

Minutes
Regular Meeting

July 27, 2016

HINGHAM PLANNING BOARD
July 27, 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

Planning Board Agenda

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

Hearing(s)

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

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 Planning Board were also in attendance.

Mr. Ramsey, Acting Chair, called the meeting to order and advised the Board and applicant that every vote must be unanimous for approval. He then turned the floor over to Mr. Tocchio who gave a recap of the site walk, and, referenced the July 27, 2016 site walk re-cap memo. He noted that the July 27 memo replaces the submittal of July 26 and the two changes were the proposal for timber posts on the steep trail, and, the relocation of the proposed trees to the top of detention basin 2-1 on exhibit A-1. The Board and applicant team then had a lengthy discussion regarding how best to manage invasives in detention basin 2-1, and, Mr. Tocchio explained that a strategy was identified and discussed in the memo of July 27. Mr. Ramsey made a motion to incorporate the 7-27-16 memo into the record and as part of the application. The Board seconded and approved the motion. The discussion then focused on street trees, and, the obstacles to planting them along the entire subdivision roadway. Difficulties range from topography, site control, underground utilities and private drainage structures, compounded by the fact that there is no street tree easement in place on this development. The Board noted that the applicant did plant street trees on the frontage under their control. Ms. Murphy then explained to the Board that she had reviewed Mr. Tocchio's memo on whether consents are needed on the application, and said that she agreed with the position that the changes are de minimus and that consents are not required in this instance. The Board then discussed detention basin 2-1 in depth and also received public comment. After public comment the Chair asked if the Board had any more questions. The Board had no further questions on any of the requests. The Chair then closed the hearing and the Board deliberated on each request, making findings, and identifying potential conditions of approval. The Board Moved, Seconded and So Voted to Approve and/or Approve with Conditions on each request individually.

After voting on the requests the Board then voted on the request to release bond monies being held for the Lot 26 screening, and, the street trees. After a brief discussion the Board moved, seconded and so voted to release bond monies in the amount of \$26,550 for the Lot 26 Buffer

(\$16,200) and the street trees (\$10,350) because those items were waived. The Chair said that the peer review engineer would need to review the as-built and inspect the site and provide the revised Cost to Complete before additional bond funds would be released.

Gary Tondorf-Dick returned the Hingham Harbor Report borrowed on July 11, 2016.

As there was no other business, the meeting adjourned at 9:30 PM

Respectfully submitted,

Mary Savage-Dunham,
Town Planner