



# TOWN OF HINGHAM

## Planning Board



### NOTICE OF DECISION SITE PLAN REVIEW

#### IN THE MATTER OF:

Applicant/Owner: 3 Planters Field Lane Hingham, LLC  
c/o Brian Roberts  
6 Howe Street  
Hingham, MA 02043

Agent: Jeffrey Hassett, P.E.  
Morse Engineering Company, Inc.  
10 New Driftway  
Scituate, MA 02066

Property: 3 Planters Field Lane, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 57485 Page 250

Plan References: "3 Planters Field Lane (Assessor's Parcel: 26-14), Hingham, Massachusetts," prepared by Morse Engineering Company, Inc., 10 New Driftway, Scituate, MA, dated March 30, 2023 and revised through April 19, 2023 (1 Sheet)

"New Single Family Residence for: Roberts Design Construction, Inc.," prepared by Prea Design, Inc., 5 Ringbolt Road, Hingham, MA, dated March 17, 2023 and Sheet A9 revised through April 11, 2023 (8 Sheets)

"Landscape Plan," prepared by Sean Papich Landscape Architecture, 222 North Street, Hingham, MA, dated March 17, 2023 and revised through April 12, 2023 (1 Sheet)

#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of 3 Planters Field Lane Hingham, LLC (the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the

“By-Law”) to reconstruct a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at 3 Planters Field Lane in Residence District A.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on May 15, 2023 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 temporarily suspending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Kevin Ellis, Chair, Gordon Carr, and Tracy Shriver. Jeffrey Hassett, P.E., Morse Engineering Company, Inc., presented the application to the Board. The Board was assisted in its review by Patrick Brennan, P.E., PGB Engineering, LLC, P.C. At the conclusion of the review, the Board voted unanimously to grant Site Plan Approval under § I-I of the By-Law with conditions set forth below.

Throughout its deliberations, the Board was mindful of the statements of the Applicant, its representative, and the comments of the general public, all as made or received at the public hearing.

## **BACKGROUND**

The subject property consists of 22,227± SF of land and is improved by a single-family dwelling, paved driveway, landscaping, lawn areas, ledge outcrops, and several trees. The proposal calls for demolition of the existing dwelling and paved driveway, and construction of a new dwelling with an attached garage, paved driveway, retaining walls, hardscaping and landscaping. The project proposes a total land disturbance of 19,500 SF – 9,700 SF of which is in areas with a slope greater than 10% – and net cut of 376 CY.

Runoff from the roof of the dwelling will direct into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone and overflow from the subsurface infiltration system will discharge to a small depression at the southern corner of the property. Additionally, runoff from the proposed driveway will collect in a trench drain and discharge into a crushed stone trench. Existing water, sewer and gas services are proposed to be replaced and electric and communication utilities will connect underground. Proposed erosion controls include a mulch sock along the down-gradient perimeter of the work, silt sacks in catch basins, and a stabilized construction entrance. One Protected Tree (10-inch cherry) is proposed for removal, requiring 5” of mitigation planting. The Applicant proposes two-3” caliper red maple trees to be planted in the Tree Yard as well as numerous other trees, shrubs, and plantings throughout the property. Finally, the Applicant proposes to remove ledge with a combination of blasting and hammering and notes that the contractor will be licensed, insured and obtain all applicable permits.

In addition to staff, the Board’s civil peer review engineer Patrick Brennan, PGB Engineers, reviewed this project to evaluate conformance with MassDEP Stormwater Management Standards (SMS) and best engineering practices. Mr. Brennan’s initial report included comments related to inspection ports, stormwater infiltration system details, silt sack location, and ledge removal. The Applicant provided revisions that address all of Mr. Brennan’s comments.

During the course of the hearing, the Board raised questions and comments related to ledge removal. There was no public comment.

## **WAIVERS**

The Applicant requested waivers of submittal requirements under § I-1, 5.1(ii) Site Lighting Plan, and (iii), Transportation Impact Analysis given the residential nature of the project.

## **DESIGN AND PERFORMANCE STANDARDS**

### **a. Land Disturbance**

The project proposes a total land disturbance of 19,500 SF – 9,700 SF of which is in areas with a slope greater than 10% – and net cut of 376 CY. Much of the development area is within the footprint of the existing dwelling and previously maintained areas. The project is designed to maintain the existing drainage patterns and reduce the rates and volumes of stormwater runoff.

### **b. Site Design**

The placement of the proposed dwelling is in the same general location as the existing dwelling and will not detract from the site's scenic qualities and will blend with the natural landscape to the greatest extent practicable.

### **c. Character and Scale of Buildings**

The project is designed to fit the character and scale of existing developments in the neighborhood.

### **d. Preservation of Existing Vegetation and Protected Trees**

One Protected Tree (10-inch cherry) is proposed for removal, requiring 5" of mitigation planting. The Applicant proposes two-3" caliper red maple trees to be planted in the Tree Yard as well as numerous other trees, shrubs, and plantings throughout the property.

### **e. Limit of Clearing**

One Protected Tree (10-inch cherry) is proposed for removal and a mulch sock will follow along the down-gradient limit of work.

### **f. Finished Grade**

The proposed grades conform to those that exist to the greatest extent practicable, with most of the proposed grading in in the southerly portion of the site. Ledge removal is proposed to utilize a mix of hammering and blasting.

### **g. Stormwater Management**

Runoff from the roof of the dwelling will direct into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone and overflow from the subsurface infiltration system will discharge to a small depression at the southern corner of the property. Additionally, runoff from the proposed driveway will collect in a trench

drain and discharge into a crushed stone trench. Proposed erosion controls include a mulch sock along the down-gradient perimeter of the work and silt sacks in catch basins.

**h. Utilities**

Existing water, sewer and gas services are proposed to be replaced and electric and communication utilities will connect underground.

**i. Pedestrian and Vehicular Access; Traffic Management**

A relocated new paved driveway is proposed to provide adequate access to the site. There are no changes proposed with respect to traffic management or pedestrian access.

**j. Lighting**

Typical residential lighting is proposed with this project.

**FINDINGS**

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the hearings, the Board made the following findings in accordance with the Approval Criteria under § I-1,7. of the By-Law:

- a. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards.

**MOTION**

Upon a motion made by Kevin Ellis and seconded by Tracy Shriver, the Board voted unanimously to GRANT the application of 3 Planters Field Lane Hingham, LLC for Site Plan Approval under § I-1 of the Zoning By-Law, with a waiver of submittal requirements under Sections I-1, 5.1(ii) and (iii) related to a Site Lighting Plan and Transportation Impact Analysis, to reconstruct a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at 3 Planters Field Lane in Residence District A, subject to the following conditions:

- 1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
- 2. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before issuance of a Building Permit.

3. Limits of Work; Tree Protection Areas. During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area. Without limiting the foregoing, Protected Trees to be retained shall be surrounded by temporary protective fencing or other appropriate measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Protective barriers shall be large enough to encompass the Critical Root Zone of all Protected Trees to be preserved. Inspection of the protective barriers shall be required before issuance of a Building Permit.
4. Parking During Construction. All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day.
5. Inspections. Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control, limits of work, and the approved drainage and stormwater system installed for the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.
6. As-Built Plan Requirement. Upon project completion an as-built plan must be submitted to the Building Commissioner prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans.
7. Maintenance of Protected and Replacement Trees. Each Protected Tree retained, and all new trees planted to mitigate the removal of Protected Tree(s), shall be maintained in good health for a period of no less than twenty-four (24) months from the date of final inspection, or issuance of a Certificate of Occupancy, if applicable. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required to replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree or new tree.

For the Planning Board,



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Kevin Ellis

May 18, 2023

**In Favor:** Kevin Ellis, Gordon Carr, and Tracy Shriver

**Opposed:** None

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded with the Plymouth County Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.