

SUBMITTAL REQUIREMENTS WAIVER REQUEST

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

Pursuant to Section I-I.9 of the Hingham Zoning By-Law, the Applicant respectfully requests waivers from the following Site Plan Review submittal requirements listed in Section I-I.5, as they are not necessary for this Application.

The proposed project is limited to interior fit-out only within an existing commercial building. No exterior work, land disturbance, grading, drainage alteration, or changes to site layout, parking, access, utilities, landscaping, lighting, or vegetation are proposed.

Accordingly, the Applicant requests waivers for the following items:

a. Existing conditions and locus plan, including wetlands information.

Reason: No exterior work, land disturbance, or site alteration is proposed.

b. Site layout plan showing parking, access, circulation, and exterior features.

Reason: No changes to site layout, parking, access, or exterior features. Detail sheets for driveways and parking areas

d. Detail sheets for driveways and parking areas.

Reason: No driveways or parking areas are being modified.

f. Utility plan showing exterior utilities and fire hydrants.

Reason: All utility work is limited to interior connections only.

g. Landscape plan.

Reason: No exterior work or landscape disturbance proposed.

h. Tree Protection and Mitigation Plan.

Reason: No exterior work; no trees affected.

i. Grading and drainage plan.

Reason: No grading, drainage, or stormwater changes proposed.

j. Construction schedule and construction traffic management plan.

Reason: Interior renovation only; no construction-related traffic impacts anticipated.

l. All Major Site Plan additional submittal requirements.

Reason: Project does not constitute a Major Site Plan under Section I-I.2.

The Applicant submits that the requested waivers will not adversely affect the Planning Board's review of the project, as the proposed work is limited to interior improvements only and does not involve exterior site conditions subject to the Site Plan Review Design and Performance Standards.

All required interior architectural plans, zoning information, and narrative materials are attached for the Board's review.