to accommodate this change.
- The building footprint has been modified slightly but will be just under the square footage of the previously approved footprint.
- Overall impervious area on the site will be reduced by approximately 150 SF based on the slight reduction in footprint area and paved driveway area. Therefore, the previously approved stormwater controls will still work as intended.
- The rear covered porch has been modified to only be partially covered. There will now be an open deck with a 10.0' x 14.0' pervious patio below.

Planning Staff reviewed the changes and determined they were minor in nature, resulting in an overall reduction of impervious area.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the hearing, the Board made the following findings in accordance with the Approval Criteria under § I-I,7. of the By-Law:

- a. The modification will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.

- b. The development, as modified, meets all applicable Design and Performance Standards.

MOTION

Upon a motion made by Tracy Shriver and seconded by Gordon Carr, the Board voted unanimously to GRANT the application of 210 Hull Street Trust LLC to modify a Site Plan Approval under § I-I of the By-Law, originally issued June 26, 2025, to adjust the previously approved dwelling footprint, driveway length, deck and patio configurations at 210 Hull Street in the Residence C District, subject to the following conditions:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
2. All conditions of the previous Site Plan Approval, dated June 26, 2025, remain in full force and effect unless specifically modified by this Decision.

For the Planning Board,



Tracy Shriver
May 18, 2026

In Favor: Kevin Ellis, Gordon Carr, Gary Tondorf-Dick, 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.