

Attachment 5 Design and Performance Standards Narrative (Section I-I-6)

Applicant: Slow Coffee LLC

Project: Slow Coffee – Change of Use from Retail to Café(Sit-down Restaurant)

Project Address: 106 North St Hingham, MA 02043

a. Land Disturbance

No land disturbance is proposed. All work is limited to interior renovations within the existing building.

b. Site Design

No changes to site layout, building placement, parking, access, or exterior features are proposed.

c. Character and Scale of Buildings

No exterior alterations are proposed. The existing building character and scale will be maintained.

d. Preservation of Existing Vegetation, Including Protected Trees

No exterior work is proposed. Existing vegetation and protected trees will not be affected.

e. Limit of Clearing

No clearing or grading is proposed.

f. Finished Grade

No changes to existing grades are proposed.

g. Stormwater Management

The project will not alter existing drainage or stormwater conditions.

h. Utilities

The project will utilize existing utilities. Any work is limited to interior connections only.

i. Pedestrian and Vehicular Access; Traffic Management

The proposed café is small in scale and is not expected to generate traffic impacts greater than prior retail use. No changes to access or parking are proposed.

j. Lighting

No new exterior lighting is proposed.