

DTM LAW, P.C.

ATTORNEYS AT LAW
175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
Telephone: (781) 749-7200
www.dtm-law.com

RECEIVED

AUG 11 2026

Town Clerk
Hingham, MA

JEFFERY A. TOCCHIO
jtocchio@dtm-law.com

August 10, 2026

Via Hand-Delivery

Jennifer Oram, Zoning Administrator
Zoning Board of Appeals
Town of Hingham
210 Central Street
Hingham, MA 02043

RE: 60 Sharp Street, Hingham, MA

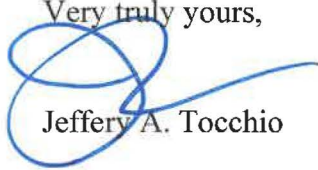
Dear Ms. Oram:

This office represents Sharp Street, LLC and DLB Tactical, Inc. d/b/a United Defense Tactical – Hingham in connection with their application for a Special Permit A2 under Section III-A, 4.12A of the Zoning By-Law, and such other relief as necessary, to operate a personal safety training facility within a 5,785± square foot portion of the existing 35,000± square foot commercial building located at 60 Sharp Street, Hingham, within the Industrial Park District/South Hingham Development Overlay District. Enclosed for filing please find the following documents:

1. Zoning Application Checklist – Form 1;
2. Application for Zoning Hearing – Form 2 (5 copies);
3. Application for Special Permit A2 – Form 2D (5 copies);
4. Supplement to Application (5 copies);
5. Architectural plans (5 copies);
6. Site Plans (5 copies);
7. Deed (5 copies); and
8. Check in the amount of \$700 representing the filing fee.

A digital copy of the application will be submitted to the Zoning Board of Appeals via email to ZBA@hingham-ma.gov. Thank you for your attention to this matter.

Very truly yours,


Jeffery A. Tocchio

Enclosures

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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**

**FORM 1
INSTRUCTIONS**

PROPERTY ADDRESS: 60 Sharp Street

OWNER: Sharp Street, LLC

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

Per Zoning Board of Appeals Rules and Regulations:

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

	<i>number of copies specified below</i>	
	Required	Submitted
This Checklist (Form 1)	1	1
Application for Hearing (Form 2)	5	5
provide one of the following forms:		
Supporting Statements – Requested Findings	5	5
☐ Administrative Appeal (Form 2A)		
☐ Variance / Variance Modification (Form 2B)		
☐ Special Permit A1 / Special Permit A1 Modification (Form 2C)		
☒ Special Permit A2 / Special Permit A2 Modification (Form 2D)		
provide one of the following:		
Evidence of Standing to Seek Relief	5	5
☒ 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

Prior Zoning decision(s) rendered.

5

Provide copies, when applicable:

Other Application Information

Drainage report, if applicable.

5

0

Traffic report, if applicable.

5

0

Letter(s) of support; optional.

1

0

TOWN OF HINGHAM
Board of Appeals



APPLICATION FILING FEES

Residential Variance \$300.00

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

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

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

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

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

All Other Applications \$400.00

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APPLICATION FOR ZONING HEARING

FORM 2

Application date: 08/10/26

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: 60 Sharp Street Zoning District: Industrial Park

Applicant's Name: Sharp Street, LLC and DLB Tactical, Inc. Address: 175 Derby Street, Unit 15, Hingham, MA 02043

Email: [REDACTED] Phone: [REDACTED]

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

Sharp Street, LLC

Address of owner of record: [REDACTED]

Title reference:

- ☐ (Unregistered land) Plymouth County Registry of Deeds, Book _____, Page _____
- ☒ (Registered land) Land Court Certificate of Title No. 94290, Book 471, Page 90

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 property is improved with a 35,000± square foot multi-tenant, commercial building and one-hundred and forty-five (145) parking spaces.

Brief description of work:

The Applicants, Sharp Street, LLC and DLB Tactical, Inc. d/b/a United Defense Tactical – Hingham, seek a Special Permit A2 under Section III-A, 4.12A of the Zoning By-Law, and such other relief as necessary, to operate a personal safety training facility within a 5,785± square foot portion of the existing 35,000± square foot commercial building.

Signed as a statement of fact under the pains and penalties of perjury,
this 10th day of August, in the year 2026.

APPLICANTS' NAME: Sharp Street, LLC and DLB Tactical, Inc.

SIGNATURE: 

*Jeffrey A. Tocci (Applicant/Owner)
counsel to Applicants*

ADDRESS: 175 Derby Street, Unit 15, Hingham, MA 02043

PHONE: 

CELL: 

CHECK ALL THAT APPLY



PROPERTY OWNER

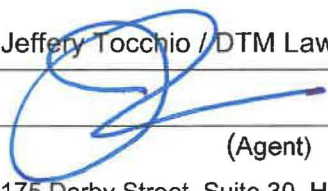


APPLICANT

TOWN OF HINGHAM
Board of Appeals



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

AGENT'S NAME: Jeffery Tocchio / DTM Law, P.C.
AGENT'S SIGNATURE: 
(Agent)
ADDRESS: 175 Derby Street, Suite 30, Hingham, MA 02043
PHONE: ()
CELL: 

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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Hingham, MA

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Board of Appeals



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• ZBA@hingham-ma.gov •

**SUPPORTING STATEMENT –
REQUESTED FINDINGS**

**FORM 2D
SPECIAL PERMIT A2**

Applicant Sharp Street, LLC and DLB Tactical, Inc. d/b/a United Defense Tactical seeks
a Special Permit A2 under Section(s) II-A, 4.12A
of the Zoning By-Law for property located at 60 Sharp Street
and asks the Board of Appeals to make the following findings of fact in accordance with the
provisions of the law:

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

See Supplement to Application submitted herewith.

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

See Supplement to Application submitted herewith.

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:

See Supplement to Application submitted herewith.

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

See Supplement to Application submitted herewith.

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

See Supplement to Application submitted herewith.

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

See Supplement to Application submitted herewith.

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:

See Supplement to Application submitted herewith.

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 10th day of August, in the year 2026.

APPLICANTS' NAME: Sharp Street, LLC and DLB Tactical, Inc.

SIGNATURE: *Jeffery Tocchio* (Applicant/Owner)
Counsel to Applicant

ADDRESS: 175 Derby Street, Unit 15, 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: Jeffery Tocchio / DTM Law, P.C.

AGENT'S SIGNATURE: *Jeffery Tocchio* (Agent)

ADDRESS: 175 Derby Street, Suite 30, Hingham, MA 02043

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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Hingham, MA

**Supplement to Application
60 Sharp Street**

The Applicants, Sharp Street, LLC and DLB Tactical, Inc. d/b/a United Defense Tactical – Hingham (“UDT – Hingham”), seek a Special Permit A2 under Section III-A, 4.12A of the Zoning By-Law, and such other relief as necessary, to operate a personal safety training facility within a 5,785± square foot portion of an existing 35,000± square foot commercial building located at 60 Sharp Street, Hingham (the “Property”) within the Industrial Park District/South Hingham Development Overlay District. Sharp Street, LLC is the owner of the Property, and UDT – Hingham will be the lessor and operator of the facility.

The Property is approximately six (6) acres of land on the north side of Sharp Street, and is improved with a 35,000± square foot commercial building and one-hundred and forty-five (145) parking spaces. There are four (4) tenant spaces within the building. UDT – Hingham proposes to occupy the spaces previously occupied by Orkin to operate its personal safety training facility.

UDT – Hingham offers its members classes and personal instruction training in self-defense and conditioning and in simulation-based firearms and tactical training. The self-defense and conditioning class offerings include Pilates, women’s self-defense, Brazilian Jiu-Jitsu, close quarter combat, and flexibility training. Simulator-based firearms and tactical training classes range from basic gun safety to responses in simulated tactical situation (i.e., how to identify threats quickly, respond with purpose, and adjust to evolving situations in real time).¹

The facility will operate as a high-end fitness/training studio, with various flex training areas used for conditioning, weight training, self-defense or simulator-based training, depending upon programing schedules.

UDT – Hingham will offer small classes and appointment-based individual training. Classes will typically have a 5 to 1 student to instructor ratio, with a maximum of approximately 15 members and 3-5 instructors. Classes are typically in 30, 60 and/or 90 minute increments (e.g., a 30 minute Jui Jitsu class or 90 minute self-defense class), and will be staggered throughout the day with minimal to no overlap. The facility anticipates operating Monday-Saturday from 7 a.m. to 7 p.m., with reduced hours on Sunday (i.e., 8 a.m. to 1 p.m. or 10 a.m. to 4 p.m.).

UDT – Hingham members are categorized by attained patch-based levels (like belts in karate) that groups participants by classification, and participate in classes with similarly classified participants. UDT – Hingham members will typically participate in 3 to 5 classes or private lessons per month.

Members of UDT – Hingham will include individuals seeking personal safety training, as well as law enforcement professionals (individually, and as departmental groups), military

¹ All such training is conducted entirely through advanced video simulation systems, similar in concept to a flight simulator. There are no firearms discharged on premises, and there will be no live ammunition stored or used at the facility at any time. The simulation systems produce no more noise than a standard fitness or training facility.

personnel, security professionals (e.g., for religious and education institutions)². All members/participants for simulator-based firearms and tactical training classes are processed through a background check that includes a full CORI and criminal background check. UDT – Hingham’s trainers/instructors will have a military and/or law enforcement background.

Based on the forgoing, the Applicants request that the Board of Appeals make the following findings of fact in accordance with the provisions of law:

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

UDT – Hingham is undertaking the uses within a 5,850 square foot portion of an existing 34,000± square foot commercial building located at the Property. A health club use is allowed in the Industrial Park District/South Hingham Overlay District under a Special Permit A2, and the use is controlled and regulated so as not to adversely affect the health, safety or welfare of the prospective occupants, neighbors, or the Town generally. The existing commercial building includes three other tenant spaces that are all utilized for medical/veterinary uses. There is no proposed work to the existing commercial building, aside from the tenant fit out.

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

The proposed use offers its members classes and personal instruction in self-defense and conditioning, including Pilates, women’s self-defense, Brazilian Jiu-Jitsu, close quarter combat, and flexibility training, and simulation-based firearms and tactical training. The facility will operate as a high-end fitness/training studio, with various flex training areas used for conditioning, weight training, self-defense or simulator-based training depending upon programming schedules. No alteration to the footprint of the existing building or parking area is proposed. The Applicants will obtain a Special Permit A3 parking determination from the Planning Board that demonstrates that sufficient parking exists onsite for the proposed uses. No other special regulations will be effected by the proposed change in use of the existing tenant space to health club.

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 Property is an appropriate location for the proposed health club use as it is located within an existing commercial building surrounded by large-scale commercial and industrial development.

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

² UDT – Hingham will have a HALO Program that teaches religious and educational institutions how protect themselves against vulnerabilities. UDT – Hingham’s simulator technology allows for the simulation of actual building/institutions – e.g., the layout of local schools and religious institutions.

There will be no adverse impacts resulting from the proposed use. The facility operates with limited class sizes and pre-scheduled individual training that is scheduled to not overlap. The operations are during normal business hours for the surrounding area.

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

There will be no nuisance or serious hazard to vehicles or pedestrians resulting from the project. The existing commercial building access and egress will not be affected by the proposed change in use of the existing tenant space.

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

There are no proposed alterations to the existing building structure or overall site necessitated by the proposed use. The existing infrastructure is adequate for the proposed new tenancy within the multitenant building.

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

The property is served by public water. The Applicants will maintain waste disposal locations and systems consistent with the existing users within the building. No changes to existing systems are required to the site in order to accommodate the proposed use.

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AUG 11 2026

Town Clerk
Hingham, MA

Plymouth Registry District

438024

Received for Registration

16 OCT 1998

11:30AM

3) 68999
40-
50pk

94290 471/90

QUITCLAIM DEED

William H. Wheeler, Jr. and Emmett W. Eldred, as Trustees of the Eldred Wheeler Nominee Trust, dated March 2, 1984, and filed in the Plymouth County Registry District of the Land Court as Document 227649.

in consideration of Seven Hundred Twenty-five Thousand (\$725,000) Dollars paid this day, grant with quitclaim covenants to 60 Sharp Street, LLC, of Hingham, Massachusetts, a Massachusetts limited liability company whose sole manager is David P. McCarthy

the land with the improvements thereon located at 60 Sharp Street, Hingham, Massachusetts, being further described in Exhibit A which is attached hereto and incorporated by reference as if set forth in full herein.

PROPERTY ADDRESS AND ADDRESS OF GRANTEE - 60 SHARP STREET, HINGHAM, MASSACHUSETTS

Executed under seal.

Dated: Oct 1, 1998

William H. Wheeler, Jr.
William H. Wheeler, Jr. Trustee
as aforesaid and not individually

Dated: October 15, 1998

Emmett W. Eldred
Emmett W. Eldred, Trustee as
aforesaid and not individually

COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss. October 1, 1998

Then personally appeared the above-named William H. Wheeler, Jr., as Trustee and acknowledged the foregoing instrument to be his free act and deed in said capacity, before me

Reed Ingle
Notary Public
Name: Reed Ingle
My commission expires: July 16, 2004

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. 10/15, 1998

Then personally appeared the above-named Emmett W. Eldred, as Trustee and acknowledged the foregoing instrument to be his free act and deed in said capacity, before me

John G. Seino
Notary Public
Name: John G. Seino
My commission expires: October 14, 1999

DEEDS REG 18
PLYMOUTH
10/16/98
TAX 3306.00
CHCK 3306.00
8416A089-10:18
EXCISE TAX
CANCELLED

EXHIBIT A

LEGAL DESCRIPTION OF 60 SHARP STREET, HINGHAM, MA

That certain parcel of land situate in Hingham, in the County of Plymouth and Commonwealth of Massachusetts, bounded and described as follows:

SOUTHERLY	by the northerly line of Weymouth Street four hundred twenty-nine and 68/100 (429.68) feet;
WESTERLY	by lands now or formerly of Antonio Avitabile et al and of Andrew A. Chisholm five hundred seventy-seven and 64/100 (577.64) feet;
NORTHEASTERLY	by and now or formerly of Archer G. Pleadwell et al five hundred eighty-nine and 64/100 (589.64) feet; and
SOUTHEASTERLY and EASTERLY	by lands now or formerly of Mary Ford Peterson et al and of David P. Tirrell five hundred thirty and 56/100 (530.56) feet.

All of said boundaries are determined by the Court to be located as shown on plan 30348A drawn by Perkins Engineering Associates, dated July 22, 1960, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 32662 in Registration Book 163, Page 62.