

Shipyard could have a pharmacy

By Carol Britton Meyer

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HINGHAM - For the second time in as many months, a pharmacy is being proposed in Hingham.

Last week, developer Samuels and Associates floated a proposal for a pharmacy as part of the mixed-use redevelopment of the former Hingham Shipyard. Samuels is currently negotiating with CVS.

Plans to build a CVS with a drive-through at the intersection of Cushing and Derby streets is also on the table.

The Samuels plan calls for a 11,970-square-foot pharmacy with two drive-through windows off Shipyard Drive East near Route 3A in place of the bank and daycare center previously proposed for the lot.

“We think a pharmacy is a terrific complement to the mix of uses proposed at the Shipyard,” said Vice President of Development Leslie Cohen. “With the movie theater, restaurants, health club, market, and other general retail, a pharmacy provides for the everyday needs of commuters, Shipyard residents, and the surrounding community.”

Cohen said Samuels is still considering daycare proposals “for somewhere on the property.”

The planning board approved this modification to the earlier plan at a recent hearing, with some conditions related to grading, drainage, parking lot lighting, elevations, and architectural design.

Cohen said that overall, there will be a decrease in traffic from the previous proposed use and fewer sewer and water impacts. The new plan calls for an increase in green space, along with screening and other landscaping. The natural slope of the property will hide the parking lot from Route 3A. There will be pedestrian access to the pharmacy.

The architecture will be in keeping with the rest of the development – “clapboard, brick, glass, and roof features,” Cohen said.

There will be about 30 to 35 cars an hour during the morning peak hours, and about 100 an hour during the peak evening hours. This is 70 fewer cars an hour in the morning and 130 fewer vehicles during the evening peak than was anticipated for the daycare and bank use.

However, there would be more traffic during the mid-

day Saturday time period than under the previous plan because the daycare facility would have been a weekday use.

The plans show six more than the required 60 parking spaces.

Brian Curtis, who owns the CVS building in Hingham Square, asked if Samuels is aware of the intentions of the managers of the downtown CVS if a new CVS is built at the Shipyard.

Cohen did not have any information to share along these lines. Curtis said the Square CVS is on the last five years of its lease.

Planning board member Susan Murphy said she has “a suspicion that if there’s a CVS in the Shipyard, the one in the Square may not be there for long.”

Fellow board member Sarah Corey said it would be “an unfortunate thing of we lose the downtown CVS pharmacy.”

Another CVS is located just outside Hingham at the former Harborlight Mall location on Route 3A. There is also a Rite Aid on Route 3A near Starbucks across from Downer Avenue and another CVS in Jackson Square in East Weymouth about a mile from the Hingham town line.

The idea behind Samuels’ mixed-use development is for people to be able to accomplish what they need to in one trip – one-stop shopping, dining, and relaxing.

The development is well under construction, Samuels said: “We’ll be closing in the shells of the buildings by this May.”

About half of the tenants are expected to open shop this summer, with a grand opening planned for Spring 2010. The Patriot Cinema theater will be among the first businesses to open its doors.

Other tenants include Old Navy; Bed, Bath and Beyond; Fresh Market; Bodyscapes; and two restaurants along the waterfront – Alma Nove featuring Italian Food and Estes, a French restaurant. Other eateries include Pizza Palooza and Qdoba, a fast-casual Mexican restaurant.

“Things have been a little slower than expected due to the economy, but there are a lot of interested parties and we’re pleased with the way things are going,” Cohen said.

The zoning board of appeals will review the pharmacy proposal on Jan. 29 at 8 p.m.

<http://www.wickedlocal.com/hingham/archive/x497801587/Shipyard-could-have-a-pharmacy>