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Town Clerk
Hingham, MA

Hingham Planning Board
APPLICATION FOR A SPECIAL PERMIT A3 (§ I-H)

In association with: (check all that apply)

- Parking Waiver/Determination (§ V-A) Flexible Residential Development (§ IV-D)
 Common Driveway (§ V-I)

Application Date: 1/8/2026

Applicant*: Slow Coffee LLC
(*Record owner; if not record owner (e.g. purchaser, tenant), record owner must consent to application)

Project Address: 106 North St Hingham, MA 02043

Assessor Map/Lot(s): 61/68

Zoning District(s): Downtown Hingham Overlay District, Business A District

Title Reference (Book/Page or Certificate of Title): 59729/54

APPLICANT CONTACT INFORMATION

Name/Title: Anson Gao

Phone: 857-272-9008

Email: hi@slowlifeslowcoffee.com

Address: 206 King Philip St Weymouth 02190

CONTACT INFORMATION OF AUTHORIZED AGENT

(if different from Applicant – e.g. Attorney, Engineer, Contractor)

Name/Title: Xuheng Chen

Phone: 617-653-2703

Email: xuhengchen12@gmail.com

Address: 2 Crestview Dr Malden, MA 02148

SIGNATURES

APPLICANT OR AUTHORIZED AGENT:

Xuheng Chen
Name:

RECORD OWNER (if not Applicant):

Name:

SPECIAL PERMIT A3 APPLICATION CHECKLIST

<input checked="" type="checkbox"/>	Application Cover Sheet	
<input checked="" type="checkbox"/>	Check for application fee (\$500 made payable to the Town of Hingham)	
<input checked="" type="checkbox"/>	Attachment 1	A completed copy of this Checklist
<input checked="" type="checkbox"/>	Attachment 2	Narrative description of how the Project will satisfy the Special Permit A3 Criteria

***An Application will not be considered complete and review may be delayed if all required submissions are not included.**

Applicant is responsible for compliance with all provisions of the Zoning Bylaw governing Special Permits A3 applicable to its project.

NOTE: If, in accordance with Section I-G, peer review is required of any portion of the Special Permit A3 submissions you will be notified by Planning Department staff of the amount of peer review funds required to be deposited with the Town and the delivery deadline for receipt of such funds. If peer review funds are not timely delivered, the period of review may be extended.

Applicant acknowledges that it will be responsible for peer review fees (if applicable) in accordance with Section I-G of the Zoning Bylaw

Initials (required) XC

SPECIAL PERMIT A3 CRITERIA
(In association with a Parking Waiver/Determination)

Provide a brief narrative description under the following Approval Criteria of how the Project will satisfy the Criteria (see Section V-A.6 for review standards). If not applicable to the project, explain why it is not applicable.

Approval Criteria:

Sites that meet the following criteria are eligible for a Special Permit A3:

a. The parking is sufficient in quantity to meet the needs of the proposed project;

·Pursuant to Section V-A of the Zoning By-Law, with a proposed total of 16 seats, the project would ordinarily require approximately four (4) off-street parking spaces after application of the 25% parking reduction permitted within Business District A.

·Given the limited seating capacity, small scale of operation, and the pedestrian-oriented, shared-parking character of the downtown area, the anticipated parking demand is modest and can be reasonably accommodated by nearby on-street and public parking resources

b. Pedestrian access and circulation has been provided for;

·Safe and convenient pedestrian access to and from the site is provided. The project benefits from existing sidewalks and pedestrian infrastructure within the Downtown Hingham area, allowing patrons to safely access the premises on foot without creating conflicts with vehicular traffic.

c. New driveways have been designed to maximize sightline distances to the greatest extent possible;

·No new driveways or curb cuts are proposed as part of this project. As such, this criterion is not applicable. Existing access conditions will remain unchanged and will continue to function safely and efficiently.

d. It is impractical to meet these standards and that a waiver of these regulations will not result in or worsen parking and traffic problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings; and

·The proposed cafe is located at 106 North Street, within the Downtown Hingham Overlay District, along an established commercial street characterized primarily by on-street parking available on a first-come, first-served basis. Due to the dense, built-out nature of this active downtown commercial corridor, it is not practicable to provide four (4) dedicated off-street parking spaces on-site for exclusive use by restaurant patrons. The proposed cafe is located in an area specifically planned to rely on shared parking and pedestrian access. Granting the requested parking waiver will not result in or exacerbate parking or traffic congestion on-site or on surrounding streets, nor will it adversely affect abutting residential or commercial properties.

HINGHAM PLANNING BOARD

e. The granting of relief is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.

The requested parking relief supports the pedestrian-oriented character of Downtown Hingham and allows for continued safe and efficient access to the site. The proposal does not introduce new traffic conflicts and will not negatively affect vehicular or pedestrian circulation.