

TAB 4

Planning Department

Comment: _____

Applicant

Response: _____

Documents Included:

☐ Chart 1 & Map 1

PARCEL DATE SHEET

[illegible]

[illegible]

SOURCES USED FOR THIS STUDY

1. Parcel Identification (1,000-ft radius): Town of Hingham GIS Map — <https://www.hingham-ma.gov/163/GIS-Map> (or MassGIS Level 3 Parcels — <https://massgis.maps.arcgis.com — property tax parcel layer>)

2. Assessor building/lot data: Hingham Assessor's online database (Vision Government Solutions) — <https://gis.wysi.com/Hinghamma/> — search by address or owner name to open each parcel's Assessor card

3. Each row's 'Notes / Source Link' column should contain the direct VGIS parcel URL used, e.g.: <https://gis.vgsi.com/thingnameaParcel.aspx?pid=XXXXXX>

METHOD NOTES

- FAR is calculated as Gross Floor Area (SF) + Lot Size (SF), rounded to 2 decimals

- Living Area and Gross Floor Area are captured separately per the Assessor card — do not merge them

- If a parcel's card does not clearly separate GFA from Living Area, leave GFA blank and note it in Notes

- Condominiums / multi-record parcels: flag "Y" in the Multi-Unit/Condo Flag column for manual review

FAR Comparison — Properties Within $\pm 10\%$ of Subject Lot Size (709 Main Street)

Address	Period (Months)	Owner	Lot Area (sq ft)	Gross Floor Area (sq ft)	Volume (cu ft)	FAA	Year Built	Zoning District
70 MAIN STREET (MUNICIPALITY)	12-0-0-0	ARTIST CONNECTION MANAGEMENT, LLC	11,000.00	7750.00	421,000	0.14	1996	MB
670 MAIN STREET	12B-0-04	AMERICAN MOTORS, INC. & ALISON	35,794.00	13,620.00	69,050	0.45	2001	2K
665 MAIN STREET	12B-0-06	KNIGHTS OF KIDNEY & BROTHERLY LOVE, INC.	10,640.00	4,170.00	24,020	0.14	1991	MB
667 MAIN STREET	12B-0-07	SICCINO, MARION & HINCHMAN	34,520.00	10,000.00	59,940	0.29	1942	2K
666 MAIN STREET	127-0-02	STAN, WILLIAM & MARGARET, LTD.	35,790.00	7290.00	37,050	0.20	2001	MC
20 STELLA LANE	13B-0-08	QUEEN, PHILLIP A. & KATHY SCOTT	36,548.00	10,670.00	63,930	0.16	2008	MB
75 MAIN STREET	13B-0-07	THOMAS, ARNOLD G.	31,000.00	2,990.00	19,660	0.10	1988	MB
775 MAIN STREET	13B-0-08	THEOTIS BROTHERS & SONS	32,343.00	6,930.00	49,000	0.28	2001	MB
764 MAIN STREET	13B-0-09	HUBBARD, FRANK C. (SUCCE.)	14,590.00	5,700.00	29,050	0.16	1991	MB
764 MAIN STREET	13B-0-09	PODOLSKY, RALPH & IRVING A. BORDEN	34,730.00	5,640.00	27,470	0.17	1988	MB
5 GORRIE HILL, LANE	13B-0-09	PODOLSKY, RALPH & IRVING A. BORDEN	32,100.00	5,690.00	27,260	0.19	2001	MB
70 MAIN STREET	127-0-01	GLAZIER, DONALD & LUCILLE	30,797.00	6,700.00	52,900	0.28	1991	MC

Note: Subject of property (709 Main Street, highlighted) is shown for reference but excluded from the summary statistics below to avoid self-referential bias.

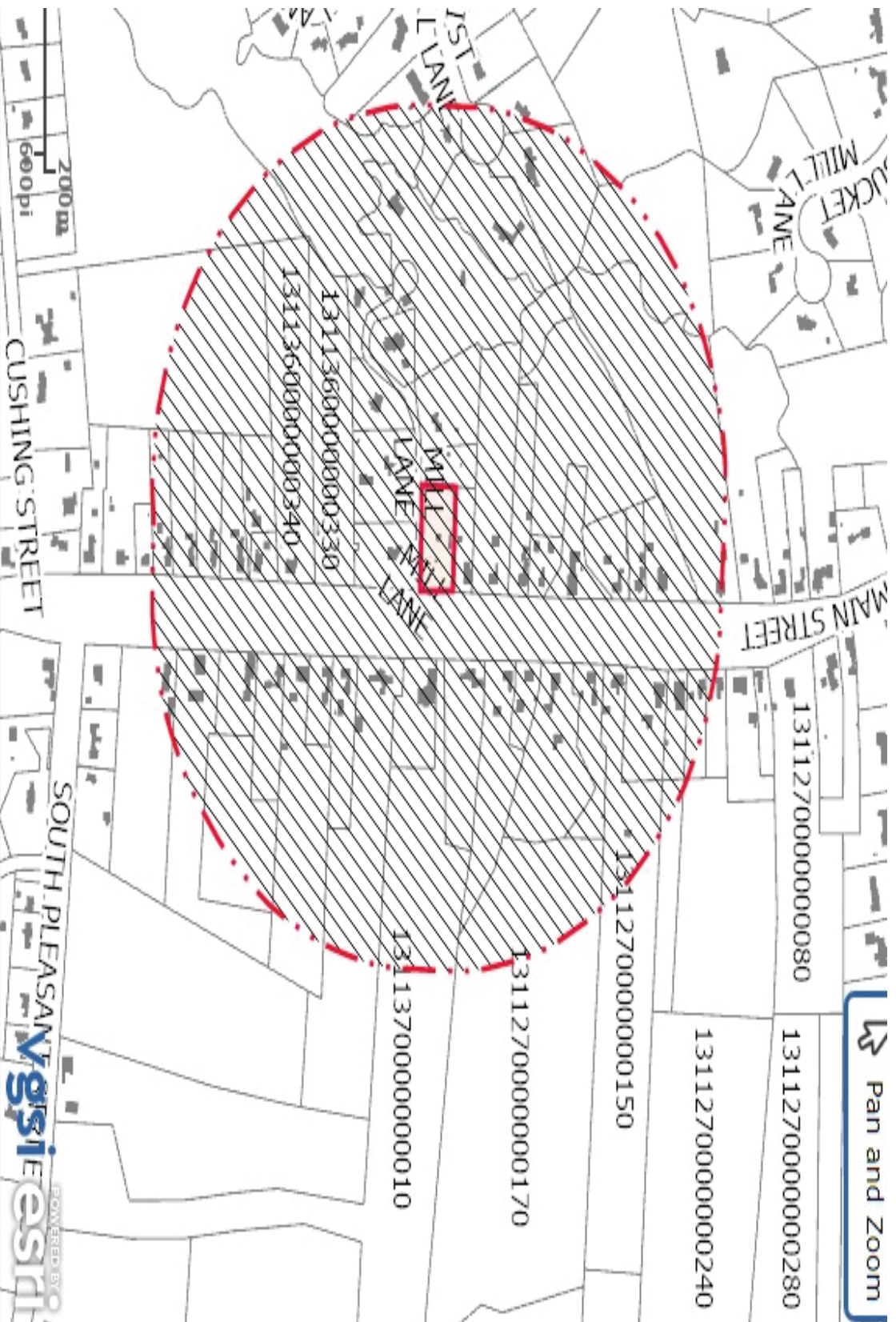
Summary Statistics (9) includes subject property.

Parameter (Comparison between subjects)	1100
Average FAD (good subject)	0.24
Median FAD (good subject)	0.22
Maximum FAD (good subject)	0.10
Minimum FAD (good subject)	0.45

709 MAIN STREET HINGHAM, MA
SITE RADIUS MAP

Parcel Radius Map — 1,000-ft Study Area

Source: Town of Hingham GIS Data (2019), Hingham GIS Data (2019), Hingham GIS Data (2019), Hingham GIS Data (2019)



Red dashed circle = 1,000-ft radius from subject property. Hatched parcels = properties captured in the parcel data set (see "Parcel Data" tab). Parcel ID numbers shown are Hingham Assessor Map's of Identifiers in unformatted form.

TAB 5

Planning Department

Comment: _____

Applicant

Response: _____

Documents Included:

☐ Chart 1, Chart 2, Sources 1

Neighborhood Gross Floor Area Ratio (FAR) Analysis

Methodology and Parcel Selection Criteria

Purpose

This exhibit has been prepared in response to the Planning Department's request for a Neighborhood Gross Floor Area Ratio (FAR) analysis. Its purpose is to provide a meaningful comparison between the proposed project and similarly situated residential properties within the surrounding neighborhood.

Methodology

Comparable properties were selected based upon lot area, with the analysis focusing on residential parcels having a land area within approximately $\pm 10\%$ of the subject property's lot size. This methodology was selected to provide an equitable comparison among properties with similar development potential and to minimize distortions that can occur when comparing substantially different parcel sizes.

Parcel Selection Criteria

Several residential parcels located across Main Street contain significantly larger land areas that are affected by wetlands, conservation restrictions, or other physical site constraints. Although these parcels are geographically close to the subject property, they are not similarly situated from a land-use or development standpoint. Their large lot areas and constrained buildable land result in FAR values that are not representative of properties with comparable development characteristics.

Accordingly, those parcels were not included in the comparison. The accompanying FAR comparison table and neighborhood location map focus on properties of generally comparable size and development potential, providing a more objective and meaningful basis for evaluating the proposed project.

Conclusion

The enclosed methodology, comparison table, and neighborhood location map are submitted together to satisfy the Planning Department's request for a Neighborhood Gross Floor Area Ratio (FAR) analysis and to provide a clear, consistent, and objective comparison of similarly situated residential properties.

FAR Comparison — Properties Within ±10% of Subject Lot Size (709 Main Street

Subject Property Lot Size (SF)

33,600

±10% Range (SF)

30,24036,960

Comparison Basis

Only parcels in 'Parcel Data' with Lot Size (SF) between B4 and C4 are included below. This isolates similarly-sized lots and excludes larger/smaller parcels that would otherwise skew the FAR comparison.

Address	Parcel ID (Map/Lot)	Owner	Lot Size (SF)	Gross Floor Area (SF)	Living Area (SF)	FAR	Year Built	Zoning District
709 Main Street, Hingham, MA 02043	126-0-52	Ahern Construction Management LLC	33,600	7,952	4,714	0.24	1996	RB
675 Main Street	126-0-44	Anderson Michael Lain & Alison	35,774	15,932	8,450	0.45	2001	XX
681 Main Street	126-0-46	Kroetsch Andrew & Heavey Mairaad	30,443	4,373	2,452	0.14	1991	RB
687 Main Street	126-0-47	Second Parish in Hingham	34,525	10,006	5,994	0.29	1742	XX
694 Main Street	127-0-21	Staab William & Rachael TT	35,719	7,296	3,715	0.20	2001	RC
20 Mill Lane	136-0-28	Green Shawn D & Katie Scott	30,458	10,997	6,574	0.36	2018	RB
735 Main Street	136-0-37	Temple Anne G	31,209	2,994	1,864	0.10	1988	RB
737 Main Street	136-0-38	Trotter Benoit P & Sara	32,341	8,916	4,900	0.28	2001	RB
741 Main Street	136-0-39	Holliday Alan C & Lucile J	36,590	5,760	2,610	0.16	1991	RB
745 Main Street	136-0-40	Cookson Emily T & Freeman J Borden (Townley Gamage Budde Family Trust)	34,730	5,843	2,472	0.17	1988	RB
5 Grist Mill Lane	136-0-59	Parks Katherine L & Deltman Kurt L TT (5 Grist Mill Lane Realty Trust)	32,300	5,992	2,782	0.19	2011	RB
738 Main Street	137-0-11	Glad Tidings Realty LLC	30,797	8,700	5,570	0.28	1991	RC

Note: Subject property (709 Main Street, highlighted) is shown for reference but excluded from the summary statistics below to avoid self-referential bias.

Summary Statistics (excludes subject property)

Parcels in Comparison Set (excl. subject)

Average FAR (excl. subject)

Median FAR (excl. subject)

Minimum FAR (excl. subject)

Maximum FAR (excl. subject)

Subject Property FAR (709 Main St. reference c

11

0.24

0.20

0.10

0.45

0.24

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