



# TOWN OF HINGHAM

## Board of Appeals

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Town Clerk  
Hingham, MA

### NOTICE OF DECISION SPECIAL PERMIT

#### IN THE MATTER OF:

**Applicant/  
Owner:** Massa Products Corporation  
280 Lincoln Street  
Hingham, MA 02043

**Subject Property:** 280 Lincoln Street, Hingham, MA 02043

**Deed Reference:** Plymouth County Registry of Deeds, Book 3957, Page 254

#### **Plan and Document**

**References:** Site Development Plans for 280 Lincoln Street, entitled "Building Addition and Testing Pond Expansion," prepared by Bohler, dated June 5, 2025 (12 Sheets);  
"Plot Plan," for 280 Lincoln Street, prepared by Bohler, dated June 5, 2025 (1 Sheet);  
"Building Partial Rebuild and Addition", prepared by Choo & Company, Inc., dated June 4, 2025 (8 Sheets);  
Drainage Report for Massa Products Corporation, entitled "Proposed Pond Expansion" prepared by Bohler, dated June 5, 2025 (134 pages);  
Application Amendment Requested, submitted by Bohler, dated July 9, 2025 (1 page);  
Plan entitled "Pond Slope Stabilization Design", prepared by Whitestone, not dated (5 Sheets).

#### SUMMARY OF PROCEEDINGS

This matter came before the Board of Appeals (the "Board") on the application of Massa Products Corporation (the "Applicant") for a Special Permit A1 under Section III-I.1.d(iii)(B) of the Zoning By-Law (the "By-Law"), and such other relief as necessary, to construct an addition to a pre-existing nonconforming commercial building, as well as the extension of an existing testing pond, located in the Industrial District.

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 of Appeals panel consisted of regular members Robyn Maguire, Chair, Paul K. Healey and Jed Ruccio. At the conclusion of the July 15, 2025 hearing, the Board voted unanimously to grant the requested Special Permit A1.

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 AND DISCUSSION**

The subject consists of approximately 201,411 SF of land in the Industrial District, located on the corner of Lincoln Street and Fottler Road.

Massa Products Corporation (the "Applicant"), was founded nearly 80 years ago by Frank Massa. It has operated in the same location in Hingham for 75 years. Today, the company remains family owned and operated as a women-led certified small business. Massa currently supplies approximately 60% of the sonar on the Virginia Class Submarine to the United States Navy (USN).

Massa Products Corporation owns the 4.62 acre property that includes the existing 70,000± SF facility. The existing building and parking areas are nonconforming in the following manner:

- The building and parking encroach into the 50' front-yard setback along Lincoln Street required under Section IV-B.1.;
- The parking area encroaches into the 50' front-yard setback along Fottler Road required under Section IV-B.1.;
- The north facing westerly portion of the building (behind 292 Lincoln Street) encroaches into the 25' side/rear setback required under Section IV-A; and

The new addition meets the required setbacks and height requirements in the Industrial District. The use, Light Industrial, §III-A, 6.2, is an allowed use in the Industrial District. The site plan also showed a "proposed sloped retaining wall to be designed and detailed by others" surrounding the testing pond that appeared to be within in the setback and did not show the height of the proposed retaining wall. If a retaining wall exceeds 6', it is considered a structure and cannot be located with the 25' rear setback. At the public hearing, the Applicant provided an updated plan showing that the wall of the testing pond was being composed of sloped concrete, and confirmed that it did not exceed 6' in height.

It is noted that some or all of the building encroachment results from a 1984 taking by MassDot along the Lincoln Street Right of Way. Pursuant to Section III-I.3.b of the By-Law as amended by ATM 2025 (Article 42), a nonconforming structure affected by a governmental taking may be altered extended by a Special Permit A1. Therefore, the applicant submitted a supplemental letter asking for the Special Permit A1 relief to be granted under both III-I.1.c and III-I.1.3.b of the By-Law.

## **FINDINGS**

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the hearing, the Board made the following findings in accordance with the Special Permit Approval Criteria under Section I-H, 2 and Section III-I.c:

- a. **Use of the site is in harmony with the general purpose and intent of the Zoning By-Law.** The existing use, Light Industrial, which will be maintained, is an allowed use within the Industrial District.
- b. **The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law.** Both the existing use within the Industrial District and the proposed addition comply with the Zoning By-Law.
- c. **The specific site is an appropriate location for such use, structure, or condition, compatible with the characteristics of the surrounding area.** The property has existed in the same location for 75+ years and is located in the Industrial District. It is also in close proximity to the Hingham Shipyard, and located near commercial, industrial, and residential development.
- d. **The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated.** Massa Products Corporation has conducted its business operation in the same location for 75+ years. The structure will be increasing, but the type and scale of the business is being maintained.
- e. **There will be no nuisance or serious hazard to vehicles or pedestrians.** The additional building square footage of the building and testing pond will not affect the parking areas or pedestrian walkways on the site.
- f. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** The proposed building expansion and testing pond expansion will allow Massa to continue to operate their existing business operation in an improved building and with an expanded and more efficient test pond that will allow for improved testing of their products.
- g. **The proposed Project meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction:** The property is served by public water and sewer. The proposed project has been designed to meet local and State stormwater requirements.

## DECISION

Upon a motion made by Paul K. Healey and seconded by Jed Ruccio, the Board found that the proposed alteration, reconstruction, extension, or structural change will not be substantially more detrimental to the neighborhood than the existing nonconforming structures and voted unanimously to GRANT to Massa Products Corporation a Special Permit A1 under Sections III-I.1.c and III-I.3.b of the Zoning By-Law (as amended at the 2025 Annual Town Meeting) to construct an addition to a pre-existing nonconforming commercial building, as well extend the existing testing pond, at 280 Lincoln Street, in the Industrial District, subject to the following condition:

1. The work shall be completed in accordance with the application and approved plans, any other applicable provisions of the Zoning By-Law, and the representations made during the public hearing.

For the Board of Appeals,



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Robyn Maguire, 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.