

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 •

ZONING APPLICATION CHECKLIST

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JUL 06 2026

Town Clerk
Hingham, MA

FORM 1 INSTRUCTIONS

PROPERTY ADDRESS: 208-211 Downer Ave

OWNER: Hingham Yacht Club, Inc.

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

number of copies specified below

	Required	Submitted
<u>This Checklist (Form 1)</u>	<u>1</u>	<u>1</u>
<u>Application for Hearing (Form 2)</u>	<u>5</u>	<u>5</u>
provide one of the following forms:		
<u>Supporting Statements – Requested Findings</u>	<u>5</u>	<u>5</u>
☐ 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:		
<u>Evidence of Standing to Seek Relief</u>	<u>5</u>	<u>5</u>
☒ 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

5

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

5

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

5

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

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

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FORM 2

APPLICATION FOR ZONING HEARING

Application date: 07/06/26

Town Clerk
Hingham MA

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

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

Subject Property: 208-211 Downer Ave Zoning District: Residence A

Applicant's Name: Hingham Yacht Club, Inc. Address: 211 Downer Ave, Hingham, MA 02043

Email: [REDACTED] Phone: [REDACTED]

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

Hingham Yacht Club, Inc.

Address of owner of record: 211 Downer Ave, Hingham, MA 02043

Title reference:

- ☒ (Unregistered land) Plymouth County Registry of Deeds, Book 2085, Page 144 (211 Downer Ave)
- ☐ (Registered land) Land Court Certificate of Title No. _____, Book _____, Page _____
and, Plymouth County Registry of Deeds, Book 5011, Page 481 (208 Downer Ave)

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:

The 211 Downer Ave lot is occupied by the Hingham Yacht Club clubhouse and a building that provides lockers for members, junior member instruction, bathrooms, and storage. An 80 sf building known as the Pilot House is located on the main deck. Deck and pier areas supported by pilings are linked to seasonal floating docks located by pilings that are accessed by gangways. The remaining site area is used for member vehicle parking, boat launching via hoist, and a trash enclosure with a total of three 2 cubic yard dumpsters.

208 Downer Ave is occupied by a recently completed boat storage barn building and parking for member vehicles.

Brief description of work:

Hingham Yacht Club has undertaken an assessment of the condition of existing pilings, decks and piers, floating docks, and gangways and the utility of the current layout. The work proposed includes:

1. Removal of an existing long pile-supported pier that is deteriorating and would otherwise require replacement.
2. Replacement of the removed pier with new pile-supported deck area and relocation of the Pilot House.
3. Reconfiguration of floating docks and gangway access from the main deck area and repositioning of pilings that locate the floating docks.
4. Removal and relocation of the existing trash enclosure from 211 Downer Ave to 208 Downer Ave.
5. A new access point to the floating docks is proposed where the trash enclosure is removed that will provide direct access to the floating docks via an extension of the pile-supported deck and a new gangway.
6. Repair of an existing seawall section that has settled, and miscellaneous
7. At 208 Downer Ave a 19 ft wide x 8 ft deep x 6 ft high vertical board fence is proposed as a trash

Signed as a statement of fact under the pains and penalties of perjury,

this 6 day of July, in the year 2026.

APPLICANTS' NAME: Allison Kaskiras/Hingham Yacht Club

SIGNATURE: Allison Kaskiras
(Applicant/Owner)

CHECK ALL THAT APPLY

☒
☒

PROPERTY OWNER

APPLICANT

ADDRESS: 211 Downer Ave Hingham

PHONE: 308-245-3996

CELL: [REDACTED]

EMAIL: [REDACTED]

TOWN OF HINGHAM
Board of Appeals



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

AGENT'S NAME: Michael Whitmore, Roundel 47 LLC

AGENT'S SIGNATURE: Michael J Whitmore Digitally signed by Michael J Whitmore
Date: 2026.06.30 11:36:11 -04'00'
(Agent)

ADDRESS: 46 Allen PI Scituate MA 02066

PHONE: (617) 901-6307

CELL: [REDACTED]

EMAIL: [REDACTED]

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**

TOWN OF HINGHAM
Board of Appeals



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**SUPPORTING STATEMENT –
STATUTORY FINDINGS**

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**FORM 2B
VARIANCE**

Applicant Hingham Yacht Club, Inc.

Town Clerk

Hingham, MA

seeks a Variance from Section(s) IV-A rear yard; IV-C.3 loc acc bldgs of the Zoning By-Law
for property located at 211 Downer Ave. 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:

Referring to the 07-08-1987 decision of the Board of Appeals to grant a Variance for the construction of the 80 sf Pilot House (called "Steward's Quarters" in the 1987 decision), the Board found that a Variance was necessary due to unique characteristics of the land. The proposed location of the structure (now the existing condition as constructed), would not meet the zoning rear yard setback due to the proximity of the mean low water line that defines the rear property line. The Board also noted that the location of the mean low water line was subject to change. These are unusual conditions. The current proposal to relocate the Pilot House will require a modification of the existing Variance granted for the rear yard setback deficiency due to the Pilot House moving further eastward and reducing any existing rear yard setback.

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:

The relocation of the existing Pilot House is proposed in order to improve sightlines from the Pilot House to the easternmost floating docks which serve as fueling and transient tie-up, for members and the public. Monitoring of activity in the harbor and channel area is greatly improved. Enforcement of the rear yard setback would deprive the club of the opportunity to improve safety and supervision of the floating docks, as well as the immediate Hingham Harbor and channel area, from a protected position on the existing main deck.

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Board of Appeals



3. Relief may be granted without substantial detriment to the public good for the following reasons:

The existing Pilot House is present and located on the existing main deck area. The proposed relocation keeps it on the existing main deck area with no increase in the 80 sf building area that was previously granted the Variance. As noted above, the proposed relocation improves safety and utility for not only the club, but for the public as well, who use the easternmost floating docks. The community benefits from the proposed relocation.

4. Relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law for the following reasons:

Relief from the rear yard setback for the proposed Pilot House location will not diminish the purpose of the Zoning By-Law setback requirements, recognizing that yard setbacks, side and rear in particular, are intended to provide appropriate buffer space for adjoining lots where buildings or other structures may not be constructed. With open water to the rear of the property, the Pilot House location is unique in that there is effectively no rear yard abutter that would benefit from the setback. We note that the small size of the existing structure also mitigates any possible impact in granting relief.

NOTE: The law does not permit the Board of Appeals to grant a variance unless all of the legal requirements are satisfied. Each one of the above findings must be answered in detail.

The rights authorized by a variance expire one year 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, § 10.

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

APPLICANTS' NAME: Allison Koskinas / Hingham Yacht Club CHECK ALL THAT APPLY

SIGNATURE: Allison Koskinas
(Applicant/Owner)



PROPERTY OWNER



APPLICANT

ADDRESS: 211 Downer Ave, Hingham

PHONE: 508.245.3996

CELL: [REDACTED]

EMAIL: [REDACTED]

TOWN OF HINGHAM
Board of Appeals



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

AGENT'S NAME: Michael Whitmore, Roundel 47 LLC

AGENT'S SIGNATURE: Michael J Whitmore Digitally signed by Michael J Whitmore
Date: 2026.06.30 13:54:43 -04'00'
(Agent)

ADDRESS: 46 Allen PI Scituate MA 02066

PHONE: (617) 901-6307

CELL: [REDACTED]

EMAIL: [REDACTED]

CHECK ALL THAT APPLY

☒	OWNER'S AGENT
☒	APPLICANT'S AGENT

Please attach additional sheets if space provided is insufficient.

TOWN OF HINGHAM
Board of Appeals



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**SUPPORTING STATEMENT –
REQUESTED FINDINGS**

JUL 06 2026

FORM 2C

SPECIAL PERMIT A1

Town Clerk
Hingham MA

Applicant Hingham Yacht Club, Inc. seeks
a Special Permit A1 under Section(s) III-C.7 Floodplain Protection Overlay District
of the Zoning By-Law for property located at 208 and 211 Downer Ave
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 proposed use continues the use as a yacht club under the Special Permit A2 currently in effect. No increase in building area, membership, vehicle traffic, parking, or other use characteristics is proposed. The proposed work of reconfiguring existing decks, pilings, floating docks, and gangways complies with the Zoning By-Law subject to modification of a previous variance granted for the relocation of the Pilot House. The proposed relocation of the trash enclosure improves the existing condition by placing the fenced enclosure farther away from the water's edge and raising the elevation within the floodplain to reduce the potential impact of a flooding event compared to the current placement at the top of the seawall adjacent to the harbor.

Reconfiguration of the existing decks, pilings, floating docks, and gangways, and relocating the trash enclosure, are all consistent with the purpose and intent of Section I-A and I-B of the Hingham Zoning By-Law.

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

"Docks, piers, duck walks and boat landings" are an allowed use under the Floodplain Protection Overlay District within Residential Districts under Section III-C, 7.a. This allowed use applies to the work at 211 Downer Ave reconfiguring existing decks, piers, gangways, and floats that function in the aggregate as docks, piers, and boat landings. The proposed relocation of the trash enclosure from 211 Downer Ave to 208 Downer Ave may be allowed by the Board of Appeals through the Special Permit A1 process under the provision of Section III-C, 7.g that "Any use or development which would otherwise be prohibited by the provisions of this Section provided that the use or development meets the requirements of the NFIP generally and 44 CFR 60.3 specifically, and the provisions of the Massachusetts Building Code that address construction in floodplains."

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:

The proposed work is reconfiguration of existing structures that support the existing use as a yacht club at the specific site, and have for more than 100 years.

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

The proposed reconfiguration of the deck and floats improves safety and access to and from the water. The reconfiguration moves floats into deeper water to improve access and reduce the risk of floats grounding at very low tides. Relocation of the existing trash enclosure which is immediately adjacent to the harbor waters at the seawall to a location of higher elevation and further distance from the water greatly mitigates the potential adverse impact of a flood event displacing trash dumpsters and contents, as well as removing the day-to-day risk of spills or debris at the current location entering the water.

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

The proposed deck and float reconfiguration is contained within the property and no changes to the overall intensity of use are proposed that would impact public vehicles or pedestrians. Vehicle and pedestrian movement on the property is improved with the introduction of the south deck gate that provides direct access to the floats from the parking lot. Relocation of the trash enclosure to 208 Downer Ave improves the space for truck service and reduces the potential conflict with vehicles in the existing location. It does not create a hazard to vehicles or pedestrians in the public way as the pathway to the property crosses the dead-end of Downer Ave at the parking area adjacent to the seawall, similar to pedestrian traffic from the 208 Downer Ave parking lot passing back and forth to the 211 Downer Ave property.

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

The reconfiguration of existing decks and floats and relocation of the trash enclosure is designed to improve the operation of the existing yacht club use and facilities. All improvements will be designed and constructed in accordance with the Massachusetts Building Code, Department of Environmental Protection regulations, including but not limited to the provisions of the Chapter 91 license and State Wetland regulations, and Hingham Conservation Commission review and Order of Conditions.

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:

The proposed work of reconfiguring existing decks and floats and relocating the trash enclosure will meet all local, state, and federal regulations, as well as general and special conditions set by Hingham through the Board of Appeals and Conservation Commission review.

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: Alison Kostinas / Hingham Yacht Club

SIGNATURE: Alison Kostinas
(Applicant/Owner)

CHECK ALL THAT APPLY

☒	PROPERTY OWNER
☒	APPLICANT

ADDRESS: 211 Downer Ave., Hingham

PHONE: 508-245-3996

CELL: [REDACTED]

EMAIL: [REDACTED]

If you are represented

AGENT'S NAME: Michael Whitmore, Roundel 47 LLC

AGENT'S SIGNATURE: Michael J Whitmore
Digitally signed by Michael J Whitmore
Date: 2026.07.02 08:47:16 -04'00'
(Agent)

CHECK ALL THAT APPLY

☒	OWNER'S AGENT
☒	APPLICANT'S AGENT

ADDRESS: 47 Allen Pl, Scituate, MA 02066

PHONE: 617-901-6307

CELL: [REDACTED]

EMAIL: [REDACTED]

Please attach additional sheets if space provided is insufficient.

Durgin
to
Town of
Hull

I, ALICE F. DURGIN of Hull, Plymouth County, Massachusetts, being unmarried, for consideration paid, grant to the TOWN OF HULL, a municipal corporation in said County of Plymouth (otherwise called the Inhabitants of the Town of Hull) said Town of Hull acting by its Board of Selectmen, there-to duly authorized, with QUITCLAIM COVENANTS, Certain lots of land situated in Hull, Plymouth County, Massachusetts, bounded and described as follows, viz: Southwesterly by Duck Lane; Northwesterly by a proposed avenue called Vining Avenue; Northeasterly by land now or late of Vining; and Southeasterly by a proposed lane called Spring Lane; excepting, however, from this conveyance lots numbered 33 and 34 included in said boundaries as shown on a plan by G.W. Howland, dated January, 1909, and recorded with Plymouth County Deeds, Book 1, page 482. This conveyance includes lots numbered 28, 29, 30, 31, 32, 35, 36 and 37 as shown on said plan of Howland, and the land conveyed contains forty-three thousand one hundred (43,100) square feet, more or less. For title of the grantor, see deed of Edwin W. Childs to this grantor, dated December 19, 1927, and recorded with Plymouth County Deeds, Book 1546, page 76 the grantor intending to convey all the premises by said deed conveyed to her. WITNESS my hand and seal this twenty-eighth day of March, A.D. 1928.

Alice F. Durgin Seal

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. March 28, A.D. 1928. Then personally appeared the above-named Alice F. Durgin and acknowledged the foregoing instrument to be her free act and deed, before me:

Thomas H. Buttiner, Justice of the Peace
My commission expires March 7, 1935.

Rec'd Mar. 31, 1928 at 9.40 A.M. & recorded

Nantasket
Beach
Steamboat
Co.
to
Hingham
Yacht
Club

Jan. 1877

Bj 387

Sec

Apr 1921

By 196

NANTASKET BEACH STEAMBOAT COMPANY,

a corporation duly established under the laws of the Commonwealth of Massachusetts, and having its usual place of business in Boston, Suffolk County, Massachusetts, for consideration paid, grants to HINGHAM YACHT CLUB, a Massachusetts corporation, of Hingham, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS, A parcel of land and flats with the Old Stone wharf thereon, situated in that part of said Hingham called Crow Point, and bounded and described as follows: Commencing at a point on the sea wall sixteen (16) feet southerly from the southerly side of the wall on Old Crow Point Pier, thence running westerly on a line parallel to said southerly side of Old Crow Point Pier, and sixteen (16) feet distant southerly therefrom by land now or formerly of Samuel Downer nineteen (19) feet; thence turning at a right angle and running Northerly by said land now or formerly of said Samuel Downer to a stone bound marking the intersection of the Southeasterly line of Downer Avenue with the Westerly line of the premises hereby conveyed, thence continuing in the same straight line by said Downer Avenue, and by other land now or formerly of said Samuel Downer, the Westerly line of said premises hereby conveyed being a straight line one hundred and fifty (150) feet in length; thence turning at a right angle and running easterly one hundred and four (104) feet more or less to the line of mean low water mark; thence turning and running southerly on said line of mean low water mark one hundred and fifty (150) feet more or less to a point in line with the course first described extended Easterly; thence turning and running Westerly on said first line extended easterly, parallel to and sixteen (16) feet distant Southerly from said southerly side of said Old Crow Point Pier ninety (90) feet more or less to the point of beginning. Also and together with all riparian and other rights in and to the water of Hingham Harbor beyond said line of mean low water mark between said side lines extended Easterly, and also beyond or easterly of said line of mean low water mark) extended Southerly forty feet, with also a right of way over a parcel of land thirty feet in width from the Westerly side

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Town Clerk
Hingham, MA

of the herein described land, the northerly side of said way beginning at the northwest corner of the said Old Crow Point Pier and running West to the highway; and also and together with all wharves, piers, buildings, structures, and other rights and interests appertaining to the granted premises, whether above or below mean high water mark, and now owned by the grantor. For grantor's title see: 1. Deed from Joseph R. Churchill, Trustee under the last will of Samuel Downer, Suffolk County Probate No. 66,371 to Nantasket Beach Steamboat Company, dated March 20, 1894, recorded with Plymouth County Deeds, Book 667, pages 315, 316, 317, and plan recorded therewith. 2. License and plan No. 1645, dated March 28, 1894, of the Harbor and Land Commission of the Commonwealth of Massachusetts recorded with said Deeds, Book 674, page 17. 3. License and plan No. 2823, dated March 10, 1904, of the said Harbor and Land Commission, recorded with said Deeds, Book 691, page 19. Included in this conveyance are: 1. All water pipes, faucets, valves and other appurtenances thereto appertaining; 2. All electric light poles, wires, brackets, fixtures, shades and globes now on said premises belonging to the grantor; 3. All sheds, fences, gates, chests, locks, chairs, campstools, and other articles of personal property owned by the grantor now on or in said premises with the exception of water hose, gang-planks, hawsers and other articles of personal property actually used in the operation of or docking at said wharf of the grantor's steamers. This instrument is executed, acknowledged and delivered in pursuance of a vote of the grantor's Board of Directors a copy of which vote is hereto annexed and made a part hereof. IN WITNESS WHEREOF the Nantasket Beach Steamboat Company has caused these presents to be signed and its corporate seal to be hereto affixed by Charles B. Barnes, its President and attested by Frederick L. Lane, its Treasurer, both herunto duly authorized this thirtieth day of March, 1928.

Corporate Seal Nantasket Beach Steamboat Company
by Charles B. Barnes, President
Attest: Frederick L. Lane, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Suffolk ss. Boston, March 30, 1928. Then personally appeared the above-named Charles B. Barnes, President and acknowledged the foregoing instrument to be the free act and deed of the Nantasket Beach Steamboat Company, before me.

Charles B. Barnes, Jr. Notary Public
My commission expires Nov. 2, 1934.

ARTICLE IV-By-Laws of the Nantasket Beach Steamboat Company

It shall be the duty of that President to sign and execute all deeds and instruments required by the corporation, all of which shall be attested by the Treasurer. Extract of record of meeting of Board of Directors of the Nantasket Beach Steamboat Company, March 27, 1928. It was moved and unanimously voted: That the President and Treasurer be authorized to execute a quitclaim deed of the wharf and property of the Company at Crow Point, Hingham, to the Hingham Yacht Club and deliver the same on the receipt of five thousand dollars (\$5,000.00).

Corporate Seal.

True Copy, Attest:

Frederic L. Lane, Clerk

Rec'd Mar. 31, 1928 at 9.40 A.M. & recorded

Easterly by Lot #35, as shown on said plan, by land of Steven D'Arcy,
 one hundred (100) feet;
 southerly by Elm Street, one hundred thirty-eight (138) and sixty-three
 one hundredths (138.63) feet; and

Southwesterly by a curved line running from Elm Street to Halvorsen
 Avenue, eighteen and twenty one hundredths (18.20) feet.

Containing 12,855 square feet of land. Or however otherwise said
 premises may be bounded, measured or described and be any or all of said
 measurements or contents more or less.

John H. Gould
Anne V. Gould

Rec'd Apr. 4, 1950 at 11:30 A.M. & recorded.

Plymouth Massachusetts
 April 3, 1950.

RELEASE OF CAVEAT

See
 Bk. 2056
 Pg. 397

Notice is hereby given that the action brought in the Superior
 Court within and for the County of Plymouth by Bill of Complaint
 of Hans E. Hanson, Plaintiff, against Charles A. Fowler, Defendant,
 which bill affected the title to certain land in that part of
 Hingham, Plymouth County, Massachusetts, known as Crow Point, and be-
 ing lots I, J, K and L on a "Plan of Land at Crow Point, Hingham Mass.,
 belonging to estate of Samuel Downer" made by Ernest W. Bowditch,
 Engineer, dated April 2, 1897 and recorded with Plymouth Deeds in
 Volume 1 of Plans, Page 186, said premises being more fully describ-
 ed in the caveat filed in Plymouth County Registry of Deeds under
 date of August 29, 1949, has been amicably settled, and is dismissed.

Robert H. Briggs
 Attorney for Hans E. Hanson

Rec'd Apr. 4, 1950 at 11:55 A.M. & recorded.

KNOW ALL MEN BY THESE PRESENTS THAT I, Charles A.
 Fowler of ~~Hingham~~ ^{MIAMI, DADE} ~~Plymouth~~ ^{FLORIDA} County, ~~Massachusetts~~, being unmarried,
 for consideration paid grant to Hingham Yacht Club, a corporation
 established under the laws of the Commonwealth of Massachusetts,
 its successors and assigns, with quit-claim covenants, the land
 and the buildings thereon in Hingham, Massachusetts, being a
 certain parcel of land situated in that part of Hingham, in the
 County of Plymouth, in said Commonwealth known as Crow Point and
 being Lots I, J, K and L on a "Plan of Land at Crow Point, Hingham, Massach-
 setts, surveyed for Mary I. Ferry. October 18, 1943. Scale: 30

Follow

NORTHWESTERLY by land of the Hingham Yacht Club
61.3 feet;

SOUTHERLY by land now or formerly owned by Hans C.
Hanson 59.90 feet

However, said Lots J, K and L are hereby conveyed subject to the restriction or condition that for so long as the grantor, Charles A. Fowler, or either of his two sons, Charles A. Fowler Jr. and Leon H. Fowler, are the owners of the house and land now owned and occupied by said Charles A. Fowler, at the corner of Marion Street and Downer Avenue, Hingham, Massachusetts, there shall not be erected, constructed or placed on that part of said Lots J, K and L where no building now stands any building, fence or hedge which is higher than four feet, nor shall boats be stored or permitted to remain on said Lots J, K and L, nor shall the present garage now situated on Lot L be used for the sale of gasoline except, however, that motor vehicles may be parked forthwith on said Lots J, K and L by members of the Hingham Yacht Club or their guests.

This conveyance is made subject to town zoning restrictions and easements of record so far as applicable to the premises in question and to taxes for the year 1950 which the grantee assumes and agrees to pay.

Being the same premises conveyed to Charles A. Fowler
by deed of Frederic Gilbert Bauer, conservator of the property
of Mary I. Ferry, dated July 16, 1946 and recorded with Plymouth
Deeds Book 1925, page 418.

For title see Probate of Will of Isabel G. Ferry, mother of said Mary I. Ferry, Suffolk Probate No. 265978 and Probate of Will of Josephine A. Glynn, aunt of said Mary I. Ferry, Suffolk Probate No. 316704 and see Mary I. Ferry Conservatorship, Suffolk Probate No. 318894.

For change in the line of Hingham Harbor see license granted by the Directors of the Port of Boston November 5, 1915, recorded with Plymouth Deeds, Book 1236, page 197.

KATHERINE S. STUDLEY, Executrix

of the will of —

ELIZABETH S. HADLOCK (Norfolk Probate No. 80F2908-E1)

by the power conferred by Article Third of said will

for consideration of SEVENTY-SEVEN THOUSAND FIVE HUNDRED ^{and every other} ~~(577,500.00)~~ DOLLARS paid, ~~granted~~ HINGHAM YACHT CLUB, INC., ~~corporation~~, a Massachusetts corporation with a usual place of business at Hingham, Massachusetts

the land in Hingham, Plymouth County, Massachusetts, with the buildings thereon, being three certain parcels of land, more particularly bounded and described as follows:

Parcel I - Lot 4: A certain parcel of land situated in said Hingham, being lot numbered 4 on a plan by Ernest W. Bowditch, dated April 12, 1897, recorded with Plymouth County Deeds and bounded and described as follows:

NORTHERLY	on Hingham Bay, seventy-eight and 5/10 feet;
NORTHWESTERLY	on the same, eight and 50/100 feet;
NORTHEASTERLY	on the same, one hundred twelve feet;
EASTERLY	on land of persons unknown, twenty-five and 41/100 feet;
SOUTHEASTERLY	on lot numbered 5 on said plan, seventy-four and 75/100 feet;
SOUTHWESTERLY	on lots numbered 6, 47, 46 and 45 on said plan by three lines, one hundred eighty and 1/100 feet; and
NORTHWESTERLY	on lot numbered 3 on said plan, seventy-three and 86/100 feet.

Containing seventeen thousand nine hundred seventy square feet, or however otherwise bounded, measured or described. Subject to any rights of way of record, insofar as any now in force and applicable.

PARCEL II - Lots numbered 5 and 6: On Marion Street on said plan, Bounded

SOUTHEASTERLY	on said Marion Street, one hundred twenty-nine and 54/100 feet;
NORTHEASTERLY	on land used as a street, sixty-eight and 86/100 feet;
NORTHWESTERLY	on lot numbered 4 on said plan, seventy-four and 55/100 feet;
NORTHEASTERLY	on the same, thirty-six and 64/100 feet;
NORTHWESTERLY	on lot numbered 4/ on said plan, forty-seven and 5/10 feet; and
SOUTHWESTERLY	on Scudder Street, sixty-nine and 5/10 feet.

Containing nine thousand three hundred eighty-seven square feet, or however otherwise said parcels or either of them may be bounded, measured or described, and subject to any rights of way of record, insofar as any now in force and applicable.

Property Address: 208 Downer Avenue
Hingham, Massachusetts

PARCEL 482 BOOK 5011

PARCEL III - The fee in and to a certain parcel of land, being a portion of Scudder Street as shown on a certain plan entitled "Land at Crow Point in Hingham, Mass. belonging to estate of Samuel Downer, dated April 12, 1897, drawn by Ernest W. Bowditch, Engineer, duly recorded with Plymouth Deeds in Plan Book 1, Page 186."

Said parcel being that land contained between the lot lines of lot 6 extended to the middle line of said Scudder Street, a private way now discontinued, all as shown on said plan, and subject only to an easement to the Town of Hingham in 1940, duly recorded with Plymouth Deeds in Book 1783, Page 539.

Said premises are conveyed subject to real estate taxes due the Town of Hingham for the 1981 and 1982 tax fiscal years which the Grantee assumes and agrees to pay by the acceptance and recording of this deed.

Meaning and intending to convey and hereby conveying the premises described in a deed from Helen C. James to Russell S. Hadlock and Elizabeth Hadlock dated August 30, 1973 and recorded with said Deeds in Book 3929, Page 631, but excepting therefrom that portion of the premises conveyed by Helen C. James, Russell S. Hadlock and Elizabeth Hadlock to Donald Deware by deed dated July 19, 1975 and recorded with said Deeds on August 4, 1975 in Book 4088, Page 429.

Witness my hand and seal this 5th day of May 1981

PLYMOUTH
COUNTY

129725

COMMONWEALTH OF MASSACHUSETTS

DEEDS & EXCISE

JUN 1981
RA. 11009

176.70

Katherine S. Studley
Katherine S. Studley, as Executrix as
aforesaid and not individually

WIT 1981

STATE OF CONNECTICUT

~~Commonwealth of Massachusetts~~

ss Suffield, Ct. May 5, 1981

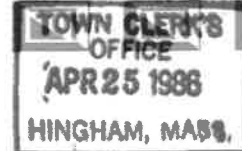
When personally appeared the above named Katherine S. Studley, Executrix as aforesaid

and acknowledged the foregoing instrument to be her free act and deed.

before me Douglas F. Hukens, Notary Public.



My commission expires 3-31-86
REC'D JUN 19 1981 AT 11-50 AM AND RECORDED

13
6TOWN OF HINGHAM
BOARD OF APPEALSAPPLICATION OF HINGHAM YACHT CLUB FOR
VARIANCE AND SPECIAL PERMITS IN RE PREMISES AT
208 AND 211 DOWNER AVENUE, HINGHAM, MASS.

This matter was duly heard on April 3, 1986, at the Town Hall in Hingham, Massachusetts, before a panel consisting of John P. Ryan, Chairman, and Michael J. Puzo and Martha J. Horn, Regular Members.

The Hingham Yacht Club, a pre-existing non-conforming use, is the owner of several parcels of land at the end of Downer Avenue on Crow Point in Residence District A and partially in the Flood Plain and Watershed Protection District. Members have applied for a variance in order to extend the use of the existing clubhouse at 211 Downer Avenue by converting the attic which is presently used for storage into a large room for the use of the "Juniors" (children of member families). Plans show a shed dormer with skylights, large windows facing north toward Boston, and a smaller shed dormer on the south side at the point where a new outside stairway is planned. The space is large enough to accommodate 55 people and the parking by-law requires one space for every four seats, or 14 spaces for this extension of the use. The Club intends to use its two adjacent parcels (Hadlock and Fowler) for parking and will provide at least 17 spaces if granted the necessary Special Permits.

The former Hadlock Property at 208 Downer Avenue was acquired by the Yacht Club recently, and the house on the property was used last year for the activities of the Juniors. Neighbor complaints of noise and wandering youths prompted the Club to re-examine their use of the property and they now propose to raze the existing house in order to provide the parking which is required for the attic conversion in the main building. They propose parking spaces (as noted above), boat storage, and storage of other club property. Neighbors are most pleased with the proposals, but expressed some concern about the outdoor storage of boats and floats in the off-season. Their petition supports outdoor storage of two Club launches; the Club suggests that restrictions are unnecessary. Both members and neighbors view the changes as a significant improvement in terms of the neighbors' right to the quiet enjoyment of their property.

A representative of the Conservation Commission appeared and noted that no filing had been made before the Commission and, as a result, they had insufficient information on which to base

recommendations. Concern was expressed about the paving surface and the types of work which may take place if boats and/or other property are stored in or near the flood plain as planned.

In order to grant the requested variance, we must find that there are circumstances relating to the soil conditions, shape, or topography especially affecting the land in question, but not generally affecting the zoning district; that a literal enforcement of the provisions of the by-law would involve substantial hardship, financial or otherwise; that desirable relief may be granted without substantial detriment to the public good; that the grant will not nullify or substantially derogate from the intent or purpose of the by-law.

In order to grant the Special Permits, we must find the proposed use to be in harmony with the general purpose and intent of the by-law; that the site is an appropriate location for such use; that public sewage and water facilities are adequate; that the use as developed will not adversely affect the neighborhood; that there will not be a nuisance or serious hazard to vehicles or pedestrians using nearby ways; and that adequate and appropriate facilities will be provided for the proposed use.

After due deliberation, the Board has voted unanimously to

GRANT the variance required in order to extend the use of the clubhouse by converting the attic at the Yacht Club at 211 Downer Avenue, so long as the 17 additional parking spaces required, at a minimum, are provided on Club property;

GRANT the Special Permit A-1 to allow the use of the property at 298 Downer Avenue and the former Fowler property at the intersection of Downer Avenue and Marion Road for a parking area abutting and across the street from the principal yacht club use;

GRANT the Special Permit A-2 to allow the use of the former Hadlock property at 298 Downer Avenue for additional parking and storage of boats and equipment subject to the following conditions:

1. The "Hadlock House" shall be razed;
2. The "Hadlock Barn" shall be used solely for the indoor storage of boats and other Club property;
3. The remainder of the property shall be used for the parking of at least 17 cars and the off-season outdoor storage of boats only. Such storage shall be limited to a maximum of three boats not more than 35' in length which are owned by the Hingham Yacht Club. At no time may member-owned boats be stored on the property;

GRANT the Special Permit A-1 to allow such use of the Yacht Club property at 211 Downer Avenue and the property at 288 Downer Avenue in the Flood Plain and Watershed Protection District subject to the condition that representatives of the Hingham Yacht Club shall appear before and receive all necessary approvals from the Conservation Commission, as well as any other required approvals, before receiving the necessary building and demolition permits.

In granting the requested relief, we require that all changes shall take place substantially in accordance with plans shown and discussed at the hearing.



Martha J. Horn
for the Board of Appeals

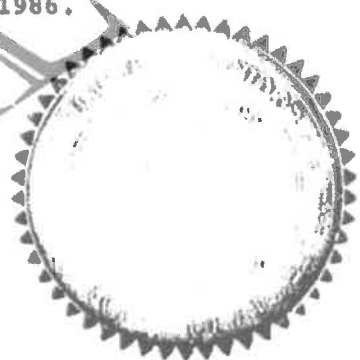
April 19, 1986

I certify that (1) the foregoing is a true copy; (2) the original thereof was filed with me on the twenty-fifth day of April, 1986; (3) twenty days have since elapsed; and (4) no notice of appeal therefrom has been filed with me. WITNESS my hand and the seal of the Town of Hingham this sixteenth day of May, 1986.

A T T E S T:



John H. Studley,
Town Clerk of Hingham



-3-
REC'D MAY 19 1986 AT 2-23 PM AND RECORDED

TOWN CLERK'S
OFFICE
JUL 10 1987
HINGHAM, MASS.

TOWN OF HINGHAM

BOARD OF APPEALS

APPLICATION OF HINGHAM YACHT CLUB
FOR SPECIAL PERMIT A-1 AND VARIANCE
IN RE PREMISES AT 211 DOWNER AVENUE

This matter was duly heard at a public hearing held at the Town Office Building, Hingham, Massachusetts, on June 18, 1987, before a panel consisting of Martha J. Horn, Regular Member acting as Chairman, and William Thayer and James Tiffin, Alternate Members.

The applicant, the Hingham Yacht Club, proposes to construct and maintain an 8' x 10' building to be used as Steward's Quarters on its pier located at 211 Downer Avenue in a Residence A District and in a Flood Plain and Watershed Protection District. The relief required for this proposed structure is 1) a Variance from the rear setback requirement in Section IV-B and from Section V-A 2 for the extension of a non-conforming use; and 2) a Special Permit A-1 for work done in the Flood Plain and Watershed Protection District as outlined in Section II C 4.

DECISION

For the reasons stated herein, the Board has voted unanimously to GRANT both the Variance and Special Permit A-1 requested.

Variance:

The applicant's Variance from the Setback is necessary because the pier on which the Steward's Quarters is to be erected is now or is likely in the future to be within the rear yard setback area of the lot. The rear lot line is defined in the applicant's Deed (Book 1550, Page 326, Plymouth Registry of Deeds) as "the line of mean low water mark." We find that the line of mean low water is a shifting line and that it may well extend to within fifteen feet of the existing pier from time to time. Additionally, on the matter of the extension of a non-conforming use, we find that the proposed structure is in keeping with the Yacht Club's use at the site and will add a measure of safety to boaters using the Club's facilities as well as shelter for the Stewards. No changes to the applicant's parking plan are necessary because of the structure's size (80 sq. ft.).

We find that there are unusual circumstances relating to the shape of the parcel in question, that literal enforcement of the By-law would result in a substantial hardship to the applicant, that the structure will have no adverse impact on the public good, and that the granting of this Variance will neither nullify nor substantially derogate from the purpose and intent of the by-law.

Special Permit A-1:

The applicant's property is located in the Flood Plain and Watershed Protection District which is an overlay district. All structures and uses within its bounds are governed in part by Section II-C of the Zoning By-law, even if, as here, the structure in question does not contact the water or the ground.

The Conservation Commission and the Health Department have no objections to the proposal for the Steward's Quarters and the Planning Board recommends favorable action on the proposal.

We find that the proposed structure is in harmony with the purposes and intent of the Zoning By-law, that the pier is the ideal location for such use, that the building will not be served by either water or sewer facilities and thus will have no impact on these systems, and that there will be no adverse impact on the neighborhood or upon vehicles or pedestrians.

Martha J. Horn
Martha J. Horn
For the Board of Appeals
July 8, 1987

I, John H. Studley, Town Clerk of the Town of Hingham, certify that: (1) the foregoing is a true copy, (2) the original thereof was filed with me on the tenth day of July, 1987, (3) twenty days have since elapsed, and (4) no notice of appeal therefrom has been filed with me. WITNESS my hand and the seal of the Town of Hingham this seventh day of August, 1987.

John H. Studley
Town Clerk

REC'D AUG 10 1987 AT 2-19 PM AND RECORDED

BK11528PG177

136219

TOWN CLERK

OCT 29 1992

HINGHAM, MA

TOWN OF HINGHAM
BOARD OF APPEALS

APPLICATION FOR MODIFICATION TO SPECIAL PERMIT
WITH RESPECT TO PREMISES AT 208 DOWNER AVENUE

This matter was duly heard before the Board of Appeals at the Town Office Building in Hingham, Massachusetts on October 1 and October 15, 1992. The panel consisted of Martha Horn, Chairman, and Associate Members Jerry K. Seelen and Victor N. Ballera.

Nature of Requested Relief

This is an application by the Hingham Yacht Club (the "Club") to modify a Special Permit A-2 issued to the Club in 1986 (the "1986 Special Permit") by deleting a condition which, in effect, prohibits the storage of floats at the Club's property at 208 Downer Avenue (the "Hadlock Parcel") in a Residence District A. The 1986 Special Permit allows the Club to use the Hadlock Parcel for parking and storage of boats and equipment as part of a private yacht club use subject to, among other things, the following condition:

3. The [Hadlock Parcel, with the exception of a barn] shall be used for the parking of at least 17 cars and the off-season outdoor storage of boats only. Such storage shall be limited to a maximum of three boats not more than 35' in length which are owned by the Hingham Yacht Club. At no time may member-owned boats be stored on the property.

The Club now seeks the modification of that condition so as to allow the off-season storage of Club floats on the Hadlock Parcel.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
23 OCT 1992 11:36AM
JOHN O. RICHARD
REGISTER

BURNS & LEVINSON
1001 HINGHAM STREET
ROCKLAND, MASSACHUSETTS 02370

Description of Locus

The Club owns adjacent parcels at 208 and 211 Downer Avenue in a Residence District A, with the Club's main facilities on the latter parcel. Under Section III-B, 3.7 of the Zoning Bylaw, private yacht clubs are allowed in a Residence District A upon the issuance of a Special Permit A-2. Because the Club has been located at 211 Downer Avenue since 1926 (prior to the adoption of the Hingham Zoning Bylaw), the Club's use of that parcel for yacht club purposes is a valid nonconforming use. In approximately 1986, the Club acquired the Hadlock Parcel at 208 Downer Avenue and sought a Special Permit A-2 in order to use that property for yacht club purposes and, in particular, the storage of boats and equipment and additional parking. As noted, the 1986 Special Permit limited outdoor storage to three boats owned by the Club. It did not authorize the storage of Club floats at the Hadlock Parcel.

The Hadlock Parcel contains approximately 25,907 square feet and is located at the end of Downer Avenue at the corner of Marion Street which runs from the property and up a steep hill. Besides the street, the Hadlock Parcel is bounded by the balance of the Club property, Hingham Harbor, and a residential property. The adjacent residence, however, is on the hill and is, therefore, removed from the proposed storage location. Currently, the Hadlock Parcel is an open parking area and also contains the former Hadlock Barn which is used (pursuant to the 1986 Special Permit) for the indoor storage of boats and Club property.

Description of the Floats

The floats in question are a system of floating docks which rise and fall with the tide and are connected to fixed piers by two ramps or gangways. The piers extend from the 211 Downer Avenue parcel. As a general rule, the floats are in the water from mid-May to mid-October and are stored outside on land during the balance of the year. Prior to 1980, the Club stored its floats at its main parking lot on 211 Downer Avenue at a location which was highly visible from the street. Subsequently, the float storage was moved off the premises to the town-owned bathing beach (although floats which were being rebuilt or repaired reportedly remained at 211 Downer Avenue during this period). The Club now wishes to bring the floats back to its own property so that it does not have to rely on the Town for storage space each year.

Presently, the Club has eight floats with the following dimensions: one at 15 feet by 51 feet, four at 15 feet by 50 feet, two at 15 feet by 30 feet, and one at 16 feet by 60 feet. In addition, there is a float for swimming which is 15 feet by 15 feet. The floats are steel and painted with an epoxy-based resin that creates an extremely slick surface. A crane is used to remove the floats from the water. Before bringing them on land, a power wash water spray is used to remove marine growth. Minor maintenance typically occurs in the spring, and the floats are returned to the water with the help of the crane.

Numerous neighbors spoke against the application and submitted letters in opposition. Among the concerns raised were unsightliness, odor from rotting marine life, creation of shelter

for skunks, cats, and other animals, the creation of an attractive nuisance and a resulting decline in property values.

Findings

The Board finds that the proposed modification to the special permit so as to allow the storage of the Club floats on the Hadlock Parcel as part of the private yacht club use will, if subject to appropriate conditions, be in harmony with the general purposes and intent of the Zoning Bylaw. The evidence indicates that the power wash water spraying used by the Club removes the marine life from the floats prior to their placement on land. Similarly, the steel surface of the floats in conjunction with the epoxy resin coating makes the floats a less hospitable place for marine life than were the wooden floats used in the past. As a result, the floats do not present a problem with odor from decaying organisms. Furthermore, with the removal of the marine organisms, it appears unlikely that rats or other animals will congregate at the floats.

The Board also finds that if the floats are not stacked, the visual impact will be minimal. The floats will be observed only from a small portion of the street and do not appear to be readily visible from any of the nearby residences. In addition, storage on the Hadlock Parcel is aesthetically preferable to the former storage at 211 Downer Avenue (which apparently could be continued as part of the nonconforming yacht club use) where the floats were much more visible from the street and neighboring properties.

Moreover, the floats will not impede traffic, present a hazard to

petitions for required municipal services. Therefore, the Board finds that the proposed use will not have any material adverse effect on the neighborhood or town.

Although the Board finds that the proposed use will be in harmony with the intent and purpose of the Bylaw, we also recognize that experience with storage on the Hadlock Parcel will provide information as to the actual effect on the neighborhood. Therefore, we believe it is appropriate to require that this approval be reviewed after one storage season.

Decision

Accordingly, the Board votes unanimously to modify the 1986 Special Permit by modifying Condition 3 thereof so as to allow, in addition to the outdoor storage of boats, the storage of the Club floats. This approval is subject to the following additional conditions:

1. This approval for outdoor storage of floats will expire within one year unless the applicant files for renewal by June 1, 1993 and the Board approves such application.
2. The floats shall be power washed and cleaned of all marine life prior to storage of the floats on land. The washing shall occur over the water.
3. There shall be no stacking of the floats.
4. No paints which contain biocides may be used on the floats, and there shall be no spray painting of the floats at the Hadlock Parcel or on Club property.

BK11528PG182

-6-

5. During the term of this appeal, there shall be no storage of floats on the main paved parking lot at 211 Downer Avenue.

For the Board of Appeals

Victor N. Baltera
Victor N. Baltera

October 28, 1992

I, Thomas P. Hall, Town Clerk of Hingham, certify that 20 days have elapsed since the filing of this decision in this office on October 29, 1992 and no notice of appeal from this decision has been received.

Thomas P. Hall
Thomas P. Hall
Town Clerk

← END OF INSTRUMENT →



TOWN OF HINGHAM

MASSACHUSETTS

BOARD OF APPEALS

Received & Recorded
 PLYMOUTH COUNTY
 REGISTRY OF DEEDS
 04 OCT 1993 12:50PM
 JOHN D. RIORDAN
 REGISTER

NOTICE OF DECISION

You are hereby notified that the Board of Appeals has rendered a decision
 on the application for _____ an Appeal

_____ a Special Permit A-1

X a Special Permit A-2 (Site Plan Review)

_____ a Variance

filed by HINGHAM YACHT CLUB, 208 Downer Avenue

for Modification to Special Permit A-2

Off season storage of boats and club floats

granting

X granting upon conditions

denying

the relief or other action sought.

The decision is a public document, and may be obtained at the Board of Appeals office, Town Office Building, 7 East Street, Hingham.

Appeals, if any, shall be made pursuant to Section 17 of Chapter 40A of the General Laws, as inserted by Chapter 808 of the Acts of 1975 and as the same may be amended, and shall be filed within twenty days after the date of filing of the decision in the office of the Town Clerk, which said filing was made on 8/25/93.

Russell C. Kulp
 Clerk, Board of Appeals

8/25/93

(Date of this Notice)

M.R. BOOK 6783 PAGE 310

BK 12263PG317

TOWN CLERK

AUG 25 1993

HINGHAM, MA

TOWN OF HINGHAM
BOARD OF APPEALS

This matter was duly heard before the Board of Appeals at the Town Office Building in Hingham, Massachusetts on August 12, 1993. The panel consisted of Vice-Chairman Joseph W. Freeman, acting as Chairman; Regular Member Russell C. Kulp; and Associate Member Peter M. Barlow.

Nature Of Requested Relief

This is an application by the Hingham Yacht Club (the "Club") to modify a Special Permit A-2 issued to the Club in 1986 (the "1986 Special Permit"), to allow use of the Club's property at 208 Downer Avenue ("the Hadlock Parcel"), at the intersection of Downer Avenue and Marion and Scudder Streets, for the off-season storage of Club floats and the painting and repairing of the floats.

The 1986 Special Permit allows the Club to use the Hadlock Parcel for parking and storage of boats and equipment subject to, among other things, the following condition:

3. The [Hadlock Parcel, with the exception of a barn] shall be used for the parking of at least 17 cars and the off-season storage of boats only. Such storage shall be limited to a maximum of three boats not more than 35 feet in length which are owned by the Hingham Yacht Club. At no time may member-owned boats be stored on the property.

A subsequent modification of the Special Permit A-2 was granted by the Board on October 28, 1992, to allow the Club during the off-season to store Club floats on the Hadlock Parcel, in addition to the aforementioned boats. That modification incorporated the following conditions:

- a.) The floats were to be power washed and thoroughly cleaned over the water prior to their storage on land.
- b.) The floats were not to be stacked.
- c.) No paints containing biocides were to be used on the floats, and spray painting of the floats was prohibited at the Hadlock Parcel or on Club property.
- d.) No floats could be stored on the Club's main paved parking lot at 211 Downer Avenue.

That modification was also time-limited to one year and was constructed to expire automatically, if the Club did not file a renewal application by June 1, 1993.

Since the Club failed to file for renewal before that June 1 deadline, the Club now seeks a new modification of the Special

Permit A-2 to allow, on a permanent basis, the additional off-season storage of Club floats and the minor painting and repair of same on the Hadlock Parcel.

Description Of Locus

The Club owns adjacent parcels at 208 and 211 Downer Avenue in a Residence District A, with the Club's main facilities on the latter parcel. Under Section III-B, 3.7 of the Zoning Bylaw, private yacht clubs are allowed in a Residence District A upon the issuance of a Special Permit A-2. Because the Club has been located at 211 Downer Avenue since 1926 (prior to the adoption of the Hingham Zoning Bylaw), the Club's use of that parcel for yacht club purposes is a valid nonconforming use. In approximately 1980, the Club acquired the Hadlock Parcel at 208 Downer Avenue and sought a Special Permit A-2 in order to use that property for yacht club purposes and, in particular, the storage of boats and equipment and additional parking. As previously noted, the 1986 Special Permit limited outdoor storage to the three Club-owned boats and did not authorize storage of the Club's floats.

The Hadlock Parcel contains approximately 25,907 square feet and is located at the end of Downer Avenue at the corner of Marion Street which runs from the property and up a steep hill. Besides the street, the Hadlock Parcel is bounded by the remainder of the Club's property, Hingham Harbor, and a single residential property. That adjacent residence, however, is situated at the top of the hill and is, therefore, substantially removed from the proposed outdoor storage location. Currently, the Hadlock Parcel is an open parking area and also contains the former Hadlock barn which is used (pursuant to the 1986 Special Permit) for the indoor storage of boats and Club property.

Description Of The Floats

The floats which are the subject of this application are a system of floating docks which rise and fall with the tide and are connected to fixed piers by two ramps or gangways. The piers extend into the water from the 211 Downer Avenue parcel. As a general rule, the floats are in the water from mid-May until mid-October and are stored outdoors on land during the balance of the year. Before 1980, the Club stored its floats on its main parking lot at 211 Downer Avenue, a location highly visible from the street. Subsequently, float storage was relocated to the town-owned bathing beach (although floats which were being rebuilt or repaired reportedly remained at the 211 Downer Avenue lot) until October, 1992, when, as permitted by the modification of the 1986 Special Permit, the floats were placed on the Hadlock Parcel.

The floats are made of steel which is painted with an epoxy-based resin creating an extremely slick surface. A crane is used to move the floats from the water before bringing them on land,

a power wash water spray is used to remove marine growth. Minor maintenance with saw, hammer, and paint brush typically occurs in the spring, and the floats are returned to the water via the crane.

During the storage period permitted by the modification to the 1986 Special Permit, the Club possessed eight (8) floats ranging in size from 15 feet wide and 30 feet long to 16 feet wide and 60 feet long, plus a float used for swimming and measuring 15 feet by 15 feet. The present application anticipates need for storage of essentially the same configuration of Club-owned floats, with the addition of a ninth boat float, having been recently acquired for the junior sailing program, as well as the three Club-owned boats previously permitted by the 1986 Special Permit.

Findings

The 1992 application process produced significant opposition from the Club's neighbors. Concerns raised at that time included unsightliness, odor from rotting marine life, creation of shelter for small wildlife pests, presence of climbing hazards for children, and an overall decline in property values resulting from such a nuisance. In issuing its findings and a decision for a time-limited modification of the 1986 Special Permit, the Board observed: "...we also recognize that experience with storage on the Hadlock Parcel will provide information as to the actual effect on the neighborhood." After one float storage season, there is far less resistance from neighbors to the Club's current application. At the August 12th hearing, neighbors voiced concern about the Club's failure to have the floats power washed over the water prior to placing them on the land, as well as about the type of paint used on the floats. In addition, those neighbors present expressed reservations with the larger number of floats to be stored, which they said might eventually lead to the need for stacking. The Club's attorney assured those attending that the Club would act responsibly in ensuring the proper washing, maintaining, and storing of the floats as directed by the Board.

After considering all the evidence, the Board finds that the proposed modification to the Special Permit A-2 so as to allow the storage of the Club floats on the Hadlock Parcel as part of the private yacht club use will, if subject to appropriate conditions, be in harmony with the general purposes and intent of the Zoning Bylaw. The evidence indicates that the power-wash water spray successfully removes the marine life from the floats and that the steel surface coated with the epoxy-resin paint further diminishes the problem of odor from decaying organisms and other matter. There was no evidence of the stored floats having attracted unwanted wildlife.

The Board finds further that the floats, if not stacked, have minimal visual impact, observed only from a small section of the street and not readily visible from nearby residences. It was also determined that all the floats anticipated to be stored under this

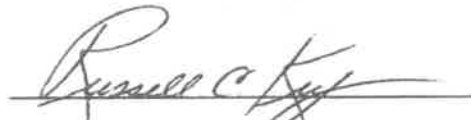
proposed modification will be able to be placed flat on and within the Hadlock Parcel. Moreover, the floats will not impede traffic, present a hazard to pedestrians or require municipal services. Therefore, the Board finds that the proposed use will not have any material adverse effect on the neighborhood or town.

Decision

Accordingly, the Board votes unanimously to modify the 1986 Special Permit by modifying Condition 3 thereof so as to allow, in addition to the outdoor storage of Club-owned boats, the storage of the Club's floats. This approval is subject to the following additional conditions:

1. The floats shall be power water washed and cleaned of all marine life prior to being stored on land. The power washing shall occur over the water.
2. There shall be no stacking of the floats.
3. There shall be no spray painting of the floats at the Hadlock Parcel or elsewhere on Club property. No paints which contain biocides may be used on the floats.
4. Boat storage "tees" will be placed toward the rear of the Hadlock Parcel away from the street.
5. While this approval is in effect, unless otherwise modified by the Board, there shall be no storage of floats on the Club's main paved parking lot at 211 Downer Avenue.

For the Board Of Appeals


Russell C. Rulp, Clerk

August 24, 1993

BK 12263PG321

TOWN OF HINGHAM



OFFICE OF
TOWN CLERK

EAST STREET

HINGHAM

MASSACHUSETTS 02043

(617) 749-1600

THOMAS P. HALL, TOWN CLERK
LYN M. GORDON CMC, ASST. TOWN CLERK

RE: DECISION - HINGHAM YACHT CLUB
208 Downer Avenue
Hingham, MA. 02043

I, Lyn M. Baxter, Assistant Town Clerk of the
Town of Hingham, hereby certify that the foregoing is a true
copy of a decision of the Board of Appeals filed with this office
on August 25, 1993, and that no notice of appeal therefrom was
filed with this office within the twenty days next following the
date of filing of this decision.

Witness my hand and the seal of the Town of Hingham
this 21st day of September, 1993.

ATTEST:

Lyn M. Baxter
Lyn M. Baxter, CMC
Assistant Town Clerk



END OF INSTRUMENT



TOWN OF HINGHAM

Board of Appeals

RECEIVED

DEC 17 2021

Town Clerk
Hingham, MA

mail
(2)

Hingham Yacht Club
c/o Jacob Bailey
PO Box 165
Hingham, MA 02043

NOTICE OF DECISION
SPECIAL PERMIT MODIFICATION

IN THE MATTER OF:

Applicant: Hingham Yacht Club
208 Downer Avenue
Hingham, MA 02043

Property: 208 Downer Avenue, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 481, Page 5011

Plan References: "Site Plan, 208 Downer Avenue, Hingham, MA 02043," prepared by Cavanaro Consulting, 687 Main Street, Norwell, MA, dated August 11, 2021 and revised through October 8, 2021 (1 Sheet);

"Hingham Yacht Club, New Boat Barn," prepared by Roundel 47 LLC, 46 Allen Place, Scituate, MA, dated July 26, 2021 and revised through October 25, 2021 (5 Drawings); and

"Proposed Landscape Plan, Hingham Yacht Club," prepared by Environmental Consulting & Restoration, LLC, dated October 5, 2021 (1 Sheet)



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Bk: 59863 Pg: 510 Page: 1 of 6

Recorded: 04/16/2025 02:21 PM

ATTES: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

SUMMARY OF PROCEEDINGS

This matter came before the Board of Appeals (the "Board") on the application of the Hingham Yacht Club (the "Applicant") to modify plans approved in connection with a Special Permit A2, issued April 25, 1986, as amended, under § III-A, 3.7 of the Zoning By-Law (the "By-Law") to replace an existing barn with a new (36' x 30') barn to store boats at 208 Downer Avenue in Residence District A. The Applicant simultaneously filed a related application with the Planning Board for Site Plan Review under § I-G and § I-I of the By-Law.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on September 21, 2021 via Zoom as an alternative means of public access pursuant to an Order issued by the Governor of Massachusetts, dated March 12, 2020, Suspending Certain Provisions of the Open Meeting Law and applicable provisions of the Open Meeting Law. The initial hearing was continued without the receipt of testimony to subsequent sessions held remotely during a joint meeting with the Planning Board on October 12, 2021 and a separate meeting on November

16, 2021. The Board panel consisted of regular members Robert S. Maguire, Chair and Paul K. Healey, and associate member Jed Ruccio. John Cavanaro, P.E., of Cavanaro Consulting, Michael Whitmore of Roundel 47 LLC, and Commodore Christopher Burns appeared to present the application to the Board. Patrick G. Brennan, P.E. of Amory Engineers assisted the Board in its review of the application. At the conclusion of the hearing, the Board voted unanimously to grant the requested Special Permit Modification, with conditions set forth below.

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 AND DISCUSSION

The subject property, known as the Hadlock Parcel, consists of 28,458 SF of land bounded by the Harbor to the north, portions of the Downer Avenue right of way to the east, Marion Street to the south, and a single-family property to the west. Significant portions of the property are affected by wetland resource areas, including a coastal bank and floodplain (FEMA Floodzone VE (13-14 ft)). The property serves as accessory parking and boat storage for the Hingham Yacht Club (HYC), which operates directly across Downer Avenue. It is improved by an existing barn that is located entirely within the resource area. The proposed plan would replace this structure with a new 2-story barn located along the south property line shared with Marion Street and within the limited area not impacted by wetland resources. The project would result in an additional 587 SF of impervious area (556 SF existing and 1,143 SF proposed).

The Conservation Officer issued an Administrative Review Decision on August 30, 2021, authorizing the demolition of the existing barn from the property. The Decision notes that the current barn location impedes floodwater, "as it is not elevated, nor does it have breakaway panels or flood vents. Demolition of this structure will improve the existing conditions and benefit the resource area."

A number of residents provided public comments both in support of and in opposition to the project. Concerns related to the application included the originally proposed cut to an existing slope and removal of existing vegetation. In response, the Applicant revised the location of the barn in order to reduce the extent of the proposed cut while also staying outside of the floodplain. HYC also engaged: 1.) an arborist to assess the quality of existing vegetation, which largely consists of invasive Norway Maples and 2.) a landscape designer to develop a proposed planting plan.

Abutters also raised parking impacts associated with the primary Yacht Club use located at 211 Downer Avenue, particularly during scheduled events. The Board reviewed the existing and proposed conditions, verifying that the property complies with previously approved parking permits. The Applicant represented to the Board that the proposed barn will be used more or less in the same manner as the existing – as storage for boats. It will not be used for functions or events, so it will not generate a greater parking demand for the Yacht Club. Finally, the Applicant proposed the creation of two additional parking spaces in the approximate location of the

existing barn that will be removed. The Board noted that the existing permitted and proposed use of the Hadlock parcel, which consists of parking and storage, is accessory to the principal yacht club use.

Finally, Section I-I, 2.b. of the By-Law prohibits the Board from acting upon certain special permit applications, including modifications thereto, until the Planning Board first issues its Site Plan Approval. The Planning Board filed its Decision with the Town Clerk on November 15, 2021, in advance of the Board's final hearing, held on November 16, 2021, on the special permit modification.

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 approval criteria under Section I-F, 2 of the By-Law:

1. **Use of the property is in harmony with the general purpose and intent of the Zoning By-Law.** Social, civic, or recreational clubs, including yacht clubs, are an allowed use by special permit within residential districts. Moreover, the proposed use will not adversely affect the health, safety or welfare of any prospective occupants, customers, neighbors, or the Town.
2. **The proposed use complies with the purposes and standards of the relevant specific sections of the By-Law.** The continued use of the property as storage and parking complies with the conditions of the Special Permit issued by the Board in April 1986, as amended. No other special regulations will be effected by the proposed modifications to the plan for the property.
3. **The specific site is an appropriate location for the proposed use and is compatible with the characteristics of the surrounding area.** The continued use of the property as storage and parking for the Hingham Yacht Club is compatible with the surrounding area. Both properties are bound by the harbor and ideally situated for yacht club programming. The specific site of the proposed building will be partially screened from view by the closest residential abutter by an existing slope and proposed landscaping.
4. **The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated.** The project will result in positive impacts. The existing barn will be removed from the coastal bank and floodplain, reducing potential hazards from flooding.
5. **There will be no nuisance or serious hazard to vehicles or pedestrians.** There will be no nuisance or serious hazard to vehicles or pedestrians resulting from the project. The use of the property presently exists and will not be expanded as a result of the project. A new curb cut is proposed on Marion Street to access the second floor of the barn for storage

of 420' boats during the off-season. The additional curb cut is not expected to impact pedestrian or vehicular traffic since boats will be loaded and unloaded by hand principally at the end and beginning of the season.

6. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** Appropriate facilities exist for the accessory use. Electricity is available on the site. The structure does not require water or wastewater services. The project will also result in two additional parking spaces on the property.
7. **The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The proposal meets accepted design standards for an accessory structure. Stormwater from the barn roof will be directed to drywells. The Boards' review engineer verified compliance with the appropriate state and local stormwater regulations. The application includes a Construction Period Stormwater Operation and Maintenance Plan.

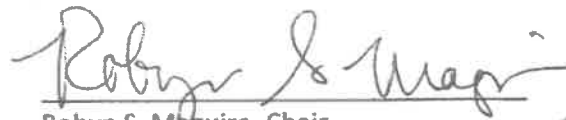
DECISION

Upon a motion made by Paul K. Healey and seconded by Ted Ruccio, the Board voted unanimously to GRANT the request from the Hingham Yacht Club to Modify plans approved in connection with a Special Permit A2, issued April 25, 1986, as amended, under § III-A, 3.7 of the Zoning By-Law to replace an existing barn with a new (36' x 30') barn to store boats at 208 Downer Avenue in Residence District A, subject to the following conditions:

1. The Applicant shall complete the project and operate the use in a manner consistent with the approved plans and representations made by the Applicant to the Board, including the following representations:
 - a. The accessory structure or barn shall be used primarily for boat storage and maintenance. No events, functions, or other programming shall be offered in the structure by the Applicant; and
 - b. Access from Marion Street to the second floor of the structure shall be primarily limited to the manual movement of boats on a periodic basis.
2. Construction-related conditions:
 - a. Construction of the proposed barn shall occur off-season (November – April), so as to not impact programming or parking for the Hingham Yacht Club.
 - b. All construction vehicles shall be parked onsite.
 - c. Debris, dirt, and mud will be cleared daily from Town roads.
3. In accordance with the provisions of the By-Law, the conditions imposed in the Planning Board Site Plan Review Decision, as filed on November 15, 2021, are binding conditions to this decision of the Zoning Board of Appeals.

4. All other conditions imposed by the Board in its Special Permit A2 Decision, originally issued April 25, 1986, as amended, remain in effect unless specifically modified by this Decision.

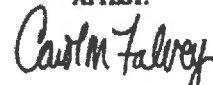
For the Board of Appeals,



Robyn S. Maguire, Chair
December 17, 2021

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.

A TRUE COPY
ATTEST:



HINGHAM TOWN CLERK

TOWN OF HINGHAM

OFFICE OF TOWN CLERK



RE: Hingham Yacht Club
208 Downer Avenue
Hingham, MA 02043

Handwritten:
Hingham Yacht Club
c/o Jacob Braley
P.O. Box 165
Hingham MA 02043
Stamp: COPY

Property: 208 Downer Avenue, Hingham, MA 02043

I, Carol M. Falvey, Town Clerk of the Town of Hingham, hereby certify that the foregoing is a true copy of a decision of the Board of Appeals filed with this office on December 17, 2021.

This is to certify pursuant to M.G.L. c. 40A § 11, that the appeal of the decision of the Zoning of Board of Appeals filed with this office on January 5, 2022 (see Plymouth County Superior Court Docket # 283CV00003) has been dismissed with prejudice and that no further notice of any appeal against said decision has been filed with this office.

Witness my hand and the seal of the Town of Hingham, this 15th day of April, 2025.

ATTEST

Carol M. Falvey
Carol M. Falvey
Town Clerk of Hingham





TOWN OF HINGHAM

Board of Appeals

RECEIVED

JUL 29 2025

Town Clerk
Hingham, MA

NOTICE OF DECISION SPECIAL PERMIT MODIFICATION

IN THE MATTER OF:

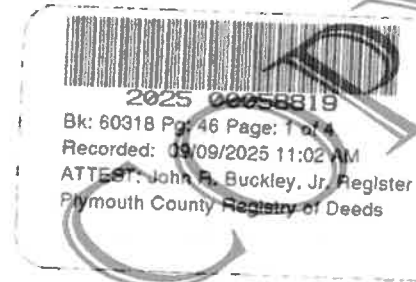
Applicant/Owner: Hingham Yacht Club, Inc.
211 Downer Avenue
Hingham, MA 02043

Agent: Michael Whitmore
Roundel 47 LLC
46 Allen Place
Scituate, MA 02066

Subject Property: 208 Downer Avenue, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 481, Page 5011

Plan and Document References: "208 Downer Ave. HYC Boat Barn Construction Schedule," date stamped June 11, 2025 (1 Sheet);
"208 Downer Avenue August 25, 1993, Zoning Board Decision" (4 Sheets);
"208 Downer Avenue December 17, 2021, Zoning Board of Appeals, Special Permit Modification, Zoning Board Decision" (5 Sheets);
Plan - "Previous Boat Storage" (1 Sheet);
Plan - "Proposed Boat Storage" (1 Sheet).



SUMMARY OF PROCEEDINGS:

This matter came before the Board of Appeals (the "Board") on the application of Hingham Yacht Club, Inc. (the "Applicant") for a Modification of a Special Permit A2 under §III-A, 3.7 of the Zoning By-Law (the "By-Law"), issued April 25, 1986, as amended in 1993 and 2021, and such other relief as necessary, to modify condition 2a, to state that construction on the project can begin in October (rather than November), and to temporarily allow the stacking of floats during construction, at 208 Downer Avenue, in Residence District A.

The Applicant additionally filed an application with the Planning Board for a modification of Site Plan Approval under § I-I of the By-Law.

M.R. BOOK 59863
PAGE 240

The Board heard the application at a duly advertised and noticed public hearing on Tuesday, July 15, 2025, 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 Paul K. Healey, Acting Chair, Jed Ruccio, Member and Mario Romania, Associate Member. The Applicant was represented by Michael Whitmore of Roundel 47 LLC. At the conclusion of the July 15, 2025 hearing, the Board voted unanimously to grant the requested Special Permit A2 modification.

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 28,458 SF of land bounded by the Harbor to the north, portions of the Downer Avenue right of way to the east, Marion Street to the south, and a single-family property to the west. Significant portions of the property are affected by wetland resource areas, including a coastal bank and floodplain (FEMA Flood Zone VE (13-14 ft)). The property serves as accessory parking and boat storage for the Hingham Yacht Club, which operates directly across from Downer Avenue.

In 2021, the Hingham Yacht Club, Inc. appeared before the Board to modify plans approved in connection with a Special Permit A2, issued April 25, 1986, as amended in 1993, under § III-A, 3.7 of the Zoning By-Law, to replace an existing barn with a new (36' x 30') barn to store boats at 208 Downer Avenue in Residence District A.

At the end of that public hearing, the Board voted unanimously to grant the request from the Applicant to modify plans approved in connection with a Special Permit A2, issued April 25, 1986, as amended, under § III-A, 3.7 of the Zoning By-Law to replace an existing barn with a new (36' x 30') barn to store boats at 208 Downer Avenue in Residence District A with conditions.

After the Board granted the Special Permit modification, the decision was appealed by a neighbor and construction was put on hold until the parties came to an agreement.

APPLICATION AND REQUESTED MODIFICATIONS:

The 2021 decision contained condition 2a that read as follows:

Construction of the proposed barn shall occur off-season (November – April), so as to not impact programming or parking for the Hingham Yacht Club.

The Applicant requested that Condition 2a of the Special Permit A2, as approved by the Board on December 17, 2021, be amended to allow the construction of the new barn to occur in the off season between the months of October – April, instead of November – April. The Applicants also requested a temporary modification of Condition 2 of the August 25, 1993 decision prohibits the stacking of floats on the property. They Applicants requested to be allowed to temporarily stack floats, no higher than two floats, during the construction period only.

FINDING AND DECISION:

Upon a motion made by Jed Ruccio and seconded by Mario Romania, Jr., the Board voted unanimously as follows:

1. That the proposed modifications do not materially affect the findings made in connection with the Special Permit A2 Decision issued April 25, 1986, as amended in 1993 and 2021.
2. To grant the application to modify condition 2a in accordance with the Special Permit A2 issued December 17, 2021 at 208 Downer Avenue, located in Residence District A, to allow construction of the new barn between the months of October through April, and to allow the Applicant to temporarily stack floats, no higher than 2 floats, on their property at 208 Downer Avenue, during the construction of this project for the months of October through April only, in the location shown on the plan submitted on July 10, 2025.

All other conditions imposed by the Board in its Special Permit A2 Decision, originally issued April 25, 1986, as amended, remain in effect unless specifically modified by this Decision.

For the Board of Appeals,

Paul K. Healey

Paul K. Healey, Acting Chair
July 29, 2025

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.

A TRUE COPY

ATTEST:

Caitlin Talley

HINGHAM TOWN CLERK

TOWN OF HINGHAM

OFFICE OF TOWN CLERK



RE: Hingham Yacht Club
211 Downer Avenue
Hingham, MA 02043

Property: 208 Downer Avenue
Hingham, MA 02043

I, Carol M. Falvey, Town Clerk of the Town of Hingham, hereby certify that the foregoing is a true copy of a decision of the Board of Appeals filed with this office on July 29, 2025.

No notice of appeal therefrom was filed with this office within the twenty days next following the date of the filing of these decision, or if such an appeal has been filed, it has been dismissed.

Witness my hand and the seal of the Town of Hingham, this 4th day of September, 2025.

ATTEST

Carol M. Falvey

Carol M. Falvey
Town Clerk of Hingham

