

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 •

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ZONING APPLICATION CHECKLIST

AUG 04 2026

FORM 1 INSTRUCTIONS

PROPERTY ADDRESS: 39 Middle St

Town Clerk
Hingham, MA

OWNER: Kevin Gill Jr. & Heather Gill

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>
<i>provide one of the following forms:</i>		
Supporting Statements – Requested Findings	<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)		
<i>provide one of the following:</i>		
Evidence of Standing to Seek Relief	<u>5</u>	<u>5</u>
☒ Deed or Certificate of Title		
☐ Signed Option to Purchase		
☐ Lease with Property Owner's Authorization Letter		

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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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APPLICATION FOR ZONING HEARING**FORM 2**

Application date: 08/03/26

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: 39 Middle St Zoning District: Residence A

Applicant's Name: Heather Gill & Kevin Gill Address: 39 Middle St

Email: [REDACTED] Phone: [REDACTED]

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

Kevin Gill Jr. & Heather Gill

Address of owner of record: 20 Garrison Road, Hingham, MA 02043

Title reference:

- ☒ (Unregistered land) Plymouth County Registry of Deeds, Book 60904, Page 113
- ☐ (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.

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

AGENT'S NAME: Blue Hour Design - John Day
AGENT'S SIGNATURE: J. Day
(Agent)
ADDRESS: 450 Harrison Ave Suite 412, Boston, 02118
PHONE: [REDACTED]
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**

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Board of Appeals

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Hingham, MA

**SUPPORTING STATEMENT –
REQUESTED FINDINGS**

**FORM 2C
SPECIAL PERMIT A1**

Applicant Kevin Gill Jr. & Heather Gill seeks
a Special Permit A1 under Section(s) III-I.1.c
of the Zoning By-Law for property located at 39 Middle St
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:

Re-establish a previously removed (conforming) garage connector between main house and pre-existing non-conforming garage. Both structures pre-date the zoning ordinance and all new additions and proposed work conform with current zoning, Hingham By Laws (Section III 1.2) and lot requirements.

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

All proposed additions will be in compliance with zoning by-law and will not be extending a non conforming condition.

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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 does not increase bedroom count and falls under the threshold for disruption and storm water management. The design greatly increases the functionality of the home for a large family.

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 3 day of August, in the year 2026.

APPLICANTS' NAME: Heather Gill

SIGNATURE: 
(Applicant/Owner)

ADDRESS: 39 Middle St, Hingham, MA 02043

PHONE: _____

CELL: _____

EMAIL: _____

CHECK ALL THAT APPLY



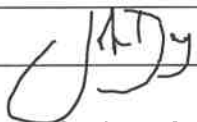
PROPERTY OWNER



APPLICANT

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

AGENT'S NAME: Blue Hour Design - John Day

AGENT'S SIGNATURE: 
(Agent)

ADDRESS: 450 Harrison Ave Suite 412, Boston, 02118

PHONE: 

CELL: 

EMAIL: 

CHECK ALL THAT APPLY



OWNER'S AGENT



APPLICANT'S AGENT

Please attach additional sheets if space provided is insufficient.

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AUG 04 2026

Town Clerk
Hingham, MA

*** Electronic Recording ***

Doc#: 00015141

Bk: 60904 Pg: 113 Page: 1 of 4

Recorded: 03/13/2026 01:16 PM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 03/13/2026 01:16 PM

Ctrl# 186303 07327

Fee: \$23,940.00 Cons: \$5,250,000.00

MASSACHUSETTS QUITCLAIM DEED

We, **James Gregory Murphy and Maria Martignetti Murphy**, Husband and Wife, of Hingham, Plymouth County, Massachusetts,

for consideration paid, and in full consideration of Five Million Two Hundred Fifty Thousand and 00/100 (\$5,250,000.00) Dollars

grant to **Kevin Gill, Jr. and Heather Gill**, as husband and wife, Tenants By the Entirety, with a mailing address of 20 Garrison Road, Hingham, Massachusetts 02043,

with quitclaim covenants

A certain parcel of land, with the buildings thereon, situated in said Hingham and known as and numbered 39 Middle Street. For a description of said property, please see Exhibit "A" attached hereto.

The land with the building thereon, known as 39 Middle Street, Hingham, Plymouth County Massachusetts 02043,

The Grantors hereby release any and all rights of homestead in the property and swear under the pains and penalties of perjury that there is no one else entitled to a claim of homestead in the property either by or through them.

Property Address: 39 Middle Street, Hingham, Massachusetts 02043

Witness my hand and seal this 11th day of March 2026

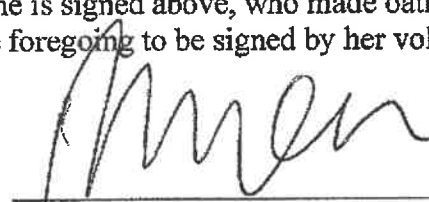

Maria Martignetti Murphy

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

March 11, 2026

On the date shown above, before me, the undersigned notary public personally appeared the above named **Maria Martignetti Murphy** proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, who made oath that her statements were true, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.



Notary Public:

My Commission expires:



ROBERT A. LANE
Notary Public
Commonwealth of Massachusetts
My Commission expires on May 3, 2030

Witness my hand and seal this 11th day of March 2026

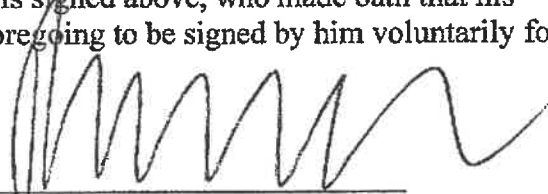

James Gregory Murphy

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

March 11, 2026

On the date shown above, before me, the undersigned notary public personally appeared the above named **James Gregory Murphy** proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, who made oath that his statements were true, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.



Notary Public:
My Commission expires:



ROBERT A. LANE
Notary Public
Commonwealth of Massachusetts
My Commission expires on May 3, 2030

EXHIBIT A

Property: 39 Middle Street, Hingham, Massachusetts 02043

The land with the buildings thereon situated in Hingham, Plymouth County, Massachusetts being shown as Lot 1 containing 49,202 square feet and Lot 3 containing 400 square feet as shown on plan entitled, "Plan of Land, Middle Street, Hingham, Massachusetts, Prepared for Richard L. Berberian, Scale: 20 feet to an inch, January 19, 1982, Perkins Engineering Inc., Engineers and Surveyors, 10 Industrial Park Road, Hingham, Massachusetts" recorded with Plymouth Deeds in Plan Book 22, Page 983.

ALSO excepting therefrom an 840 square foot parcel pursuant to Plymouth Superior Court Case No. 81-13657, said case being an Adverse Possession Claim.

For our title reference see Deed dated November 14, 1997, and recorded in the Plymouth County Registry of Deeds in Book 15658, Page 049.