



TOWN OF HINGHAM

Board of Appeals



NOTICE OF DECISION SPECIAL PERMIT

IN THE MATTER OF:

Applicant: Gill Research Park, LLC
60 Research Road
Hingham, MA 02043

Agent: Jeffrey A. Tocchio, Esq.
Drohan Tocchio & Morgan, P.C.
175 Derby Street, Suite 30
Hingham, MA 02043

Owner: Gill Research Park, LLC
60 Research Road
Hingham, MA 02043

Property: 73 Abington Street, Hingham MA 02043

Title Reference: Plymouth County Registry of Deeds, Book 58297, Page 284

Plan References: "Gill Research Drive, LLC – Layout Plan of Warehouse Facility" prepared by Crocker Design Group, dated October 7, 2022 (2 Sheets);

"Letter Dated December 7, 2023 from Drohan, Tocchio & Morgan with signage and lighting plans attached" prepared by Ezzi Signs (4 Sheets).

SUMMARY OF PROCEEDINGS

This matter came before the Board of Appeals (the "Board") on the application of Gill Research Park, LLC (the "Applicant") for a Special Permit A1 under § V-B of the Zoning By-Law (the "By-Law") and such other relief as necessary to install two (2) parallel building signs, where only one is permitted, at 73 Abington Street, located in both the Industrial Park District and the South Hingham Development Overlay District.

The Board opened a duly noticed public hearing on its Special Permit A1 application on December 12, 2023 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. The Board panel consisted of regular member Joseph Ruccio, Acting Chair, along with Associate Members Michael Mercurio and Lauren Galvin. The Applicant was represented by Jeffrey Tocchio, Esq. and Scott Golding, Esq. of Drohan Tocchio & Morgan, PC.

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

The property consists of 5.6± acres of land located on the northeasterly side of Abington Street. In 2019, the previous owner of the property obtained Site Plan Approval to redevelop the property to construct a commercial warehouse and office site that would consist of three buildings. They received the required approvals from the Planning Board, Conservation Commission and the Board of Health. In addition, the Zoning Board granted a Special Permit A2 under § III-E, 7 (floor area ratio).

In December of 2022, the Applicant filed for a Modification of this Special Permit, reducing the number of buildings from 3 to 2; this modification was granted by the Zoning Board.

On November 3, 2023, the Applicants applied for a Special Permit A1 for a second Parallel Building Sign on the 90,000 sf warehouse building that has been leased by CubeSmart Self Storage. The two proposed parallel building signs are to be 108± s.f. each. The proposed sign on the westerly façade of the building comprises only 2.5% of the wall area of the west elevation (4,418 s.f.) and is located over 150 linear feet from Abington Street. The proposed sign on the southerly façade of the building comprises of only 1.2% of the wall area of the south elevation (9,081 s.f.), and is located over 250 linear feet from Abington Street. The Zoning By-Law provides that one parallel building sign not to exceed 10% of the wall area of the building is allowed by the issuance of a building permit. Therefore, Petitioner seeks a Special Permit A1 to allow for the installation of one (1) of the two (2) parallel building signs for the 90,000± s.f. warehouse building.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the meeting, the Board made the following findings in accordance with the approval criteria under § I-H, 2 of the By-Law:

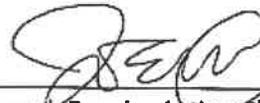
- a. **The proposed use will be in harmony with the general purpose and intent of the Zoning By-Law, for the following reasons:** The parallel building signage will be in harmony with the general purpose of the By-Law. The proposed second parallel building sign for the 90,000 square foot warehouse building, is to provide efficient identification of the property by customers traveling in vehicles. The parallel building sign is proportional to the size of the building.
- b. **The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law, for the following reasons:** The proposed parallel building sign for the warehouse will comply with the area requirements of the Zoning By-Law; both, in total, being below 10% of the wall area of the building.
- c. **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 located in the Industrial Park and South Hingham Development Overlay Districts and the proposed signage is consistent with signage used for similar uses on Abington Street.
- d. **The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated, for the following reasons:** There will be no adverse impact associated with the proposed signs as the proposed signage conforms with the requirements of the Bylaw.
- e. **There will be no nuisance or serious hazard to vehicles or pedestrians, for the following reasons:** The parallel building signs will increase visibility of the business in the warehouse building from both travel directions given the size of the building, the setback and the property size.
- f. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use, for the following reasons:** The Applicant has received all other required approvals and relief for construction and operation of the facilities at the property.
- g. **The proposed Project meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction, for the following reasons:** The Applicant has received all other required approvals and relief for construction and operation of the facilities at the property.

DECISION

Upon a motion made by Michael Mercurio and seconded by Lauren Galvin, the Board voted unanimously to grant the application of Gill Research Park, LLC, for a Special Permit A1 under § V-B of the By-Law, allowing a second parallel building sign for CubeSmart Self Storage on the 90,000 square foot warehouse building located at 73 Abington Street, in the Industrial Park and South Hingham Development Overlay Districts, subject to the following condition:

1. The Applicant shall install both building parallel signs in accordance with the approved signage plans attached to the letter of Drohan, Tocchio & Morgan, dated December 7, 2023, and the representations made during the hearing. As shown on the signage plans, the building parallel signs shall be externally lit with black acrylic gooseneck lighting fixtures with a white steady stationary light, and no other type of lighting.

For the Board of Appeals,



Joseph Ruccio, Acting Chair
December 20, 2023

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.