

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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SEP 08 2026

ZONING APPLICATION CHECKLIST

FORM 1

Town Clerk
Hingham, MA
INSTRUCTIONS

PROPERTY ADDRESS: 30 Thaxter Street

OWNER: Hingham Housing Authority

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
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

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

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



ENGINEERING A BETTER TOMORROW

ENGINEERING | SITEWORK | LAND SURVEYING | DEVELOPMENT

Servicing the Northeast
RECEIVED

TRANSMITTAL

To: Town of Hingham
Zoning Board of Appeals
210 Central Street
Hingham, MA 02043

Date: September 4, 2026
Project No.: 26-108
Location: 30 Thaxter Street
Hingham, MA 02043

☐ 1st Class Mail ☐ Certified Mail ☒ Overnight ☐ Hand Deliver ☐ Pickup

Quantity	Date	Revised Date	Description
1			Zoning Application Checklist (Form 1)
5	08/18/26		Application for Zoning Hearing (Form 2)
5			Variance (Form 2B)
5			Special Permit A1 (Form 2C)
5			Recorded Deed
5	08/18/26		Variance Plan
5	03/04/26		Sign Plan
5	09/04/26		Letter of Previous Filings
5	06/04/71		Special Permit
5	04/09/85		Comprehensive Permit
5	07/10/85		Comprehensive Permit
1	08/18/26		Check # 15575

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SEP 08 2026

Town Clerk
Hingham, MA

Sincerely,

Stevie Carvalho, P.E.
Director of Engineering

TOWN OF HINGHAM
Board of Appeals



210 Central Street, Hingham, MA 02043-2758 • Telephone (781) 741-1494 • Fax (781) 740-0239
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APPLICATION FOR ZONING HEARING

SEP 08 2025 **FORM 2**

Application date: 08/18/26

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: 30 Thaxter Street Zoning District: Residence A

Applicant's Name: Hingham Housing Authority Address: 30 Thaxter Street

Email: _____ Phone: _____

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

Hingham Housing Authority

Address of owner of record: 30 Thaxter Street, Hingham, MA 02043

Title reference:

☒ (Unregistered land) Plymouth County Registry of Deeds, Book 3708, Page 74

☐ (Registered land) Land Court Certificate of Title No. _____, Book _____, Page _____

The undersigned is:

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

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

TOWN OF HINGHAM
Board of Appeals



State briefly what is currently on the premises:

The property is known as Thaxter Park and currently, the property consists of 84 elderly handicapped, one-bedroom units, 6 of which are handicapped accessible and 4 duplex homes housing 8 family units.

Brief description of work:

The proposed work includes the replacement of the existing facility sign with a new double sided sign approximately 20 square feet in area to be located in the front lawn area.

Signed as a statement of fact under the pains and penalties of perjury,
this 14th day of July, in the year 2026.

APPLICANTS' NAME: James Marathe
SIGNATURE: [Signature]
(Applicant/Owner)
ADDRESS: 80 Clay St Quincy

CHECK ALL THAT APPLY

☒	PROPERTY OWNER
☐	APPLICANT

PHONE:

CELL:

EMAIL:

TOWN OF HINGHAM
Board of Appeals



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

AGENT'S NAME:	<u>James Marathas</u>	CHECK ALL THAT APPLY				
AGENT'S SIGNATURE:	<u>[Signature]</u> (Agent)	<table border="1" style="display: inline-table;"><tr><td style="width: 30px; height: 30px; text-align: center;">☒</td><td>OWNER'S AGENT</td></tr><tr><td style="width: 30px; height: 30px; text-align: center;">☐</td><td>APPLICANT'S AGENT</td></tr></table>	☒	OWNER'S AGENT	☐	APPLICANT'S AGENT
☒	OWNER'S AGENT					
☐	APPLICANT'S AGENT					
ADDRESS:	<u>80 Cliff St Quincy MA</u>					
PHONE:						
CELL:						
EMAIL:						

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**

**FORM 2B
VARIANCE**

SEP 08 2026

Town Clerk
Hingham, MA

Applicant Hingham Housing Authority

seeks a Variance from Section(s) V-B of the Zoning By-Law
for property located at 30 Thaxter Street, Hingham, MA 02043 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:

The property contains mature trees along the desired location for the proposed sign installation. Relocating the proposed sign to a 15 foot setback would place the sign within the area that is greatly obstructed by the existing trees.

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:

Requiring the proposed sign to be relocated to meet the 15 foot setback would substantially reduce the visibility due to the mature trees stated above. The sign would not be able to serve its intended purpose as it would not be fully visible to the public. The proposed sign will remain the same distance from the property line as the existing one is now, not creating any additional encroachment.

TOWN OF HINGHAM
Board of Appeals



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

The replacement sign will remain at the same distance from the property line as the existing sign is now. The sign will continue to provide identification for the property while also remaining compatible with the surrounding area. The proposed sign will not create a concern or negatively affect the neighboring properties.

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

The requested variance maintains the existing distance between the sign and property line and does not increase the existing encroachment. The proposed sign will serve the same purpose and will continue to meet the intent of the zoning by laws while also recognizing the visibility conditions of the property.

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 14th day of July, in the year 2026.

APPLICANTS' NAME: Tamer Marathar

SIGNATURE: [Signature]
(Applicant/Owner)

ADDRESS: 80 City St Quincy, MA

PHONE: _____

CELL: _____

EMAIL: _____

CHECK ALL THAT APPLY



PROPERTY OWNER



APPLICANT

TOWN OF HINGHAM
Board of Appeals



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

AGENT'S NAME: James Marathas
AGENT'S SIGNATURE: [Signature]
(Agent)
ADDRESS: 80 Cliff St Quincy MA
PHONE: _____
CELL: _____
EMAIL: _____

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**

SEP 08 2026

TOWN CLERK
HINGHAM, MA

**FORM 2C
SPECIAL PERMIT A1**

Applicant Hingham Housing Authority seeks
a Special Permit A1 under Section(s) V-B
of the Zoning By-Law for property located at 30 Thaxter Street, Hingham, MA 02043
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 sign will not exceed the maximum area or height allowed per Section V-B. 3, However, the applicant is proposing the new sign be as close to the street line as the existing sign. Therefore, a variance from the minimum setback of 15 feet is being requested.

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 sign will not exceed the maximum area or height allowed per Section V-B. 3, However, the applicant is proposing the new sign be as close to the street line as the existing sign. Therefore, a variance from the minimum setback of 15 feet is being requested.

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 sign will replace the existing sign and will not exceed the maximum area or height allowed per Section V-B. 3, However, the applicant is proposing the new sign be as close to the street line as the existing sign. Therefore, a variance from the minimum setback of 15 feet is being requested.

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 sign will replace the existing sign and will not exceed the maximum area or height allowed per Section V-B. 3, However, the applicant is proposing the new sign be as close to the street line as the existing sign. Therefore, a variance from the minimum setback of 5 feet is being requested.

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

The proposed sign will be installed in an existing lawn area and away from both vehicular and pedestrian traffic.

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

Once installed, there is no operation requirements for the proposed sign.

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 sign will replace the existing sign and will not exceed the maximum area or height allowed per Section V-B. 3. However, the applicant is proposing the new sign be as close to the street line as the existing sign. Therefore, a variance from the minimum setback of 15 feet is being requested.

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 _____ day of _____, in the year _____.

APPLICANTS' NAME:

James Marothas

SIGNATURE:

[Signature]

(Applicant/Owner)

ADDRESS:

30 Thacker St.

PHONE:

CELL:

EMAIL:

CHECK ALL THAT APPLY

☐

PROPERTY OWNER

☒

APPLICANT

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

AGENT'S NAME:

AGENT'S SIGNATURE:

(Agent)

ADDRESS:

PHONE:

CELL:

EMAIL:

CHECK ALL THAT APPLY

☐

OWNER'S AGENT

☐

APPLICANT'S AGENT

Please attach additional sheets if space provided is insufficient.

See Plan
Book 16
Page 130

BOOK 3708 PAGE 74

Grantee's Address: Hingham Housing Authority,
c/o J. H. Studley, Chairman
P. O. Box 132,
Hingham, Mass.

See Plan
Book 16
Page 130

Town of Hingham, a municipal corporation in Plymouth County, Massachusetts, for nominal non-monetary consideration paid, grants to Hingham Housing Authority, a public body politic and corporate, the land in said Hingham shown as Parcels 1, 2 and 3 on a plan entitled "Property Line Map State-Aided Housing Project Hingham Housing Authority, Hingham, Plymouth County, Massachusetts", dated February 24, 1970, by Perkins Engineering, Inc., to be recorded herewith, and bounded and described as follows:

NORTHEASTERLY	by Thaxter Street one hundred fifty-nine and 23/100 (159.23) feet;
SOUTHEASTERLY	by lands shown on said plan as of Barnes, as of Sears and as of Hutchinson by two lines measuring together four hundred fifty-nine and 90/100 (459.90) feet;
SOUTHWESTERLY	by Parcel 4 on said plan one hundred fifty-five and 43/100 (155.43) feet; and
NORTHWESTERLY	by lands shown on said plan as of Folsom and as of Hersey by two lines measuring together four hundred sixty-one and 12/100 (461.12) feet;

containing 1.68 acres of land more or less.

Being the same premises described in Article III of the Warrant for the Special Town Meeting of September 29, 1969.

For title reference is made to the deeds referred to on said plan.

In witness whereof the said Town of Hingham has caused this instrument to be executed, and the seal of said Town to be affixed hereto, by its Board of Selectmen thereunto duly authorized, on this 31st day of August, 1971.



TOWN OF HINGHAM

[Signature]
[Signature]
[Signature]
Its Board of Selectmen

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SEP 08 2026

Town Clerk
Hingham, MA

THE COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

August 31, 1971

Then personally appeared the above named Eugene E. Bickford, Henry W. Stokes and Richard A. Dwan and acknowledged the foregoing instrument to be the free act and deed of Town of Hingham, before me,

Raymond Brown
Notary Public

My commission expires

My Commission Expires
May 31, 1974



OFFICE OF
TOWN CLERK

TOWN OF HINGHAM
MASSACHUSETTS

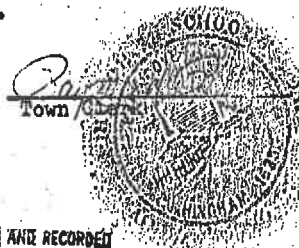
August 31, 1971

I, Raymond Brown, Town Clerk of the Town of Hingham, hereby certify that the following is a true copy of the Vote under Article 3 of the Warrant for the Special Town Meeting of the inhabitants of the town of Hingham, held on the 29th day of September 1969:

Article 3.

Voted: That, in accordance with General Laws, Chapter 40, Sections 15 and/or 15A, Chapter 121, Section 26EE, and/or any and all other applicable provisions of law, the Board of Selectmen is hereby authorized to convey to the Hingham Housing Authority, without consideration, that certain parcel of land, with the building thereon, known as the West School, and bounded and described as follows:
NORTHEASTERLY by Thaxter Street one hundred fifty-nine and 20/100 (159.20) feet, more or less;
NORTHWESTERLY by land now or formerly of Roger L. Hersey and land now or formerly of Daley-Cronin Landscape Contracting Co. four hundred sixty-five (465) feet, more or less; and
SOUTHWESTERLY by other land of the Town of Hingham one hundred sixty-three (163) feet, more or less; and
SOUTHEASTERLY by land now or formerly of Hutchinson, Sears, and Barnes four hundred sixty-three (463) feet, more or less;
containing 1.68 acres, more or less.
YES: 431 NO: 18

Attest: A true copy.



RECD SEP 14 1971 AT 3-30 PM AND RECORDED

Hingham Housing Auth
36 Thaxter Street
Hingham Ma
02043



WWW.YANKEEWOODCARVERS.COM

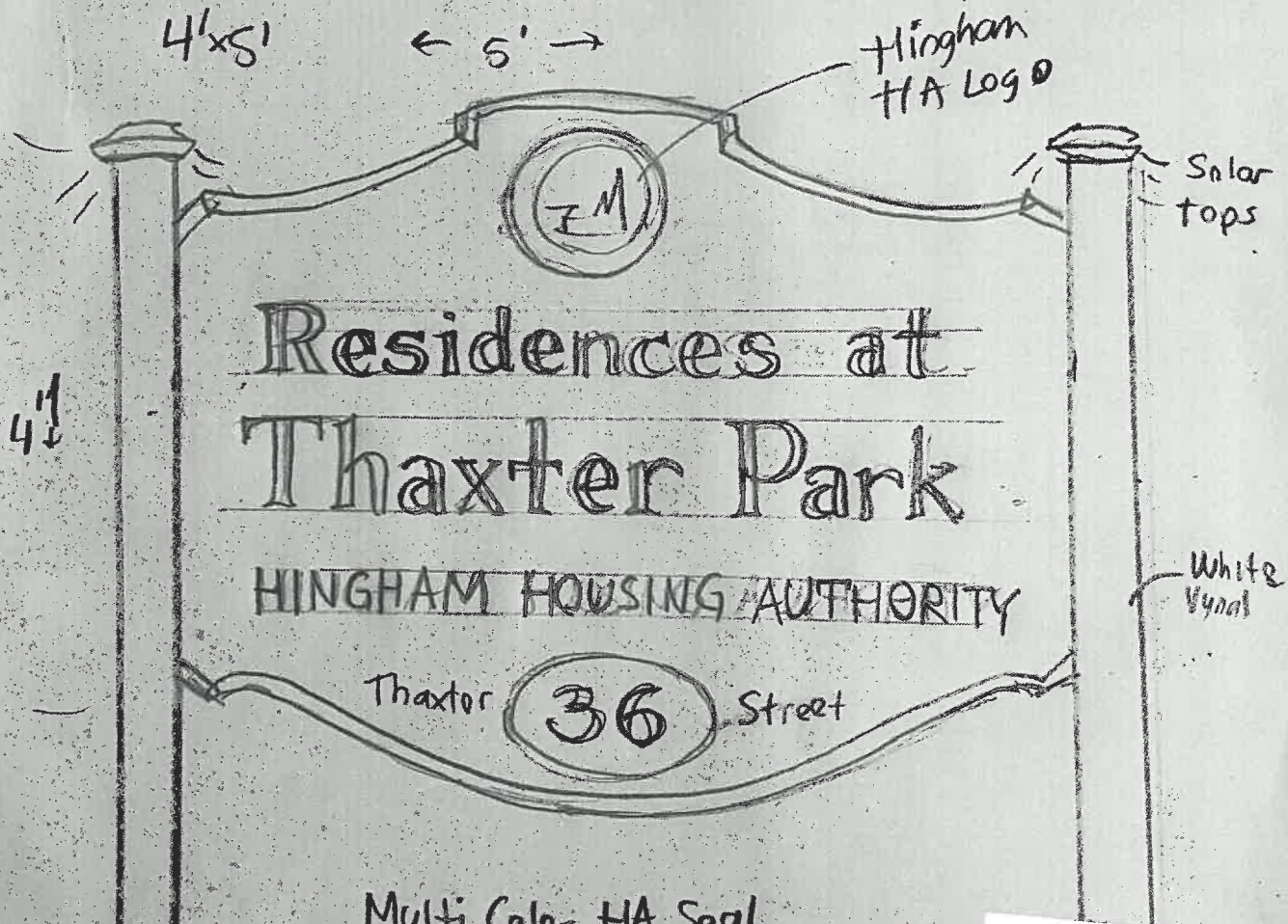
63 Court Street
Plymouth, MA 02350
(508) 591-7019

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SEP 08 2026

Town Clerk
Hingham, MA
3/4/26

Double Sided Sign Fully Carved



Multi Color HA Seal
Black Sign w 23K Gold leaf Upper
White Lower Letters & Edge

1" to the
Foot

6500

VISA

DIS



September 4, 2026

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

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SEP 08 2026

Town Clerk
Hingham, MA

**RE: Proposed Sign
30 Thaxter Street
Hingham, MA 02043**

To whom it may concern,

In accordance with the Town of Hingham Board of Appeals Zoning Application Checklist (Form 1), below is a list of previous applications filed for the subject property at 30 Thaxter Street.

- Application for Special Permit dated June 4, 1971, to build housing for the elderly.
- Application for Comprehensive Permit dated April 9, 1985, to erect and maintain up to 28 units of low income and elderly housing.
- Application for Comprehensive Permit dated July 10, 1985, to approve deviations from the normal requirements of the Zoning By-Law.

If you should have any questions, please feel free to contact me.

Very truly yours,

FARLAND CORP., INC.

Stevie Carvalho, P.E.
Director of Engineering

6/2/71

Shawmut

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SEP 08 2026

Town Clerk
Hingham, MA

TOWN OF HINGHAM
BOARD OF APPEALS
APPLICATION FOR SPECIAL PERMIT
of
HINGHAM HOUSING AUTHORITY

Proceedings

By Article 16 of the Warrant for the Annual Town Meeting in 1969, the Town voted to amend the Zoning By-Law to authorize in Residence District A, subject to a Special Permit, buildings containing multiple dwelling units, community and other buildings accessory thereto, constructed and operated pursuant to the provisions of the General Laws of the Commonwealth providing housing for elderly persons of low income. On April 1, 1971, the Hingham Housing Authority, by its Architect, William Bradford Sprout, Jr., applied to the Board of Appeals for a permit to build State-aided housing for the elderly at the West School site on Thaxter Street in Resident District A.

Notice having been given as required by law, a public hearing was held by the Board of Appeals at the Town Office Building, 7 East Street, Hingham, on Thursday, April 22, 1971, at 8:30 p.m. All the members of the Board were present.

The Hingham Housing Authority was represented at the public hearing by John E. Studley, Esq., Chairman, and by William Bradford Sprout, Jr., Architect.

Application for Special Permit
Hingham Housing Authority

Decision

The application of the Hingham Housing Authority for a special permit to build housing for the elderly on Thaxter Street on the site of the West School, in accordance with plans filed with the Board of Appeals is hereby granted by unanimous vote.

Reasons for Decision

The Town has authorized the Selectmen to convey to the Hingham Housing Authority the property on Thaxter Street commonly known as the West School site and comprising some 4.32 acres for the purpose of constructing housing for the elderly in accordance with the provisions of Chapter 121B of the General Laws. At the public hearing the Housing Authority filed with the Board as exhibits several plans including a property line map (Plan H-6050-1), a topographic map (Plan H-6050-2), a utility map (Plan H-6050-3) and other architect plans including floor plans for dwelling units A-1, B-1, B-2, B-3, B-4, B-5, B-6, B-7, and D-1 and for the community building as well as other plans showing schedules and details.

Sixty-two dwelling units are proposed and the plan allows for 79 parking spaces although the Authority would like at this time to build only 55 parking spaces grading the remaining spaces at the time of initial construction and reserving these areas for future black-topping should traffic conditions on the site indicate that course of action. Statistics obtained from the Department of Community Affairs indicate the 55 spaces proposed to be built should be adequate. With the understanding that the additional 24 spaces will be reserved as shown on the plan and will be

Application for Special Permit
Hingham Housing Authority

graded at the time the project is initially constructed, the Board concurs in the recommendation that only 55 spaces be built initially.

The range of discussion included provision for service vehicles, emergency vehicles, night illumination on the premises, planting of trees and shrubs and the saving of trees now on the site, drainage, heating, and provision for sidewalks on the premises.

The Board reviewed with the Applicant Authority the applicable requirements of the Zoning By-Law and confirmed that the dimensional and other requirements are met.

In all respects, the Board is persuaded that the plans of the Housing Authority will protect both the interests of the neighborhood residents and the Authority and will provide for uses which will not be detrimental to the established or future character of the neighborhood and Town.

Accordingly, the Special Permit is granted as applied for.

Forace R. Babish
Thorace B. Hanna
James H. Pope

June 4, 1971

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SEP 08 2026

APR 9 1985

Town of Hingham

TOWN CLERK

Zoning Board of Appeals

Application for a Comprehensive Permit

Pursuant to §20 et seq. of Ch. 40B Massachusetts
General Laws

HINGHAM BUILDING DEPT.

TOWN CLERK'S
OF THE

APR 5 - 1985

HINGHAM, MASS.

of

Hingham Housing Authority (Petitioner)

On February 19, 1985, Petitioner applied for a comprehensive permit to erect and maintain on land adjacent to the existing Hingham Housing Authority facility on Thaxter Street (the "Existing Facility") 28 units of housing (of which six are designed as family units, and six are congregate living units). The 28 units of housing and other improvements to be constructed are referred to herein as the "New Facility;" and the Existing Facility and the New Facility are collectively referred to as the Project. Notice having been given as required by law (including coordination with various Town Departments and Boards as contemplated in §21 of Ch. 40B MGL) a Public hearing was held by the Board of Appeals at the Town Office Buildings, 7 East Street, Hingham, Massachusetts on Thursday, March 21, 1985 at 8:10 p.m. Chairman Ryan and members Horn and Salisbury comprised the Board.

Decision

The Petitioner's request for a comprehensive permit to erect and maintain up to 28 units of low income and elderly housing on land of the Hingham Housing Authority adjacent to the Authority's existing facility on Thaxter Street is granted on the following conditions:

1. No more than 28 units of housing shall be constructed, and after completion of construction, the entire Project, inclusive of the Existing Facility shall contain no more than 86 units. Of the units to be constructed, no more than the following shall be allowed:

Congregate	6 (bedrooms)
Elderly	12
Elderly (barrier free)	4
Family (3 bedroom)	3
Family (2 bedroom)	2
Family (2 bedroom) (barrier free)	1

No more than 22,400 square feet of building area shall be constructed.

The new structures to be constructed shall be sited and shall otherwise conform in all material respects (such as location, height, volume massing, architectural characteristics, dimensions of building, footprints, facade treatment, etc.) with the plans for the New Facility and the Project enumerated on Exhibit A attached hereto and incorporated by reference herein (the "Plans").

2. Except as otherwise required by this Comprehensive Permit or by the Final Site Plan described in condition 3 below, the New Facility and the Project, including all site improvements such as utility lines, roadways, walkways, parking areas, lighting, landscaping, etc., to be constructed, altered or improved shall conform in all material respects with the Plans.

3. Not less than 30 days prior to the anticipated date for commencement of construction, the Petitioner shall deliver to the Planning Board and the Zoning Board of Appeals a final detailed site plan (the "Final Site Plan") which is of a quality and level of detail sufficient to satisfy the requirements of §V-F of the Zoning By-law, (if such provision were applicable to this matter which it is not). No construction under this permit shall commence until 30 days after the Final Site Plan has been delivered and or until 7 days after any further amendment to the Final Site Plan shall have been so delivered.

~~Not a day~~
4. Twenty-one parking spaces (of which twelve shall be associated with the family housing units) shall be constructed in conformance with the Plans.

5. The common areas, such as roadways, walkways and parking areas in the Project shall be equipped with appropriate devices to adequately light such areas during the night time hours in a manner consistent with the characteristics of the Project as one primarily designed for elderly persons.

6. Positive speed reduction devices such as bumps shall be installed on roadways within the Project so that ingress and egress traffic is slowed before entering portions of the Project designed to serve elderly persons. Appropriate signage shall also be utilized.

7. The Petitioner shall establish appropriate rules and regulations and mechanisms for their effective enforcement governing noise, utilization of common areas, parking of motor vehicles, riding of bicycles and the like with a view to ensuring the tranquility and peace of mind of the predominantly elderly population of the Project.

8. The water main serving the Project shall have the capacity as demonstrated by actual field testing, to deliver a sufficient volume of water at adequate pressure to comply with the fire ground formula (so-called) published by the Massachusetts Fire Academy, and utilizing the assumption that the two largest structures in the Project are simultaneously fully involved with fire (estimated volume to be approximately 2000 gallons per minute).

9. Except that by the issuance of this Comprehensive Permit, we hereby approve the below listed deviations from the normal requirements of the Zoning By-law:

a. A 15-foot buffer strip along the southeasterly 30-feet of the property in lieu of the 20-foot strip required;

b. A distance of 23 feet between elderly clusters and 25 feet distance between the family clusters and nearest elderly cluster in lieu of the 30 feet required;

c. The construction of 21 new parking spaces for a total of 79 spaces within the Project, rather than the 86 required;

d. Waiver, by virtue of the requirements of §21 of Ch. 40B, of the site plan review required by §V-F1 of the By-law.

all other provisions of the Zoning By-Law, all other By-laws and regulations of the Town of Hingham, shall be fully applicable to the Project and the New Facility shall be constructed and the Project maintained in conformance therewith.

Reasons for the Decision

The Hingham Housing Authority has determined that there is a great need for additional low-priced housing for the elderly, the handicapped and families of modest means. They have proposed a moderate-sized addition to the existing "Thaxter Park Housing Project" to fill, in part these needs. They have applied for state financial assistance and as a consequence thereof have been obliged to utilize the provisions of Ch. 40B of the Massachusetts General Laws which overrides in part the normal land-use approval process employed by the Town. The Housing Authority has been most sensitive to this shortcutting of normal processes and have gone to great lengths to, in fact, allow Town Boards and Committees any input into the Project which the statute might seek to limit. We are convinced that the Project is a worthwhile undertaking, appropriately conceived and located. The minor deviations we are allowing here coupled with the safeguards embodied in the conditions we have imposed, will provide the Housing Authority with the tools to create a Project all of the Town can view with pride and confidence.


JOHN P. RYAN


Martha Horn

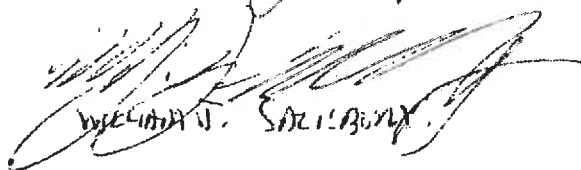

WILLIAM J. SALISBURY

EXHIBIT A

Set of schematic drawings entitled, "Thaxter Park, Thaxter Street, Hingham, MA.", prepared by Hammer Kiefer and Todd, Inc. of 196 Broadway, Cambridge, MA 02139, comprised of:

1. Cover Sheet showing Project Statistics, Drawing Index, Site and Locus Maps
2. Sheet C-1 - Existing Site Plan, Topographical Plan of Land dated Nov. 9, 1984, dated Feb. 7, 1985
3. Sheet C-2 - Existing Site Plan, Topographical Plan of Land dated Nov. 9, 1984, dated Feb. 7, 1985
4. Sheet C-3 - Site Plan, dated Jan. 30, 1985
5. Sheet C-4 - Existing Conditions & Site Plan # 2, dated Feb. 7, 1985
6. Sheet A-1 - Two Bedroom Family Unit-Plans/Elevations, dated Feb. 7, 1985
7. Sheet A-2 - Three Bedroom Family Unit-Plans/Elevations, dated Feb. 7, 1985
8. Sheet A-3 - Two/Three Bedroom Barrier-Free Units-Plans/Elevations, dated Feb. 7, 1985
9. Sheet A-4 - Elderly/Elderly Barrier-Free Unit-Plans/Elevations, dated Feb. 7, 1985
10. Sheet A-5 - Wall Section, dated Feb. 7, 1985
11. Sheet A-6 - Congregate Unit-Plans/Elevations, dated Feb. 7, 1985

RECEIVED

SEP 08 2026

TOWN CLERK
Hingham, MA

Town of Hingham
Zoning Board of Appeals
Application for a Comprehensive Permit
Pursuant to §20 et seq. of Ch. 40B Massachusetts
General Laws

of

Hingham Housing Authority (Petitioner)

(MODIFICATION OF DECISION)

At the request of the Hingham Housing Authority, and on the understanding among the Authority, the Executive Office of Community Development (including the Housing Appeals Committee of the Department of Community Affairs) and this Board, that a certain appeal of the Decision of this Board in this matter will be dismissed with prejudice as of the date hereof and no further appeal of this Board's decision as modified herein taken by or at the behest of any of the above-named parties, the Decision of the Board contained in Paragraph 9 is modified by deleting the existing Paragraph 9 and substituting in its place the following:

By the issuance of this Comprehensive Permit, we hereby approve the below listed deviations from the normal requirements of the Zoning By-Law:

- a. A 15-foot buffer strip along the southeasterly 30-feet of the property in lieu of the 20-foot strip required;
- b. A distance of 23 feet between elderly clusters and 25 feet distance between the family clusters and nearest elderly cluster in lieu of the 30 feet required;
- c. The construction of 21 new parking spaces for a total of 79 spaces within the Project, rather than the 86 required;
- d. Waiver, by virtue of the requirements of §21 of Ch. 40B, of the site plan review required by §V-F1 of the By-Law.

All provisions of the State Building Code shall be fully applicable to the Project and the New Facility shall be constructed and the Project maintained in conformance therewith.

In all other respects, the Decision remains unmodified and in full force and effect.

FOR THE BOARD OF APPEALS



JOHN P. RYAN
ACTING CHAIRMAN
5/17/85

TOWN CLERK'S

MAY 20 1985

HINGHAM, MASS.



TOWN OF HINGHAM

7 EAST STREET • HINGHAM, MASSACHUSETTS 02043 • (617) 749-1683

OFFICE OF
TOWN CLERK

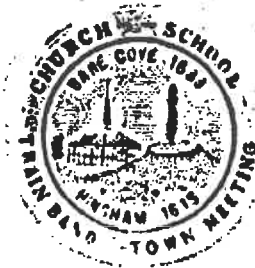
JOHN H. STUDLEY, CLERK

I certify that: (1) the foregoing is a true copy; (2) the original thereof was filed with me on May 20, 1985; (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 second day of July, 1985.

John H. Studley

Town Clerk of Hingham



REC'D JUL 10 1985 AT 3-02 PM AND RECORDED