

Old Ship Church Review Period Summary and Proposal

September 17, 2020

Thank you for the opportunity to work with the Old Ship Church Committee during the review period to study both 90 Main Street for a new Parish Hall and 107 Main Street for redevelopment to help fund the new Parish Hall. It was a busy couple of months, the Committee was very accommodating helping with meetings, discussions and the numerous site visits with our team of consultants. The Committee's knowledge of each property including much of the history was very helpful for our analysis.

Both properties provide unique opportunities. Taking a careful approach with the neighbors, Town officials and State agencies will be required to work through the multiple levels of permitting. The purpose of the extensive review period was to help identify where challenges will likely be encountered. A number have been identified, they are the type of challenges we have managed on a number of our developments over the past 30 years. Below is a summary of our review period findings. Full reports from each consultant are also attached.

Review Period Summary (numbers correspond to binder tabs)

A. Title: The 90 Main Street property was deeded in 3 separate parcels. The first parcel was from Captain Joshua Hobart "To all Christian people to whom these presents shall come" in 1681, the second parcel was from Albert Fearing in 1870 and the third was from Elizabeth Blake Sidders in 1944. 107 Main Street was deeded from Virginia Leach Archer in 1956. We did not find any title concerns. (reports are in tabs 1 & 2). The title company will require typical closing conditions for conveyance of 107 Main Street.

1. Title Commitment 90 Main Street , Fidelity National Title Insurance Company, July 17, 2020
2. Title Commitment 107 Main Street, Fidelity National Title Insurance Company, July 17, 2020

B. Building Surveys: Building Survey s were conducted at 107 Main Street on August 8th and August 27th by FJ Storch Building Inspections and Test -All Environmental Services. The building has a number of issues and potential code compliance concerns identified in the FJ Storch Building Inspection Report (tab 3). Asbestos was confirmed in almost all the non-wood floors and on pipes in the basement. Significant lead paint exists on almost all the exterior and on approximately 80% of the interior surfaces of the structure, see the Test-All Environmental Services report (tab 4). This will require full replacement and/or restoration of all exterior trim and siding. The interior will need to have all trim and plaster removed to make sure the interior is lead free for future occupants.

3. Building Inspection Report, 107 Main Street, FJ Storch Building Inspections, August 8, 2020
4. Asbestos & Lead Paint Inspection, 107 Main St, Test-All Environmental Services, Sept 2, 2020

C. Environmental: PES Associates Environmental Engineering Services PES conducted site visits on July 21, August 3 and August 11. Excerpts from reports are quoted herein. The assessment for 90 Main Street "revealed no evidence of recognized environmental conditions" and "PES does not recommend any further environmental investigation at the Site at this time". For 107 Main Street there is outstanding concern related to a 1,000 gallon fuel oil underground storage tank (UST) issued a permit in 1977. Soil borings and ground - penetrating radar (GPR) were performed in an attempt to locate the UST. The GPR identified an unknown anomaly that might be the UST. The assessment for 107 Main Street " did not reveal any evidence of recognized environmental conditions with the Site, except for: A 1,000 fuel oil UST permit with no closure or removal documents". Therefore "PES recommends excavating in the area of the potential UST to determine whether the unknown anomaly is a UST" see PES reports (tabs 5 & 6)

5. Phase 1 Environmental Site Assessment, 90 Main Street, PES Associates Environmental Engineering Services, September 2, 2020

6. Phase 1 Environmental Site Assessment/ Limited Subsurface Investigation, 107 Main Street, PES Associates Environmental Engineering Services, September 8, 2020

D. Geotechnical: Borings were performed on August 19, 2020 by McArdle Gannon Associates Engineers & Consultants (MGA). Excerpts from their report are quoted herein. "The Sub surface profile encountered in the borings general consists of about 5 ± feet of existing fill soils underlain by natural granular deposits". MGA recommends removing the approximately 5 ± feet of fill in the building foundation area, the natural granular deposits are suitable for the proposed Parish Hall building. No major geotechnical issues were found at 90 Main Street . See the MGA report (tab 7)

7. Geotechnical Engineering Report, 90 Main Street, McArdle Gannon Associates Engineers & Consultants, August 28, 2020

E. Archaeological: The Public Archaeology Laboratory , Inc. (PAL) performed a site visit on July 7th at 90 Main Street. Excerpts from their Summary Report (tab 8) include "The Massachusetts Historical Commission (MHC) holds a Preservation Restriction (MGL c. 184, ss. 31-33) on the property" ... "The Old Ship Church Board of Trustees, submitted a Project Notification Form (PNF) to the MHC. In a response letter dated March 9, 2020, the MHC indicated that the construction project includes surface and subsurface ground impacts within potentially undisturbed portions of the property" "The MHC has recommended an intensive (locational) archaeological survey (950 CMR 70) be conducted to locate and identify important archaeological resources" "The intensive survey will need to be conducted under State Archaeologist's Permit (950 CMR 70-71) issued by the MHC to a professional archaeologist with previous experience in this region of Massachusetts and with historical period cemeteries". This intensive (locational) archaeological survey is provided for in Phase 1 of our proposal below.

8. Public Archaeology Laboratory, Inc. Summary Report , September 11, 2020

F. Engineering: A concept level site plan for 90 Main Street was prepared by Crocker Design Group following meetings with the Committee. (see tab 9)

9. Crocker Design Group , 90 Main Street Concept Plan, August 25, 2020.

G. Architectural: Concept floor plans were prepared by Stefan Vogelmann (see tab 10)

10. Stefan Vogelmann concepts, August 18, 2020

H. Legal/Permitting: The Drohan Tocchio & Morgan PC (DTM) law firm reviewed the proposed plans for the new Parish Hall and provided a summary of their Memorandum summarizing their review. Excerpts from Memorandum include "The Property is located in the Residence A zoning district and Pear Tree Hill Local Historic District " " A church or other place of worship, parish house, rectory, convent, and other religious institutions is an institutional use permitted in the Residence A zoning district, pursuant to Section III- A.3.I of the By-Laws, subject to Special Condition 8 of Section III- B." "The potential parish house complies with all setback requirements. The height of the building is to be determined; however, with the significant grade variations on the site and height of the Old Ship Church, we do not foresee that proposing a three -story structure would likely present and issue for the Planning Board." "In our view, parking will be a primary focus of the Board' s review. Four onsite parking spaces are proposed as part of the potential project. The parking regulations of the Hingham Zoning By- laws require 1 space per 3 seats for Churches & Funeral Parlors. The parish house will be used for a variety of uses, including office, meeting space, classroom , nursery, storage and fellowship hall." ..."Thus, consistent with the Dover Amendment and Special Condition 8 of the Zoning By-laws, the question will be the number of spaces reasonable required to support the use based on legitimate municipal concerns." "Overall, we believe that viable arguments can be presented to the Planning Board that parking for the new parish house will not create new/additional parking issues" ..." In addition to Site Plan Review by the Planning Board, the potential parish house project will require issuance of a Certificate of Appropriateness from the Hingham Historic Districts Commission, as the Property is located within the Pear Tree Hill Local Historic District." (see tab 11)

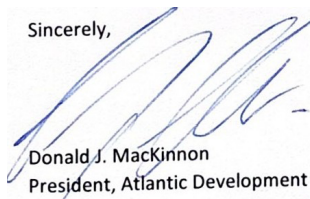
11. Drohan Tocchio & Morgan PC, Memorandum , September 10, 2020

I. Lincoln School Apartments: The Town has expressed an interest in acquiring a portion of the 107 Main Street property for a future expansion of the Lincoln School apartments. Tab 12 has two (2) plans, the first was provided by Tim White as their initial concept expansion plan. The second is a revised concept that allows for the same size expansion of the building but in a revised layout that would allow our proposal to move forward.

12. Union Studio, Potential Multi family Addition, January 23, 2018 and Crocker Design Group, Proposed Lot Exhibit , September 14, 2020

We are prepared to move forward, our original February 19th proposal has been refined based on our findings during the review period. I've provided a schedule of activities from start to occupancy of the new Parish Hall and a summary of business terms below. Our proposal includes the option for the new Parish Hall to be built by our team at 90 Main Street on a turnkey basis or if the Church prefers, we will make a lump sum payment to the Church. The Church can select which direction they prefer after we obtain permits from the Town.

Sincerely,



Donald J. MacKinnon
President, Atlantic Development