TOWN OF HINGHAM
Planning Board

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NOTICE OF DECISION
SITE PLAN REVIEW

IN THE MATTER OF:

Applicants:	Aidan Rooney 56 Canterbury Street Hingham, MA 02043	and	Khodar T. and Fatme A. Khalil 64 Canterbury Street Hingham, MA 02043
Owner:	Aidan Rooney 56 Canterbury Street Hingham, MA 02043		
Property:	Portion of 56 Canterbury Street, Hingham, MA 02346 identified as Parcel B on a Plan of Land recorded at the Plymouth County Registry of Deeds at Plan Book 69, Page 237		
Deed Reference:	Plymouth County Registry of Deeds, Book 26137, Page 290		
Plan References:	Site plan entitled, "Plan of Land, #56 Canterbury Street, Hingham, Massachusetts," prepared by Grady Consulting, LLC, dated April 22, 2024, with hand drawn edits submitted December 23, 2025 (1 Sheet)		

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Aidan Rooney and Khodar T. and Fatme A. Khalil (collectively, the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to authorize approximately 6,000 SF of clearing on a portion of 56 Canterbury Street in the Residence District C.

The Board opened a duly noticed public hearing on the application at a meeting held on February 9, 2026 both in person at Hingham Town Hall and remotely via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 temporarily suspending certain provisions of the Open Meeting Law. The Board panel consisted of its regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly and Gary Tondorf-Dick. The Applicant presented the

application to the Board. At the conclusion of the review, the Board voted unanimously to grant Site Plan Approval under § I-I of the By-Law with conditions set forth below.

Throughout its deliberations, the Board was mindful of the statements of the Applicant, its representative, and the comments of the general public, all as made or received at the public hearing.

BACKGROUND & DISCUSSION

The subject property consists of 93,522± SF of land overall, though the Board endorsed an Approval Not Required plan in May 2025 that divided two non-buildable parcels from the existing house lot. The purpose on the plan notes that "Parcels A & B are not to be considered buildable lots and are intended to be conveyed to abutting owners." Parcel A has since transferred, but Parcel B has not. The remaining 50,094 SF Lot 1 will be continue to support the existing dwelling at 56 Canterbury Street.

Also last May, the Co-Applicants and prospective purchasers of Parcel B, Fatme and Khodor Khalil, 64 Canterbury Street, cleared an approximate 6,000 SF portion of the 24,610 SF Parcel B. Since the area of disturbance exceeded the threshold for Minor Site Plan, the Building Commissioner issued a Stop Work Order. This application is intended to remedy the zoning violation. No additional work is proposed on the parcel.

Based on the submitted plan, 14 trees in excess of 6" in caliper were removed from the parcel. The Applicant indicated that many were in poor health and none of the removals were located in the Tree Yard, so no mitigation planting is required.

WAIVERS

Based upon the limited nature of this Minor Site Plan and the materials submitted, the granted waivers of submittal requirements under Section I-I.5.f (utility plan), g (landscape plan), h (tree protection and mitigation plan), I (grading and drainage plan), and j (construction schedule).

DESIGN AND PERFORMANCE STANDARDS

With the exception of the following, none of the Design and Performance Standards under Section I-I, 6. are applicable to this project:

a. **Land Disturbance**
   Total land disturbance associated with the project consists of approximately 6,000 SF. Drainage patterns and environmentally sensitive areas were not altered in connection with the work.

d. **Preservation of Existing Vegetation and Protected Trees**
   14 trees in excess of 6" in caliper were removed from the parcel. Since none of the removals were located in the Tree Yard, no mitigation planting is required.

e. **Limit of Clearing**
   Clearing was contained within the front half of the parcel. The rear of the property and the Tree Yard was not impacted by the project.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the hearings, the Board made the following findings in accordance with the Approval Criteria under § I-I,7. of the By-Law:

a. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.

b. The proposed development meets all applicable Design and Performance Standards.

MOTION

Upon a motion made by Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted unanimously to GRANT the application of Aidan Rooney and Khodar T. and Fatme A. Khalil for Site Plan Approval under § I-I of the Zoning By-Law to authorize approximately 6,000 SF of clearing on a portion of 56 Canterbury Street in the Residence District C, subject to the following conditions:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.

2. Maintenance of Protected Trees. Each Protected Tree retained shall be maintained in good health for a period of no less than twenty-four (24) months from the date of this Approval. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required o replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree.

For the Planning Board,

Tracy Shriver
March 9, 2026

In Favor: Gordon Carr, Kevin Ellis, Tracy Shriver, Crystal Kelly, and Gary Tondorf-Dick

Opposed: None

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded with the Plymouth County Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.