



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

RECEIVED
AUG 31 2026
Town Clerk
Hingham, MA

In association with: (check all that apply)

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

Application Date: August 27, 2026

Applicant*: Sharp Street, LLC and DLB Tactical, Inc.
(*Record owner; if not record owner (e.g. purchaser, tenant), record owner must consent to application)

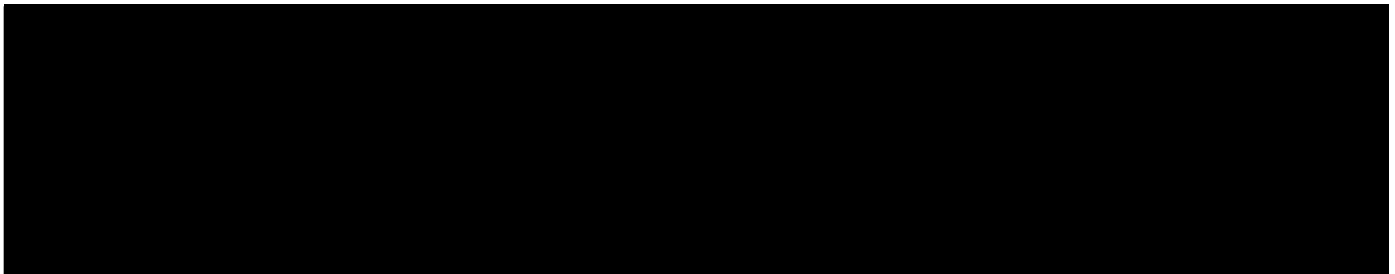
Project Address: 60 Sharp Street

Assessor Map/Lot(s): 216 / 23

Zoning District(s): Industrial Park District/South Hingham Development Overlay District

Title Reference (Book/Page or Certificate of Title): Title No. 94290

APPLICANT CONTACT INFORMATION



CONTACT INFORMATION OF AUTHORIZED AGENT

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

Name/Title: Jeffery Tocchio / DTM Law, P.C.

Phone: 781-749-7200

Email: jtocchio@dtm-law.com

Address: 175 Derby Street, Suite 30, Hingham, MA 02043

SIGNATURES

APPLICANT OR AUTHORIZED AGENT:


Name: Jeffery Tocchio, for Applicant

RECORD OWNER (if not Applicant):

Name: _____

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) 

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;*

See Supplement to Application submitted herewith.

- b. Pedestrian access and circulation has been provided for;*

See Supplement to Application submitted herewith.

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

See Supplement to Application submitted herewith.

- 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*

See Supplement to Application submitted herewith.

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.*

See Supplement to Application submitted herewith.

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;*

N/A

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

N/A

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

N/A

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

N/A

HINGHAM PLANNING BOARD

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

N/A

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

N/A

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

N/A

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;*

N/A

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

N/A

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

N/A

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

N/A

HINGHAM PLANNING BOARD

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

N/A

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

N/A

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

N/A

Supplement to Application
60 Sharp Street

The Applicants, Sharp Street, LLC and DLB Tactical, Inc. (“UDT – Hingham”), seek a Special Permit A3 Parking Determination for the existing 34,594± square foot commercial building located at 60 Sharp Street, Hingham (the “Property”) in conjunction with the proposed lease of a 5,785± square foot portion of the building to UDT – Hingham to operate a personal safety training facility. The Property is located within the Industrial Park District/South Hingham Development Overlay District. Sharp Street, LLC is the owner of the Property, and UDT – Hingham will be the lessee and operator of the training facility.

The Property consists of approximately six (6) acres of land on the north side of Sharp Street. In 2008, Sharp Street, LLC received a Special Permit A2, with Site Plan Review, for the conversion of the then-existing 24,000± square foot manufacturing facility to a 34,000± square foot medical/professional use, enlarging the parking area, and upgrading the septic system and constructing a new drainage system for the Property. At present, there are four (4) tenant spaces within the building, and 142 parking spaces onsite. UDT – Hingham proposes to occupy the space previously leased by Orkin to operate its personal safety training facility.

I. UDT – Hingham

UDT – Hingham offers its members classes and personal instruction training in self-defense and conditioning and in simulation-based tactical training. The self-defense and conditioning class offerings include Pilates, women’s self-defense, Brazilian Jiu-Jitsu, close quarter combat, and flexibility training. Simulator-based and tactical training classes range from basic firearm safety to responses in simulated situations (i.e., identification, response, and adjustments to evolving situations).

The facility will operate as a high-end fitness/training studio, with various flex training areas used for conditioning, weight training, self-defense or simulator-based training, depending upon programming schedules. UDT – Hingham will offer small classes and appointment-based individual training. Classes will typically have a 5 to 1 student instructor ratio, with a maximum of approximately 15 members and 3-5 instructors. Classes are typically in 30, 60 and/or 90-minute increments (e.g., a 30-minute Jiu-Jitsu class or 90-minute self-defense class), and will be staggered throughout the day with minimal to no overlap. The facility anticipates operating Monday-Saturday from 7 a.m. to 7 p.m., with reduced hours on Sunday (i.e., 8 a.m. to 1 p.m. or 10 a.m. to 4 p.m.).

UDT – Hingham members are grouped by attained patch-based levels (similar to karate belt colors) and participate in classes with similarly classified participants. UDT – Hingham members will typically participate in 3 to 5 classes or private lessons per month. UDT – Hingham anticipates that the maximum number of members and instructors within the facility at any one time will be 25, with significantly fewer on a regular basis.

II. Occupancy of the Remainder of the Building

The other tenants within the building are South Shore Therapies, All Points ABA and South Shore Veterinary.

a. South Shore Therapies

South Shore Therapies provides high-quality occupational therapy, speech and language services, and feeding therapy for children. It occupies 21,125± square feet of tenant space within the building. The tenant space is fit-out with office spaces, numerous “gym” therapy rooms, as well as multiple client waiting areas and employee areas (e.g., cafeteria and break rooms). As South Shore Therapies uses the “art of playing” as part of certain therapeutic services, the therapy rooms are larger spaces that are fit-out with mats and equipment (e.g., swings, ball pits, climbing structures, etc.).

South Shore Therapies has a total of 46 employees, although not all employees work on the same days. The maximum number of clients seen per hour at the facility is 26, with therapy sessions varying in length, and South Shore Therapies experiences an approximately 25% appointment cancellation rate. All of South Shore Therapies’ clients are children who are driven to and from the facility by a parent or caregiver. South Shore Therapies operates Monday – Thursday from 8:00 a.m. to 7:00 p.m., Friday from 8:00 a.m. to 5:00 p.m., and Saturday from 8:00 a.m. to 3:00 p.m.

b. All Points ABA

All Points ABA provides one-on-one Applied Behavior Analysis (ABA) services tailored to meet the unique needs of individuals with autism and other developmental disabilities. It occupies 4,834± square feet of tenant space within the building. All Points ABA currently has 21 employees. The average number of clients within the space between 9:15 a.m. and 3:30 p.m. is 6, with a peak of 14 clients within the space between 3:30 p.m. and 5:30 p.m. Clients are dropped off and picked up at scheduled times (9:15 a.m., 12:30 p.m., 2:30 p.m., 3:30 p.m. and 5:30 p.m.), such that client vehicles do not park onsite for extended periods. All Points ABA operates Monday – Friday from 8:30 a.m. to 5:30 p.m.

c. South Shore Veterinary

South Shore Veterinary is a veterinary clinic. It occupies 2,850± square feet of tenant space within the building. South Shore Veterinary employs 2 full-time veterinarians and 1 part-time veterinarian. A total of 3-4 lay staff work at the premises at one time, resulting in a maximum 7 employee occupancy. South Shore Veterinary typically schedules 3-4 appointments per hour of the day, and twice weekly 4-6 surgical patients are dropped off by their owners between the hours of 8-9 a.m. and stay for the day. The clinic operates Monday from 8:00 a.m. to 7:00 p.m., Tuesday from 8:00 a.m. to 5:00 p.m., Wednesday and Thursday from 9:00 a.m. to 5:00 p.m., Friday from 9:00 a.m. to 4:00 p.m., and is closed on weekends. A Special Permit A3 Parking Determination was granted in 2013 when South Shore Veterinary became a tenant in the building.

III. Parking Analysis

a. Classification of the Uses Under § V-A

None of the four tenancies within the building fits squarely within the use classifications under the Schedule of Off-Street Parking Requirements set forth in § V-A of the By-Law. The Applicants therefore classify each tenancy in a manner that best reflects how each space is actually staffed and operated, producing parking demand figures grounded in the real operations of the building.

As part of the Special Permit A3 issued in 2013 to South Shore Veterinary, the Planning Board determined that the veterinary clinic was classified under the “Professional Office” use, which requires five (5) parking spaces per 1,000 square feet of gross floor area. The veterinary use operates on an appointment basis with a defined professional staff, and the scale of the tenancy (2,850± square feet) is consistent with the office-type spaces for which that classification is designed. The Professional Office standard yields 14.25 spaces for South Shore Veterinary — a figure that comfortably exceeds the actual occupancy of the space (a maximum of 7 employees plus 3-4 appointments per hour) and is therefore conservative.

Similarly, All Points ABA most aptly is classified under the “Professional Office” classification — as it also operates on an appointment basis with a defined professional staff and is fit-out with professional office spaces. For All Points ABA, the Professional Office standard yields 24.17 spaces — a figure that comfortably exceeds the actual occupancy of the space (21 employees plus clients arriving at scheduled drop-off and pick-up times).

The 21,125± square foot South Shore Therapies tenancy, by contrast, does not aptly fit any use categories under § V-A. It is not a conventional professional or medical office use. As South Shore Therapies employs the “art of playing” in its pediatric therapies, the majority of its floor area consists of oversized “gym”-style therapy rooms — fit-out with mats, swings, ball pits and climbing structures — that are each typically occupied by a single therapist and a single child during a session, together with a cafeteria, break rooms and other employee areas that generate no independent parking demand. A square footage-based classification applied to this space would produce a parking figure bearing no relationship to the number of persons ever actually present within it. The parking demand of South Shore Therapies is therefore properly calculated based upon the staffing and operations of the facility, as set forth in subsection b, below.

The proposed UDT – Hingham personal safety training facility most aptly fits within the “Recreation” use classification, which requires one (1) parking space per three (3) persons at capacity use, yielding 8.33 spaces based upon the facility’s maximum occupancy of 25 members and instructors. Because UDT – Hingham’s members are adults who will drive themselves to and from classes and appointments individually, however, the Applicants adjust the parking demand for UDT – Hingham upward from the Recreation standard, based upon the staffing and operations of the facility, as set forth in subsection b, below.

b. Projected Parking Demand

The parking demand of South Shore Therapies is calculated from the staffing and operations of that facility. South Shore Therapies has 46 total employees (although not all employees work the same days), and sees a maximum of 26 clients per hour. All of its clients are children who are driven to the facility by a parent or caregiver, such that each client in session accounts for a single vehicle, whether the parent remains onsite in a waiting area during the session or departs and returns for pick-up. Assuming that all 46 employees are onsite simultaneously and that all 26 client sessions in a given hour are filled, the maximum projected parking demand of South Shore Therapies is 72 spaces (46 employee vehicles + 26 client vehicles). Actual demand will routinely fall below this maximum given staggered employee schedules and the approximately 25% appointment cancellation rate.

The parking demand of UDT – Hingham is likewise calculated from the staffing and operations of that facility, adjusted upward from the 8.33 spaces that the Recreation standard would generate. Assigning every member and instructor a separate vehicle — no carpooling, drop-offs or shared arrivals — the maximum occupancy of 25 persons results in a maximum projected parking demand of 25 spaces. Actual demand will routinely fall well below this maximum: a typical class consists of no more than 15 members and 3-5 instructors, classes are staggered throughout the day with minimal to no overlap, and members typically attend only 3 to 5 classes or private lessons per month.

Note b to the Schedule of Off-Street Parking Requirements under § V-A, 2 of the By-Law provides for a fifteen percent (15%) reduction in the parking requirement for parking facilities exceeding 100 spaces. The parking facility at the Property well exceeds 100 spaces, and the Note b reduction accordingly applies. The projected parking demand for the building as a whole is as follows:

Tenant	Tenant Space (SF)	Basis of Parking Demand	Projected Parking Demand (Spaces)
South Shore Therapies	21,125±	Staffing and operations: 46 employees + 26 clients per hour (one vehicle per pediatric client, driven by a parent)	72
All Points ABA	4,834±	Professional Office: 5 spaces/1,000 SF of GFA	24.17
South Shore Veterinary	2,850±	Professional Office: 5 spaces/1,000 SF of GFA	14.25
UDT – Hingham	5,785±	Recreation (1 space/3 persons at capacity), adjusted upward to one vehicle per occupant at maximum capacity (25 persons)	25
Subtotal	34,594±		135.42

Tenant	Tenant Space (SF)	Basis of Parking Demand	Projected Parking Demand (Spaces)
Note b Reduction		15% reduction for parking facilities exceeding 100 spaces	(20.31)
Total			115.11

The total parking requirement of 115.11 spaces — 116 spaces — is exceeded by the 142 existing onsite spaces by more than 25 spaces. The onsite parking in fact accommodates even the unreduced maximum of 135.42 spaces, a figure built entirely upon maximum-occupancy assumptions — all 46 South Shore Therapies employees onsite at once with every appointment slot filled, and all 25 UDT – Hingham members and instructors arriving simultaneously in separate vehicles — that will not occur in ordinary operation. Day-to-day demand will run materially below the maximum, and, as set forth in subsection c below, the periods of peak demand for the proposed and existing uses do not coincide.

c. Hours of Operation of the Existing and Proposed Uses (§ V-A, 2, Note b)

Note b to the Schedule of Off-Street Parking Requirements under § V-A, 2 of the By-Law addresses the parking requirement for a mixture of uses sharing a single lot. The demand profiles of the four tenancies at the Property make this an ideal mixture of uses for shared parking, because their respective peak demands occur at different times of the day and week. The hours of operation of the three existing tenants and the proposed UDT – Hingham use are as follows:

Tenant	Hours of Operation
UDT – Hingham (proposed)	Monday–Saturday, 7:00 a.m.–7:00 p.m.; Sunday, reduced hours (8:00 a.m.–1:00 p.m. or 10:00 a.m.–4:00 p.m.)
South Shore Therapies	Monday–Thursday, 8:00 a.m.–7:00 p.m.; Friday, 8:00 a.m.–5:00 p.m.; Saturday, 8:00 a.m.–3:00 p.m.; closed Sunday
All Points ABA	Monday–Friday, 8:30 a.m.–5:30 p.m.; closed Saturday and Sunday
South Shore Veterinary	Monday, 8:00 a.m.–7:00 p.m.; Tuesday, 8:00 a.m.–5:00 p.m.; Wednesday–Thursday, 9:00 a.m.–5:00 p.m.; Friday, 9:00 a.m.–4:00 p.m.; closed Saturday and Sunday

The hours of the proposed UDT – Hingham use complement, rather than compound, the parking demands of the existing tenants in several respects:

1. UDT – Hingham’s earliest weekday classes (beginning at 7:00 a.m.) will occur and largely conclude before the other tenants open — South Shore Therapies and South Shore Veterinary open no earlier than 8:00 a.m. (9:00 a.m. at the veterinary clinic on Wednesday through Friday), and All Points ABA opens at 8:30 a.m.

2. During weekday evenings, when UDT – Hingham anticipates its heaviest class attendance, the parking demand of the existing tenants falls sharply: South Shore Veterinary closes by 5:00 p.m. on Tuesday through Friday (7:00 p.m. on Monday only), All Points ABA closes at 5:30 p.m. following its final 5:30 p.m. client pick-up, and South Shore Therapies closes at 5:00 p.m. on Friday and winds down toward its 7:00 p.m. close on Monday through Thursday.
3. The midday and early-afternoon weekday hours in which South Shore Therapies and All Points ABA experience their heaviest client volumes are the hours in which UDT – Hingham’s programming consists of light, appointment-based individual training rather than its larger evening classes.
4. On Saturdays, South Shore Veterinary and All Points ABA are closed, leaving only South Shore Therapies (open 8:00 a.m. to 3:00 p.m.) sharing the parking area with UDT – Hingham; and on Sundays, UDT – Hingham will be the sole use operating at the Property, with the entire parking area available to serve its reduced Sunday schedule.

The parking demands of the four tenancies are thus staggered across the day and across the week. Each tenant — and each tenant’s employees, members, clients and patients — will find ample parking available onsite when needed, and the existing onsite parking fully serves all four tenancies, consistent with Note b.

Based on the foregoing, the Applicants request that the Board make the following findings in accordance with the Review Standards under § V-A, 6. of the By-Law:

- a. The parking is sufficient in quantity to meet the needs of the proposed project.
- b. Safe pedestrian access and circulation have been provided for — as no changes are proposed to the existing access and circulation.
- c. No new driveways are proposed and there are no changes proposed to the existing driveways.
- d. It is impractical to meet one or more of the Design Standards and that a waiver of such Standards will not result in or worsen parking, traffic or pedestrian safety problems on-site or on the surrounding streets or adversely affect the value of abutting lands and buildings.
- e. Except as specifically provided under subsection d above, the proposed parking area(s) meet applicable Design Standards.
- f. The granting of this Special Permit is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.