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AUG 13 2026

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)

August 10, 2026

Application Date: _____

Applicant*: Big Day Fitness LLC

(*Record owner; if not record owner (e.g. purchaser, tenant), record owner must consent to application)

Project Address: 19 Main Street, Hingham, MA 02043

Assessor Map/Lot(s): 61-0-132

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

Title Reference (Book/Page or Certificate of Title): Book 23778, Page 207

APPLICANT CONTACT INFORMATION

Name/Title: _____
Phone: _____
Email: _____
Address: _____

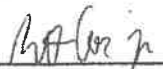
CONTACT INFORMATION OF AUTHORIZED AGENT

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

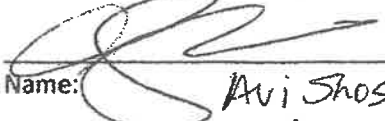
Name/Title: _____
Phone: _____
Email: _____
Address: _____

SIGNATURES

APPLICANT OR AUTHORIZED AGENT:


Name: Robert Gasdia Jr.

RECORD OWNER (if not Applicant):


Name: Avi Shoss
Hingham Square LLC
Special Permit A3 Application-2023

SPECIAL PERMIT A3 APPLICATION CHECKLIST

☒	Application Cover Sheet	
☒	Check for application fee (\$500 made payable to the Town of Hingham)	
☒	Attachment 1	A completed copy of this Checklist
☒	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) RG

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;

Big Day Fitness will limit parking demand through advance reservations, limited group sizes, and staggered arrivals and departures. Each group is limited to six members and one coach. At opening, only one group will operate at a time; at full operation, no more than two groups will operate simultaneously, for a maximum of 12 members. Sessions will be 45 minutes and scheduled hourly, leaving a 15-minute interval. There will be no walk-in, unstaffed, or open-gym use. The principal hours are 5:00-11:00 a.m. Monday-Friday and 7:00-11:00 a.m. Saturday, with Tuesday and Thursday sessions from 4:00-7:00 p.m. Consistent with the Board's recent health-club determination, the ITE rate of eight spaces per 1,000 square feet, after the 25% Business A reduction, produces a requirement of nine spaces. This is an increase of two spaces over the former use's historical requirement. Submitted parking-observation photographs show available on-street and downtown public parking. Members will use first-come public parking. The parking supply and these controls are sufficient for the use

b. Pedestrian access and circulation has been provided for;

Pedestrian access is unchanged as a result of this project. The public sidewalk on Main Street will continue to provide safe access to the existing storefront entry. Members will arrive only for previously scheduled sessions, so attendance is known and limited. No exterior changes to sidewalks, pedestrian routes, parking areas, or site circulation are proposed. Interior renovations will comply with applicable accessibility and building-code requirements

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

Not applicable. The project is an interior renovation of an existing tenant space. No new driveway, curb cut, parking area, or change to existing vehicular access is proposed.

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

Granting the requested parking relief will not create parking or traffic problems on the property or surrounding streets. Big Day Fitness will control parking demand by limiting each small group to six members and one coach, requiring advance reservations, and prohibiting drop-in or open-gym use. Sessions will last 45 minutes and be scheduled hourly, providing a 15-minute interval for arrivals and departures. Attendance will be predictable and limited throughout the day, avoiding unplanned parking surges. The project is an interior-only reuse and will not change the existing building or site circulation. These operational controls, together with the downtown public parking supply, will prevent the use from worsening parking, traffic, or pedestrian-safety conditions or adversely affecting nearby properties. Because the property already exists in its developed downtown configuration, strict compliance with any standard requiring construction of additional on-site parking is impractical, and a waiver is appropriate.

- 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 determination or relief is consistent with the By-Law because it allows the re-use of an existing downtown commercial tenant space without expanding the building or changing exterior access. The permitted health-club use will operate at controlled times and only through scheduled, coached sessions. Existing pedestrian and vehicular circulation will remain unchanged, and the proposal will not increase the likelihood of an accident or impair access and circulation.

SPECIAL PERMIT A3 CRITERIA
(In association with a Flexible Residential Development)

Provide a brief narrative description under each of the following Special Permit A3 Criteria of how the Project will satisfy each Criteria (see Section I-F, 2.a for review standards). If you believe any of the Criteria are 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. *Use of the site is in harmony with the general purpose and intent of this By-Law;*

- b. *The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law;*

- c. *The specific site is an appropriate location for such use, structure, or condition, compatible with the characteristics of the surrounding area;*

- d. *The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated;*

e. *There will be no nuisance or serious hazard to vehicles or pedestrians;*

f. *Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use;
and*

g. *The proposal meets accepted design standards and criteria for the functional design of facilities, structures,
stormwater management, and site construction.*

SPECIAL PERMIT A3 CRITERIA
(In association with a Common Driveway)

Provide a brief narrative description under each of the following Special Permit A3 Criteria of how the Project will satisfy each Criteria (see Section I-F, 2.a for review standards). If you believe any of the Criteria are 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. *Use of the site is in harmony with the general purpose and intent of this By-Law;*

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f. *Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use;
and*

g. *The proposal meets accepted design standards and criteria for the functional design of facilities, structures,
stormwater management, and site construction.*
