



TOWN OF HINGHAM

Board of Appeals

NOTICE OF DECISION SPECIAL PERMIT

RECEIVED

AUG 25 2026

Town Clerk
Hingham, MA

IN THE MATTER OF:

Applicant: Rockland Trust Company
288 Union Street
Rockland, MA 02370

Agent: Jeffrey A. Tocchio, Esq.
Drohan Tocchio & Morgan, P.C.
175 Derby Street, Suite 30
Hingham, MA 02043

Owner: Perry Rockland, LLC
20 Winthrop Square
Boston, MA 02110

Property: 1 Technology Place, Hingham MA 02043

Title Reference: Plymouth County Registry of Deeds, Book 18903, Page 91

Plan and Document

References: "Sign Renderings" proposed for 1 Technology Place (2 Sheets);

Supplement A of the Application entitled, "Memorandum", prepared by DTM LAW, P.C., dated May 11, 2026 (54 Sheets);

"Supplemental to Signage Application", prepared by DTM LAW, P.C., date stamped July 13, 2026.

SUMMARY OF PROCEEDINGS

This matter came before the Board of Appeals (the "Board") on the application of the Rockland Trust Company (the "Applicant") for a Special Permit A1 under § V-B of the Zoning By-Law (the "By-Law") to install two (2) parallel building signs at 1 Technology Place, located in the Industrial Park District and South Hingham Development Overlay Districts.

The Board's initial hearing for this application was scheduled to be heard on June 16, 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. At the request of the Applicant, the hearing was opened and continued without discussion to the July 14, 2026. On July 14, 2026, the public hearing was again continued without discussion to August 11, 2026. The Board panel consisted of regular members Jed Ruccio, Acting Chair, Paul K. Healey and Associate Member, Mario Romania, Jr. The Applicant was represented by Jeffrey Tocchio, Esq. of Drohan Tocchio & Morgan, PC.

At the conclusion of the August 11, 2026, the Board, consisting of regular members Jed Ruccio, Acting Chair, Vice-Chair Paul K. Healey and Mario Romania, Jr., Associate Member, voted unanimously to grant the requested Special Permit A1.

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

The subject property consists of approximately 22 acres, with 13.5± located in Hingham and 8.5± acres located in the Town of Rockland; 55% of the building is located in Hingham. The property is improved by a 200,000± SF building that was constructed in 2002. The building is three stories high and is visible from both Route 3A, as well as Commerce Road and Technology Place. The building was previously occupied EMD Serono. Rockland Trust is relocating its corporate headquarters to 140,000± SF of the building.

As part of their corporate headquarters relocation and consolidation, Rockland Trust applied for a Special Permit A1 to install two parallel building signs stating "Rockland Trust" (measuring 73.6 SF), one on the northwesterly façade and the other on the southeasterly façade of the building. The proposed building signs comprises of 0.68% of the wall area of the portion of northwesterly façade and is located approximately 600 linear feet from Route 3, and 2.18% of the portion of the southeasterly.

Section V-B allows up to 10% of the façade area; both of the proposed signs are below the 10% of area allowed. The By-Law permits by building permit one parallel building sign per building; therefore, the Applicant applied for a Special Permit A1 to allow for the installation of two (2) parallel building signs.

The Applicant also applied for a variance under Section V-B, footnote 5 of the Zoning By-Law to allow halo lit opaque individual letters on the two proposed signs. The Board did not act on the variance and this special permit does not authorize the use of halo lit lettering on the proposed signs.

FINDINGS

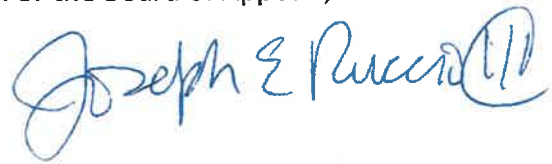
Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the meeting, the Board made the following findings in accordance with the approval criteria under § I-H, 2 of the By-Law:

- a. **The proposed use will be in harmony with the general purpose and intent of the Zoning By-Law, for the following reasons:** The parallel building signage will be in harmony with the general purpose of the By-Law. The proposed second parallel building sign for the 200,000SF building is proportional to the size of the building.
- b. **The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law, for the following reasons:** The proposed parallel building sign for the office building will comply with the area requirements under Section V-B of the Zoning By-Law as the sign measures below 10% of the wall area of the building.
- c. **The specific site is an appropriate location for such use, structure, or condition, compatible with the characteristics of the surrounding area, for the following reasons:** The property is located in the Industrial Park and South Hingham Development Overlay Districts and the proposed signage is consistent with signage used for similar uses in the area.
- d. **The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated, for the following reasons:** There will be no adverse impact associated with the proposed signs as the proposed signage conforms to the requirements of the Bylaw.
- e. **There will be no nuisance or serious hazard to vehicles or pedestrians, for the following reasons:** The parallel building sign will increase visibility of the business given the size of the building.
- f. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use, for the following reasons:** The property is served by Town water and sewer.
- g. **The proposed Project meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction, for the following reasons:** The Applicant has received all other required approvals and relief for construction and operation of the facilities at the property.

DECISION

Upon a motion made by Paul K. Healey and seconded by Mario Romania, Jr., the Board voted unanimously to grant the application of Rockland Trust Company, for a Special Permit A1 under Section V-B of the Zoning By-Laws, allowing to the installation of a second parallel building sign for Rockland Trust Company, located at 1 Technology Place located in the Industrial Park and South Hingham Development Overlay Districts.

For the Board of Appeals,

A handwritten signature in blue ink that reads "Joseph E. Ruccio". The signature is stylized with a large "J" and a circular flourish at the end.

Joseph Ruccio, Acting Chair
August 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.