



TOWN OF HINGHAM

Board of Appeals

RECEIVED

DEC 23 2025

Town Clerk
Hingham, MA

NOTICE OF DECISION SPECIAL PERMIT

IN THE MATTER OF:

Applicant: Board of Water Commissioners
Record Owner: Board of Water Commissioners
210 Central Street
Hingham, MA 02043

Property: 0 Kilby Street, Hingham, MA 02043

Registered Land: Land Court Certificate of Title No. 22301

Plan and Document

References: Kilby Street Booster Pump Station Design Set (30%), prepared by APEX, dated November 2025 (14 sheets);
Image of proposed Booster Pump station (1 sheet).

SUMMARY OF PROCEEDINGS

This matter came before the Board of Appeals (the "Board") on the application of the Hingham Board of Water Commissioners (the "Applicants") for a Special Permit A1 under § III-A, 3.10 of the Zoning By-Law (the "By-Law") to construct a new booster pump station at 0 Kilby Street in the Official and Open Space District.

The Board heard the application at a duly advertised and noticed public hearing on Tuesday, December 16, 2025, during a meeting held remotely 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 panel consisted of regular members Robyn Maguire, Chair, Paul K. Healey, and Jed Ruccio. At the conclusion of the hearing, the Board voted unanimously to grant the requested relief.

Throughout the hearing, 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 property consists of 30,261 SF of undeveloped land at 0 Kilby Street, which is located in the Official and Open Space District. The Water Commissioners determined that a new booster pump station needed to be installed between the Turkey Hill water storage tank and the new Strawberry Hill water storage tank (located in Hull) to reduce the pressure head required at the water treatment plant to enable them to fill the Strawberry Hill tank. The 0 Kilby Street parcel was identified as the most optimal location for this needed equipment.

FINDINGS

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

- a) **Use of the site is in harmony with the general purpose and intent of the Zoning By-Law. A public utility building is a permitted use in the zoning district.** The Water Commissioners have identified the need for a pump station at this location to improve water service for the Town and the allowance of this use at the site will be a public benefit.
- b) **The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law.** The proposed booster station is an allowed use under §III-A, 3.10 and, subject to the dimensional variances granted in March, 2025, the use, building and site layout will comply with all applicable requirements of 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 lot is zoned as official and open space and is abutted by a residential district. The Applicant is proposing a structure that looks like a residential structure so that it will visually be compatible with the neighborhood. Mitigation plantings are also planned to provide foliage buffers to the project area.
- d) **The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated.** The lot is currently vacant. The proposed utility building will have a low traffic impact due to use of the site. The pumping operation will be conducted within the proposed structure, thus creating a low impact on the neighborhood.
- e) **There will be no nuisance or serious hazard to vehicles or pedestrians.** The parcel has a driveway for the Water Department staff. Traffic on and off the property will be low.
- f) **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** All utilities required for the operation of the pump station are available at the site and shown on the submitted plans.

- g) **The proposed Project meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The project team has designed a stormwater management system that complies with all required standards.

DECISION

Upon a motion made by Paul K. Healey and seconded by Jed Ruccio, the Board voted unanimously to grant a Special Permit A1 under §III-A, 3.10 of the By-Law, to construct a new booster pump station at 0 Kilby Street in the Official and Open Space 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,



Robyn S. Maguire, Chair
December 23, 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.