

Minutes  
Regular Meeting

July 18, 2016

**HINGHAM PLANNING BOARD**  
July 18, 2016 @ 7:00 PM – Central North

**Present:** Planning Board Members, **Judith S. Sneath, Chairman, William C. Ramsey, Clerk and Gary Tondorf-Dick.** Also present: Community Planning Director, Mary Savage-Dunham, Dolores DeLisle, Administrative Assistant

<b>Planning Board Agenda</b>
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7:00 PM      Request for Modification of Definitive Subdivision: Christina Estates at Baker Hill  
Approval is sought for a Modification of the approved plans from conditions of the Certificate of Action dated 1/10/2000 and modifications to the Approved Subdivision plans

Old/New Business:

1. Review and Adoption of Minutes – June 13, 2016
2. Administrative Reports
3. Discussion of Planning Board Nominees for Historic Districts Commission Vacancy

<b>Hearing(s)</b>
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7:10 PM      Request for Modification of Definitive Subdivision: Christina Estates at Baker Hill  
Approval is sought for a Modification of the approved plans from conditions of the Certificate of Action dated 1/10/2000 and modifications to the Approved Subdivision plans

Present were applicants Tom Corcoran and Tom Duggan of Tom & Tom Realty Trust LLC accompanied by Gabe Crocker, PE, CHA, Dan Saley, CHA and Jeffrey Tocchio, Legal Counsel. Susan Murphy, Special Town Counsel and John Chessia, Peer Review Engineer for the Board were also in attendance. Mr. Ramsey, Acting Chair, called the meeting to order and opened the floor to Mr. Tocchio, who presented an overview of the requested waivers, referencing CHA memorandums of 7/11 and 7/12/16, as follows: 1) COA IV.13 – 4’ Deep Sumps in Drain Manholes; 2) COA IV.16 2.5 Feet of Cover for Drain Structures & Utilities. Mr. Tondorf-Dick asked if they had looked at the pipe. Mr. Tocchio responded they had not. 3) COA V.7 – Tree Planting within Detention Basin 2-1. Mr. Tondorf-Dick referenced the “Definitive Subdivision Plan entitled “Christina Estates” commonly known as Baker Hill dated January 10, 2000. Section Iv-Drainage; Paragraph 2; was read: “Drainage systems shall be designed so as to avoid the flooding of downstream properties through the maintenance of existing rates of runoff”, and Paragraph 12 was read: “At no point in time shall the detention basins hold water for a period of time longer than thirty-seven (37) hours, after a defined storm event has ended. In site visits by the Planning Board to Baker Hill in 2015 and 2015, it was observed that detention basin 2-1 was overgrown by invasive species and not maintained that an inspection was required to determine why the algae laden standing water was not draining. It was observed that the invasive species and vines are preventing the natural native species from growing and providing the natural over story. In order to provide a functioning detention basin, the basin needs to be cleaned and the invasive species need to be removed and replaced with natural species. Mr. Tocchio stated that, due to the passage of 16 years including the bankruptcy, healthy, diverse and dense vegetation has taken root in the basin areas. Mr. Tondorf-Dick expressed concerns regarding the growth of invasive species, noting a 7/16/16 report from Ivas Environmental. Mr. Tocchio stated that the report made some good maintenance points. Ms. Murphy said that this issue was not appropriate to come before the Planning Board. The memo was of questionable origin and outside of the purview of the Board. Mr. Tondorf-Dick stated he had done homework on the original approval, with questions on natural versus not natural plantings. Ms. Murphy noted that there were legitimate questions, but that some were related to the overall question of subdivision completion, and not necessarily the focus of the application before the Board at this time.

4) COA V.7 Lot 5 – Row of Arborvitae Plantings. The Board discussed that there is established natural vegetation in this area. John Chessia was asked for an update and response regarding Detention Basin 2-1 plantings. He stated that the original intent for tree plantings was to screen abutters. Basically, trees would be 8 ft. evergreens planted 20' from the top of the downhill slope creating the screen. Mr. Tondorf-Dick stated again that invasives should be removed. Ms. Sneath added that the intent of screening has been fulfilled and, if invasives were removed, other natural growth would flourish. Ms. Murphy referenced Condition #7 from the Town Planner's 7/18/16 Draft of Requests and Findings based upon the Record, stating that the purpose of a buffer zone was to provide visual and special separation for abutters and is the responsibility of the Homeowners Association. 5) COA V.7 – Plantings along Rear of Lot 26. Mr. Tondorf-Dick stated that the view was not screened yet and houses could still be seen when the Board last viewed this area. He added that a plan showing the modifications was needed; 6) COA IX 9.4 – Two Vehicle Gravel Parking along Baker Hill Drive for Open-Space. Mr. Tondorf-Dick said that storage items need to be removed. Snow removal is to be managed by the Homeowner's Association; 7) COA IX 9.8 – Open Space Post & Rail Fencing. 8) COA IX 9.9 – Walking Path Construction Lots 5, 6 & 7. Mr. Tondorf-Dick stated that drainage should also be a maintenance point; 9) COA IX 9.9 – Walking Path Construction Lots 10-13. Mr. Tondorf-Dick is concerned with the maintenance of the storm drain; 10) COA IX 9.9 Walking Path Construction Lots 30-33. Mr. Tondorf-Dick stated that the walking path should be widened. Mr. Crocker said it was already done.

The Chair opened the meeting to the floor. Valerie Earl handed out copies of a presentation she had prepared for the Board, stating that the bond reduction request should be held back until several items in her report were satisfied, which included invasive plants in the detention basin, clearing of the trench, planting of appropriate trees and an unsafe walkway along a path with a protruding rock and drainpipe. Mr. Tocchio said that they would take a look at it. Ms. Murphy noted that there appear to be some legal issues. Several abutters stated their strong support for Tom & Tom Realty Trust's handling of the project.

Mr. Tondorf-Dick requested the Board conduct a site visit. Mr. Ramsey and Ms. Sneath said that they had participated in an earlier visit and felt no need to do so again, suggesting that Mr. Tondorf-Dick do so informally.

The Chair presented the Applicant's 7/12/16 Request for Bond Reduction and the 12/3/15 Hydrant Inspection and Compliance memorandum from Captain Damstra. The Board made a Motion, Seconded and **So Voted** to Approve the Request for Bond Reduction in the amount of \$8,970.

The Chair stated that the hearing would need to be continued. Meeting dates were discussed, and the Applicant requested to continue the hearing to 7/27/16. A motion was Made, Seconded and **So Voted** to Continue the Hearing to July 27, 2016.

As there was no other business, the meeting adjourned at 9:40 PM

Respectfully submitted,

Dolores A. DeLisle  
Administrative Assistant