

TOWN OF HINGHAM

Board of Appeals

210 Central Street, Hingham, MA 02043-2758 • Telephone (781) 741-1494 • Fax (781) 740-0239
• ZBA@hingham-ma.gov •



Town Clerk
Hingham, MA **FORM 1**
INSTRUCTIONS

ZONING APPLICATION CHECKLIST

PROPERTY ADDRESS: 90-100 Derby Street

OWNER: W/S/M Hingham Properties LLC

If you need assistance with your application, please contact the Zoning Department at least one week prior to the filing deadline.

Per Zoning Board of Appeals Rules and Regulations:

- The Zoning Department Staff will review all applications to determine their completeness.
- Incomplete filings will not be accepted for processing and scheduling.
- Complete applications include:
 - Filing fee; see filing fees chart, below;
 - Form 1 Required Documents; see checklist, below;
 - Application copies:
 - One (1) complete set of documents to be filed with the Town Clerk
 - Four (4) complete set of documents to be filed with the Board of Appeals
 - Digital copy of all application materials emailed to ZBA@hingham-ma.gov

<i>number of copies specified below</i>		
	Required	Submitted
This Checklist (Form 1)	1	1
Application for Hearing (Form 2)	5	1
provide one of the following forms:		
Supporting Statements – Requested Findings	5	5
☐ Administrative Appeal (Form 2A)		
☒ Variance / Variance Modification (Form 2B)		
☒ Special Permit A1 / Special Permit A1 Modification (Form 2C)		
☐ Special Permit A2 / Special Permit A2 Modification (Form 2D)		
provide one of the following:		
Evidence of Standing to Seek Relief	5	0
☒ Deed or Certificate of Title		
☐ Signed Option to Purchase		
☐ Lease with Property Owner's Authorization Letter		

TOWN OF HINGHAM

Board of Appeals



Required

Submitted

All plans must be stamped by a registered professional.

Provide all of the following:

Plan(s) of Propose Project

1. Plot Plan: Plan shall show scale, north arrow, lot dimensions and area, existing building and structures. Include topography, floodplain, wetlands, and other features as relevant - 2' x 3' format.

5

0

2. Site Plan: shall show scale, north arrow, dimensioned location of all improvements, including floor area, and elevations. Include, if applicable, physical features, off-street parking plan, landscape plan, grading, drainage, and lighting plans, Zoning Chart showing the Required, Existing and Proposed Area Regulations - 2' x 3' format.

5

0

3. Architectural plans and elevations: shall include sufficient detail to demonstrate dimensions of buildings/structures, square footage, materials, and other details - One (1) 2' x 3' format; five (5) 11" x 17" format, to scale.

5

0

Provide copies, when applicable:

Prior Zoning Relief

Has an application for relief from the Zoning By-Laws ever been filed for this parcel?

Yes



No



If yes provide five (5) copies for each of the following:

Explanation(s) and date(s) of relief(s)

5

5

Prior Zoning decision(s) rendered.

5

Provide copies, when applicable:

Other Application Information

Drainage report, if applicable.

5

0

Traffic report, if applicable.

5

0

Letter(s) of support; optional.

1

0

TOWN OF HINGHAM
Board of Appeals



APPLICATION FILING FEES

Residential Variance \$300.00

Commercial Variance \$300.00 for the first 2000 ft²/
\$100.00 for each additional 1,000 ft² or portion thereof

Special Permits \$300.00 for the first 2000 ft²/
\$100.00 for each additional 1,000 ft² or portion thereof

Applications requiring multiple permits... 100% of highest fee required by Board of Appeals
in addition each additional permit 50% of required fee

Special Permit(s) and/or Variances(s) – Signs \$300.00

Comprehensive Permit \$250.00 per units, in addition the Applicant pays
cost of postage associated with abutter notifications
and cost of newspaper legal notice(s)

All Other Applications \$400.00

TOWN OF HINGHAM

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APPLICATION FOR ZONING HEARING

FORM 2
RECEIVED

Application date: 07/06/26

JUL 06 2026

The undersigned hereby petitions the Board of Appeals for the following:

Town Clerk
Hingham, MA

- | | | |
|--|---|---|
| ☐ Appeal | ☐ Variance | ☐ Special Permit A1 |
| ☐ Special Permit A2 | ☒ Variance Modification | ☒ Special Permit Modification |

Subject Property: Derby Street Shops, 90 100 Derby St. Zoning District: Indus. Park + S. Hingham Overlay

Applicant's Name: W/S/M Hingham Properties, LLC Address: 33 Boylston Street, Chestnut Hill

Email: [REDACTED] Phone: [REDACTED]

Record title to the subject property stands in the name(s):

W/S/M Hingham Properties, LLC

Address of owner of record: 33 Boylston Street, Chestnut Hill, MA 02467

Title reference:

- ☒ (Unregistered land) Plymouth County Registry of Deeds, Book 30816, Page 261
☐ (Registered land) Land Court Certificate of Title No. _____, Book _____, Page _____

The undersigned is:

- ☒ Owner of subject property ☐ Holder of written option to purchase property
☐ Holder of valid lease to subject property

Written authorization from property owner must be submitted with application documents.

TOWN OF HINGHAM

Board of Appeals



State briefly what is currently on the premises:

Derby Street Shops is an approximately 430,000 square foot open air shopping center situated within the South Hingham Overlay District of Hingham, Massachusetts. Originally redeveloped in 2003 by WS Development, the property has grown into one of the South Shore's most vibrant, community oriented retail destinations, offering a carefully curated mix of national, regional and local tenants across a thoughtfully designed, pedestrian friendly campus. Since its opening, the center has functioned as a true gathering place for the Hingham community and the broader South Shore, hosting seasonal events, community programming, and civic activations that reinforce its role as more than simply a retail destination.

Brief description of work:

The application currently before the Board represents a comprehensive effort to modernize and consolidate the signage framework governing Derby Street Shops. Specifically, the applicant is seeking approval of an updated set of Tenant and Site Signage Criteria- a master signage guideline document that establishes clear, consistent standards for both tenant-facing and property-wide signage across the approximately 430,000 square foot shopping center. Over the course of the property's more than two-decade operating history, signage at Derby Street Shops has been addressed through a series of individual variances and permit modifications, resulting in an accumulated body of approvals that, while sound in substance, has become fragmented and difficult to administer in practice. The current application seeks to remedy this by bringing those previously approved signage standards together into a single, cohesive, and easy-to-reference document that both tenants and property management can utilize when evaluating and planning signage installations. Importantly, the Board is not being asked to authorize a significant departure from what has already been permitted at the property, the vast majority of the signage details contained within the proposed Criteria reflect standards that have been approved through prior proceedings.

Signed as a statement of fact under the pains and penalties of perjury,
this 6 day of July, in the year 2026.

APPLICANTS' NAME: Dick Marks

SIGNATURE: Richard A Marks
(Applicant/Owner)

ADDRESS: 33 Boylston Street, Chestnut Hill

PHONE:

CELL:

EMAIL:

CHECK ALL THAT APPLY



PROPERTY OWNER



APPLICANT

TOWN OF HINGHAM
Board of Appeals



If you are represented by an agent, please provide information below:

AGENT'S NAME: Victoria Maguire
AGENT'S SIGNATURE:  Maguire, Victoria
Digitally signed by Maguire, Victoria
DN: CN="Maguire, Victoria", OU=Users,
OU=Development, DC=srweiner, DC=com
Date: 2026.07.02 13:49:26-04'00'
(Agent)
ADDRESS: 33 Boylston Street, Suite 3000
PHONE: _____
CELL: _____
EMAIL: _____

CHECK ALL THAT APPLY	
☒	OWNER'S AGENT
☐	APPLICANT'S AGENT

Please attach additional sheets if space provided is insufficient.

Applicants requesting an **Appeal** must also complete **Form 2A**
Applicants requesting a **Variance** or **Variance Modification** must also complete **Form 2B**
Applicants requesting a **Special Permit A1** or **Special Permit A1 Modification** must also complete **Form 2C**
Applicants requesting a **Special Permit A2** or **Special Permit A2 Modification** must also complete **Form 2D**

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RECEIVED

JUL 06 2026

**Town Clerk
Hingham, MA**

**FORM 2B
VARIANCE**

**SUPPORTING STATEMENT –
STATUTORY FINDINGS**

Applicant W/S/M Hingham Properties LLC

seeks a Variance from Section(s) Section V-B of the Zoning By-Law
for property located at 90-100 Derby Street and presents
the following findings of facts in accordance with the provisions of M.G. L. 40A, §10:

1. The following circumstances relating to the soil conditions, shape, or topography especially affect the land or structure(s) in question, but do not affect generally the zoning district in which the land or structure(s) are located:

Derby Street Shops is seeking a modification of variances granted in the decision issued by the Zoning Board of Appeals dated February 10, 2003, as amended. The signage criteria approved in 2003 was specific to the redevelopment of the property now known as Derby Street Shops (previously Derby Street Shoppes) and therefore granted approvals specific to the nature of the site and building layout as well as the proposed use as a shopping center.

2. Owing to the circumstances described above, a literal enforcement of the provision of the Zoning By-Law would involve substantial hardship, financial or otherwise, to the undersigned for the following reasons:

As Derby Street Shops has evolved over time and kept up with current retail and shopping trends, the 2003 signage criteria served the property well. The application for the modification of variances previously granted is intended to continue with a signage criteria document that is largely the same as the original 2003 document but reflects minor modifications that have been made over the property's 20 year history as has been necessary to ensure the property stays competitive in an evolving retail environment. The signage criteria that accompanies the application has been updated to combine both tenant and site signage criteria and seeks to ensure that implementation and enforcement of the signage criteria is clear and as straightforward as possible for prospective tenants, property staff and Town Administrators.

TOWN OF HINGHAM

Board of Appeals



If you are represented by an agent, please provide information below:

AGENT'S NAME: Victoria Maguire

AGENT'S SIGNATURE: Maguire, Victoria
Digitally signed by Maguire, Victoria
DN: CN="Maguire, Victoria", OU=Users,
OU=Development, DC=seawater, DC=com
Date: 2026.07.02 19:33:47-0400
(Agent)

ADDRESS: 33 Boylston Street, Chestnut Hil

PHONE: _____

CELL: _____

EMAIL: _____

CHECK ALL THAT APPLY

☒
☐

OWNER'S AGENT

APPLICANT'S AGENT

RECEIVED

JUL 06 2026

**Town Clerk
Hingham MA**

Please attach additional sheets if space provided is insufficient.

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RECEIVED

JUL 06 2026

Town Clerk
Hingham MA

**SUPPORTING STATEMENT –
REQUESTED FINDINGS**

**FORM 2C
SPECIAL PERMIT A1**

Applicant W/S/M Hingham Properties LLC seeks
a Special Permit A1 under Section(s) III (E)(5)
of the Zoning By-Law for property located at 90-100 Derby Street
and asks the Board of Appeals to make the following findings of fact in accordance with the
provisions of the law:

1. The proposed use will be in harmony with the general purpose and intent of the Zoning By-Law, for the following reasons:

The application seeks a modification of the Special Permit decision issued February 3, 2003 which approved the property as a "retail group" in the South Hingham Overlay District and further updated in 2020 to approve the property as a "shopping center" under 4.17 in the use table along with several other categories of uses.

The current application seeks only to further clarify the signage criteria that has been in place on the property since the 2003 approval as part of its operation as a retail group / shopping center by combining tenant signage and site signage criteria in a single document.

2. The proposed use complies with the purposes and standards of the relevant specific sections of the Zoning By-Law, for the following reasons:

No major changes to the Derby Street Shops signage are proposed as part of the application. The application primarily seeks to consolidate and clarify previous signage approvals granted over the course of the properties 20+ years of operation in the Town of Hingham.

TOWN OF HINGHAM

Board of Appeals



3. 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:

Derby Street Shops has served as a premier retail destination on the South Shore since it's renovation in 2003. Derby Street Shops intends to continue to bring the same high level of service to the Town of Hingham and surrounding communities for many years to come.

4. The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated, for the following reasons:

No changes from the current operations are proposed.

5. There will be no nuisance or serious hazard to vehicles or pedestrians, for the following reasons:

No changes from current operations are proposed.

6. Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use, for the following reasons:

No changes from current operations are proposed.

TOWN OF HINGHAM

Board of Appeals



7. The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction, for the following reasons:

No changes from current operations are proposed.

The rights authorized by a Special Permit expire three years from the date the decision is filed with the Town Clerk, unless exercised or extended in accordance with the terms of M.G.L. 40A, § 9.

Signed as a statement of fact under the pains and penalties of perjury,
this 6 day of July, in the year 2026.

APPLICANTS' NAME: Dick Marks

SIGNATURE: Signed by:
Richard A Marks
8DC3EFD484F4451... (Applicant/Owner)

CHECK ALL THAT APPLY

☒	PROPERTY OWNER
☐	APPLICANT

ADDRESS: 33 Boylston Street, Chestnut Hill

PHONE: [REDACTED]

CELL: [REDACTED]

EMAIL: [REDACTED]

If you are represented by an agent, please provide information below:

AGENT'S NAME: Victoria Maguire

AGENT'S SIGNATURE: Digitally signed by Maguire, Victoria
DN: CN=Maguire, Victoria, OU=Users,
OU=Development, DC=arwintr, DC=com
Date: 2026.07.02 18:35:30-04'00'
Maguire, Victoria
(Agent)

CHECK ALL THAT APPLY

☒	OWNER'S AGENT
☐	APPLICANT'S AGENT

ADDRESS: 33 Boylston Street, Chestnut Hill

PHONE: [REDACTED]

CELL: [REDACTED]

EMAIL: [REDACTED]

Please attach additional sheets if space provided is insufficient.

RECEIVED

JUL 06 2026

Town Clerk
Hingham, MA

DERBY ^S/_T SHOPS

SIGNAGE CRITERIA - Updated August 2026

DERBY ^S_T SHOPS

Tenant Sign Criteria

This sign criteria has been created expressly for Tenants within The Derby Street Shops in concurrence with the local Zoning Bylaws, requirements from local authorities and the design of the center. The objective is to allow Tenants the ability to design and innovate quality signage while expressing their own unique signatures and identity.

In order to delineate the guidelines, such as restrictions on height and length for specific positions on the property, Tenants must verify their location with the Tenant Coordinator prior to the commencement of the sign shop drawings. A Sign Area diagram is provided herein to assist in this process (see Section 5).

These guidelines shall govern the review and approval process of which the Landlord is responsible but shall not limit Landlord's right to reject or to require modification of any Tenant sign. Tenants are responsible to first acquire Landlord's approval of any signage proposed for the premises, prior to their furnishing and obtaining permits for the installation of signage.

1. GENERAL INFORMATION
2. PRIMARY IDENTITY SIGNAGE – BY LOCATION
3. SUPPLEMENTAL SIGNAGE
4. SIGNAGE REGULATIONS
5. REFERENCE MATERIAL

1. GENERAL INFORMATION

a. Area and Quantity

The maximum area of signs for individual premises is based on the aggregate of all signage allowed of which shall not exceed ten percent (10%) of its wall area. Therefore, Tenants must decide how this translates with their storefront designs and still adhere to all requirements associated with their location on the property.

Only one sign is permitted as **Tenant's Primary Identity Sign**. This rule may be modified for premises with multiple storefronts facing on two primary areas (service areas do not apply) and with Landlord's approval, not to exceed a total of two (2) primary signs. Where two (2) primary signs are permitted they will adhere to the requirements set forth for their size premises.

b. Technical Requirements

All signs, including fastening devices and final electrical connection, shall be furnished and installed by Tenant.

Fabrication and installation of Tenant's signage shall comply with all applicable national and electrical codes, ordinances, rules and regulations. All electrical components and related materials shall be UL rated. Tenant is responsible for their sign contractor, their actions and insurance requirements while on the premises.

Tenants are responsible for prompt maintenance of signage and any fixture associated with their sign.

c. Landlord Review & Approval

Prior to submitting to the Town, Tenant shall submit shop drawings complete with location plan, sections, finishes and, at the option of Landlord, perspective views of the sign and complete storefront. Samples of all colors and finishes that are proposed shall also be submitted and will remain with Landlord. Shop drawings must show sign materials, illumination method, fastenings, colors, details, and full artwork. Storefront elevations must completely delineate the placement and concept of the entire sign(s) proposed.

d. Permitting

Tenant shall be responsible to secure any and all necessary permits required for installation of their signage.

2. PRIMARY IDENTITY SIGN – BY LOCATION

There are several components that comprise the entire sign package as described herein. Tenants to locate primary signs in the area shown on the elevation shown in Section 5. All signage must comply with the conditions stipulated in Section 1.a. Sign text shall be limited to the name which Tenant does business and as it is stipulated in the Lease, including logos and/or symbols associated with the Tenant's branding. Tenants should center all signage over their entry door, verify location on façade with Landlord Tenant Coordinator.

In the criteria below, Tenant's should design their sign to the more restrictive sign dimension. Tenant's may request the larger sign which will be granted or denied based on Landlord and Town mutual approval.

ANCHOR TENANTS (TENANTS OVER 10,000 SF)

Primary Sign

For Locations where a rectangular shape is suitable:

Maximum height: 48" Max. Length: 20'-0" or 2/3-rds of storefront width

For Locations where a square shape is suitable:

Maximum height: 60" Max. Length: 60"

PAVILION BUILDING (SUITE ID 100 – 199)

Tenants Under Covered Walkway:

- Sign to be constructed of dimensional letters, affixed to architectural panel located at the outer most edge and under the building canopy
 - Architectural panel is up to 36" in height and 13'-0" in length and is suspended from the underside of the roof overhang.
 - Frame to match building paint color – contact Landlord Tenant Coordinator for more information.
- Height and length of Tenant's Letters shall be per the following:
 - Maximum letter height: 22"
 - Maximum sign length: 11'
- Underwalk Sign – Secondary Supplemental (affixed to building)
 - Integrated with storefront design and distinctly different from Primary sign. Condition requires storefront to be fully covered by extension of building roof overhead.
 - Maximum letter height: 18"
 - Maximum sign length: 12' or 2/3rds of storefront width

Corner or Open to Sky Storefront:

- Primary sign to be on area designated by Landlord. Sign to be constructed of dimensional letters.
- Height and length of Tenant's Letters shall be per the following:
 - Maximum letter height: 28" if CAPS, or 32" if Mixed-Case
 - Maximum sign length: 18'-0", or 2/3-rds of storefront width

BUILDING 2, 3, 4 & 5 (SUITE ID 200 – 510)

Tenants under 10,000 sf

- Primary sign to be on area designated by Landlord. Sign to be constructed of dimensional letters.
 - Maximum letter height: 28" if CAPS; 34" if Mixed-Case"
 - Maximum sign length: 18'-0", or 2/3-rds of storefront width

Tenants under 4,000 sf

- Primary sign to be on area designated by Landlord. Sign to be constructed of dimensional letters.
 - Maximum letter height: 24" if CAPS; 30" if Mixed-Case"
 - Maximum sign length: 18'-0", or 2/3-rds of storefront width

Second Level Tenants

- Tenants shall be permitted to install signage on front façade of building in an area designated by the Landlord between 27'-0" and 31'-0" above finish First Floor elevation.
- Signage cannot conflict with any lower level Tenants.
- Primary signs on area designated by Landlord as designated by size of Tenant.
 - Maximum letter height: 22" if CAPS; 30" if Mixed-Case
 - Maximum sign length: 18'-0", or 2/3-rds of storefront width.

3. SUPPLEMENTAL SIGNAGE

AWNINGS & BLADE / BANNER SIGNS

Awnings

Please Note: Awnings are not allowed at every premises at Derby Street, please contact the Landlord Tenant Coordinator to confirm that awnings can be accommodated at the Tenant's demised premises.

Tenant identity may be allowed awnings at Landlord discretion. Tenant branded awnings should be included as part of the signage package submitted to the Town. Awning sides to be open and illumination of awnings is not permitted.

Blade Signs

- Signs that are installed perpendicular to the Tenants storefront façade.
- Signage using rigid decorative brackets and rigid, durable panels.
- Blade signage is to be non-illuminated.
- Dimensional standards outlined below are maximum dimensions allowing for a variety of shapes – Landlord reserves the right to limit blade sign size based on the specific design of the sign.
 - Maximum height: 2'
 - Maximum length: 3'
 - Allowable area: 6 square feet
 - Bottom of frame: 8'-0" above finish floor

OTHER SIGN TYPES

Shop-within-Shop Sign

Sign to identify distinct sales departments or divisions within larger corporate identity, with additional customer access from sidewalk or within store layout. Landlord reserves the right to review and approve interior signage prior to fabrication and/or installation.

- Maximum height: 36"
- Maximum length: 18', or 2/3-rds of storefront length

Multi-Frontage Sign

Where tenant has additional customer storefronts (i.e. with glass storefront) facing towards vehicular drive, parking area and/ or pedestrian walkway. Tenants may have a maximum of two (2) primary signs in accordance with the requirements associated with their area size.

Door Identity

Sign and/ or logo attached to door-pull hardware at customer entry.

- Maximum height: 12"
- Maximum length: 12"

Window Decal

Paint or individually cut vinyl letters, applied to inside face of storefront glass. Temporary decals may be allowed to be larger at landlord's discretion.

- Maximum height: 4"
- Maximum length: subject to landlord's discretion

Highway-Frontage Sign (H-1)

Tenants with floor area equal to or exceeding 10,000 sf and within 150' setback zone from Rte. 3 ROW with direct sightline visibility to the highway. Must be mounted on secondary building wall i.e., not on tenant's principal store frontage wall.

- Maximum height: 42"
- Maximum length: 20'

Tag Line to Primary Sign

Utilizing a deliberately smaller letter size, a concise additional identity sign located directly below the tenant's principal Primary Sign.

- Maximum height: 18"

4. SIGNAGE REGULATIONS

SIGNS NOT PERMITTED

Tenant's sign design shall be a fully integrated component of Tenant's storefront, subject to Landlord approval. No signs may be directly attached to or placed inside of storefront and/or glass of storefront, which is intended to be wholly or partially legible from outside of store. All signage installed or placed by tenant shall be limited to that signage which conforms with these regulations and has been reviewed and approved by Landlord.

Principally any sign not identified above as being an approved type will not be permitted. However, as clarification the following will not be permitted:

- Any internally illuminated letters or sign boxes.
- Directly exposed neon.
- Flashing, osculating, moving or dimming light sources.
-
- Exposed transformers.

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TYPES OF ILLUMINATION

Illumination of signs shall be of the following two types:

1. External Illumination

External and focused on front face of sign composed of individual letters, letters shall be solid material and 3-dimensional.

Sign letters may not exceed six inches (6") in cross sectional thickness. Letters may be 'pinned-off' mounting surface no more than an additional two inches

(2"), i.e., face of letter may not protrude more than eight inches (8") off the mounting surface.

Signs must be constructed of high-quality materials and finished with a suitable durable finish for exterior application.

Light spill or glare is not permissible. Light fixtures / lighting sources shall be durable, aesthetically compatible with surroundings, and suitable for exterior use. Fixture mounting shall be firmly secured and permanent.

2. Halo-Lit

Backlit light source mounted behind opaque individual sign letters. Letters shall have fully opaque face, have hollow back, and be 3-dimensional. Illumination shall 'wash' the rear mounting surface (fascia or panel) behind pinned-off letters, creating a halo effect. Any light source shall not be directly visible and individual letters shall be opaque so as not to allow transmission of light through the letter.

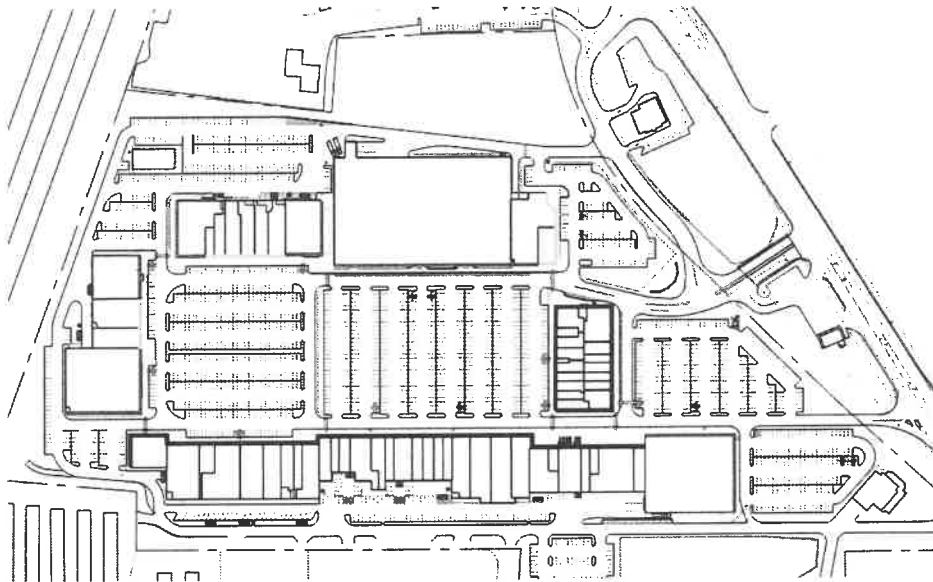
Sign letters may not exceed six inches (6") in cross sectional thickness. Letters shall be 'pinned-off' the mounting surface no more than an additional two inches (2"), i.e., face of letter may not protrude more than eight inches (8") off the mounting surface.

Signs must be constructed of high-quality materials and finished with a suitable durable finish for exterior application.

5. REFERENCE MATERIAL

Commented [VM1]: Plan to be updated to reflect Artizia suite as an anchor tenant - over 10k sf

KEY PLAN



KEY

- Anchor Tenant
- Pavilion Building
- Building 2
- Building 3,4 & 5

DERBY SHOPS

Site/Property Sign Criteria

The following sign criteria has been created to detail the site/property signage approved for Derby Street Shops in concurrence with the local Zoning Bylaws, requirements from local authorities and the design of the center. The objective is to consolidate previous approvals and update current requests into a single document to provide guidance for any future modifications or changes to site/property signage.

Since the property's redevelopment as "Derby Street Shoppes" in 2003, the property name has been updated to its current name and associated branding "Derby Street Shops". For ease of reference, "shoppes" has been adjusted to "shops" in this document to reflect the updated property name and branding unless specifically called out by a permit approval.

6. HISTORICAL INFORMATION

a. Original Signage Approval

In an approval dated February 6, 2003, the Town of Hingham Zoning Board of Appeals ("ZBA") voted to approve the ADD Inc. signage documents entitled "Supplemental Sign Regulations for Derby Street Shoppes" and "Tenant Sign Design Criteria" both dated January 30, 2003. The ADD Inc. signage package included references to both directory signs and a monument sign.

b. Pylon Sign

During the 2003 permitting process for Derby Street Shop, the pylon sign was separated from the rest of the permitting package for additional review and designated Phase III. In a decision dated April 16, 2003, the ZBA approved Phase III related to the pylon sign variances requested. This approval allowed the property to upgrade the pylon sign from the existing Hingham Plaza shopping center pylon sign but to keep the size of the original sign. In the same decision, the ZBA denied the request to allow internal illumination on the sign and instead required the sign to be lit by either surface illumination or halo lit.

c. Wayfinding Signage

In association with the permitting for the Building 5 renovations in 2018, Derby Street Shops designed a wayfinding / directional signage plan for the property. In an approval dated December 4, 2018, the Town of Hingham Planning Board approved the site-wide

wayfinding signage package which was subsequently implemented throughout the property.

d. Updated Signage Approval

In an approval dated August 20, 2020, the ZBA approved an updated and revised Tenant Signage Criteria dated July 29, 2019. This document was submitted as part of a larger comprehensive permit application update filed by Derby Street Shops to update the site's Special Permit to reflect the property as a "Shopping Center".

e. Signage Clarification

In an approval dated May 12, 2022, the ZBA approved an updated and clarified Tenant Signage Criteria document dated April 27, 2022.

7. PYLON SIGN

The existing pylon sign at the main entrance of the property has been preserved and improved over the lifetime of the property. Owner has the right to make continued improvements and changes to the sign as long as it retains its principal characteristics and maintains overall dimensions of 41'-0" high by 26'8" wide, or 1,094 sf. Pylon may be externally, surface or halo illuminated.

8. MONUMENT SIGN

The existing monument sign, a ground sign, at the interior entrance to the property was updated in 2025 to reflect a more modern property aesthetic. The sign maintains a size of 4'-2" high by 12" wide or 50 sf. The sign base is not included in the sign measurement. Monument sign must be externally lit.

9. DIRECTORY SIGNS

Two directory signs, each a ground sign, may have dimensions of 10' high by 4'-6" wide, or 45 sf each. The directory sign may contain one or both sides displaying a location map with tenant location information. The second side may also be used to display property identity information, tenant promotional information or property activation information. Directory signs must be externally lit.

10. WAYFINDING SIGNS

The property, from time to time, may need to update or add additional wayfinding signage. Any new wayfinding signage should be in keeping with the aesthetic approved for the original wayfinding signage package and in keeping with the character and aesthetic of the property.

11. POLE BANNER SIGNS

Pole banner signs may be affixed to light posts throughout the property to add charm/character. Banners will be art-forward and thoughtfully integrated with the overall property aesthetic to highlight Derby Street Shops' distinct brand identity. Pole banner signs will be created in one of two standard sizes, no greater than 24" x 46.5" or 24" x 73".

Commented [VM2]: New request - addition to signage criteria not in previously approved decisions.

12. ADDITIONAL SIGNS

Several signs were approved but do not currently exist on the property. These signs may be implemented in the future on an as needed basis.

a. Tower Signs

Property identity signs one each of the two tower elements of the Pavilion Building (Building 2), each 12' high by 15' wide, or 180 SF.

b. WWTP Sign

A building sign depicting property identity, 12' high by 40' wide, or 336 SF.

13. NON-SIGN

The following items are not to be considered "signs" because they lack text or numerals, and/or message characteristics of signs: graphical banners without lettering; seasonal decorative signage; artwork which identifies artist or property contact information or social media handle as long as the identification is 5% or less of the total size of the art; parking end-cap; historical memorials; wayfinding signage; postal address sign; rear service door sign of standardized and consistent lettering throughout property; fence end-cap with flat sculpture atop base; utility sign on tenant storefront indicating 'hours of operation' or other instructional information related to the business.

Commented [VM3]: Addition allowing identification, social media handles as long as it is a small portion of overall signage.

Property Address: Derby Street and Old Derby Street, Hingham, MA

RECEIVED

JUL 08 2006

Town Clerk

Hingham, MA

QUITCLAIM DEED

75967

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
29 JUN 2005 01:36PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 30816 Pg 261-264

HINGHAM PLAZA, LLC, a Massachusetts limited liability company having a business address c/o Largo Realty, Inc., 220 Boylston Street, Chestnut Hill, MA 02467 ("Grantor"), in consideration of One Million Twenty Thousand Six Hundred Dollars (\$1,020,600.00) paid, grants to **W/S/M HINGHAM PROPERTIES LLC**, a Massachusetts limited liability company having a business address c/o S.R. Weiner & Associates, Inc., 1330 Boylston Street, Chestnut Hill, MA 02467 ("Grantee"), with **QUITCLAIM COVENANTS**, all those certain parcels of land, together with the building and improvements thereon, situated on Derby Street and Old Derby Street in Hingham, Plymouth County, Massachusetts, more particularly described on Exhibit A attached hereto and made a part hereof.

The premises are conveyed subject to and with the benefit of all rights, easements, agreements, covenants, leases and restrictions of record, if any, insofar as the same are now in force and applicable.

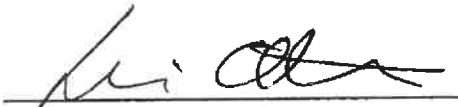
Being the premises conveyed to Grantor by (i) a deed from David Altschuler and Sidney Covich, as Trustees of the C.H.M. Trust, dated November 18, 1998 and recorded with the Plymouth County Registry of Deeds in Book 16895, Page 6 (as to Parcels 1 and 2), and (ii) a deed from David Altschuler and Sidney Covich, as Trustees of the C.H.M. II Realty Trust, dated November 18, 1998 and recorded with the Plymouth County Registry of Deeds in Book 16895, Page 1 (as to Parcels 3 and 4).

EXECUTED as a sealed instrument this 28th day of June, 2005.

HINGHAM PLAZA, LLC

By: Largo Realty, Inc., its Manager

CANCELLED
PLYMOUTH
DEEDS REG#18
PLYMOUTH
06/29/05 1:23PM 01
000000 #7375
FEE \$4655.76
CASH \$4655.76

By: 

Name: David Altschuler

Title: President and Treasurer

Hereunto duly authorized

PLEASE RETURN TO:
LANDAMERICA
150 FEDERAL STREET, SUITE 200
BOSTON, MA 02110
ATTN: PMC FILE NO. 06018

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 24, 2005

Then personally appeared the above-named David Altschuler, the President and Treasurer of Largo Realty, Inc., as Manager of Hingham Plaza, LLC, and acknowledged the foregoing instrument to be the free act and deed of Largo Realty, Inc. and Hingham Plaza, LLC, before me

Robin J. Gotshall

Notary Public:

My Commission expires:

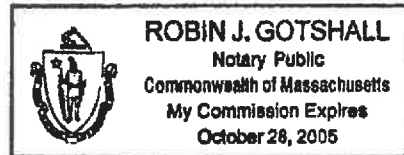


EXHIBIT A

Parcel 1 - 7.655 Square Foot Parcel

A certain parcel of land located between the southerly side of Derby Street and the northerly side of Old Derby Street in said Hingham shown as a parcel marked "7655 S.F. C.H.M. Trust" on a plan entitled "As-Built Plan 100 Derby Street, Hingham, Massachusetts," prepared by Perkins Engineering, Inc., dated March 11, 1988, recorded with Plymouth County Registry of Deeds as Plan No. 786 of 1988 in Plan Book 31, Page 36 (the "Plan"), bounded and described according to the Plan as follows:

Beginning at a point on the northerly side thereof 50.00 feet southerly from State Highway Station 29+ 90.82;

Thence running by land now or formerly of Sun Oil Company, S. 5 08 29 E. 120.53 feet;

Thence turning and running by Old Derby Street S. 71 37 47 W. 61.64 feet;

Thence turning and running by land now or formerly of Lincoln Trust Company, N. 05 08 29 W. 134.65 feet; and

Thence turning and running by Derby Street, N. 84 51 31 E. 60.00 feet to the point of beginning.

Parcel 2 - 1.89 Acre Parcel

The land on the southeasterly side of Derby Street, Hingham, Plymouth County, Massachusetts, shown as Lot A on a plan entitled "Plan of Land in Hingham, Mass., surveyed for Tropical Radio and Telegraph Co." dated July 5, 1938, prepared by Lewis W. Perkins, Engineer and recorded with the Plymouth County Registry of Deeds in Plan Book 5, Page 863, said land being bounded as follows:

NORTHWESTERLY	by Derby Street by two lines, totaling 526.43 feet;
NORTHEASTERLY, SOUTHEASTERLY and SOUTHWESTERLY	by Lot B shown on said Plan by three lines measuring respectively, 133.83 feet, 311.09 feet and 229.83 feet; and
SOUTHWESTERLY and NORTHWESTERLY	by land now or formerly of William Cupper shown on said Plan by two lines measuring respectively, 151.10 feet and 35.25 feet.

Containing according to said Plan 1.890 acres.

Parcel 3 - 9 Keith Way

Lot B as shown on a plan entitled "Plan of Lots Derby Street and Keith Way Hingham, Massachusetts Prepared for Henry C. McKee, Jr. dated November 22, 1977" recorded with Plymouth County Registry of Deeds in Plan Book 19, Plan 1010.

Parcel 4 - 64 Derby Street

The land in Hingham, Plymouth County, Massachusetts situated on the southerly side of Derby Street shown on a plan entitled "Plan Showing Proposed Right of Way Hingham - Mass.", by Charles E. Baldwin, Civil Engineer, dated March - 1955, recorded with Plymouth County Registry of Deeds in Plan Book 10, Page 516 as Plan No. 266 of 1955, and bounded and described according to said plan as follows:

NORTHERLY by Derby Street, 20.00 feet, more or less;

SOUTHEASTERLY,
EASTERLY,
NORTHEASTERLY,
SOUTHEASTERLY, and
SOUTHWESTERLY

by land formerly of Satrak A. and Barbara L. Yalenezian, by five lines measuring respectively, 80.00 feet, more or less, 275.00 feet, more or less, 290.00 feet, more or less, 350.00 feet, more or less and 230.00 feet; and

NORTHWESTERLY

by land formerly of Tropical Radio Telegraph Co., by three lines measuring respectively, 335.00 feet, 274.50 feet and 66.50 feet.