



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant: Goose Holdings LLC
1714 Beacon Street
Brookline, MA 02445

Owner: Vineyard Lane LLC
1 Nashua Street, Apt. 2102
Boston, MA 02114

Agent: Darren Grady, P.E.
Grady Consulting, LLC
71 Evergreen Street
Kingston, MA 02364



Property: Lot 2 Vineyard Lane, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 57634, Page 221

Plan References: "Landscape Plan," prepared by Sean Papich Landscape Architecture, 222 North Street, Hingham, MA, dated July 6, 2023 (1 Sheet)

"Schematic Design Plans," prepared by Aprea Design, Inc., 5 Ringbolt Road, Hingham, MA, dated May 23, 2023 (8 Sheets)

"Site Plan, Lot #2 Vineyard Lane, Hingham, Massachusetts" prepared by Grady Consulting, LLC, 71 Evergreen Street, Kingston, MA, dated June 28, 2023 and revised through July 27, 2023 (6 Sheets)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Goose Holdings LLC (the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") and in

accordance with a Certificate of Action dated January 19, 2023, as amended, to construct a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at Lot 2 Vineyard Lane in Residence District B.

The Board opened a duly posted public hearing on the application at a meeting held remotely on August 14, 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, Rita DaSilva, Tracy Shriver, and Gary Tondorf-Dick. Paul Seaberg, P.E., Grady Consulting, LLC, 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 Board approved a 4 lot subdivision at 261 Gardner Street (Vineyard Lane) in January 2023, including a drainage lot and Limited Residential roadway. Condition 2a. of the Certificate of Action (COA) requires Site Plan Review, given the level of land disturbance associated with this project (common plan of development resulting in more than 1 acre of land disturbance). The Applicant of the Definitive Subdivision received Site Plan Approval for two of the new house lots (Lots 3 & 4), the roadway, and the drainage lot (Lot 5) in April 2023. Lot 1 consists of the existing dwelling at 261 Gardner Street and will remain as is. The present application from the new Applicant is for the final lot of the subdivision (Lot 2). With the exception of a new landscape plan and architectural plan for Lot 2, nothing has changed from the January 2023 approval.

The subject lot consists of 38,570± SF of land and is currently vacant, consisting of lawn area with trees along the north and east property lines. The proposal calls for construction of a new three-bedroom dwelling, a paved driveway, hardscaping, and landscaping. The project constitutes a net fill of 465 CY.

Runoff from the driveway will direct to a sand filter for treatment and then discharge to a subsurface infiltration system consisting of concrete chambers surrounded by crushed stone. Runoff from the roof of the dwelling will also discharge into the subsurface infiltration system. A new septic system will serve the dwelling in addition to water, gas, and underground electric and communication utilities. A silt sock is proposed as a perimeter erosion control barrier around the downgradient limits of work and a construction entrance is shown at the location of the proposed driveway entrance. The plans do not show any trees to be removed and there are tree protection measures included on the plans. While no tree mitigation is required, the landscape plan shows five new trees to be planted in addition to numerous shrubs and plantings.

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 stormwater infiltration system details, permeable paver detail, and extension of the proposed silt sock. 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 stormwater and easements off of the project site. There was no public comment.

WAIVERS

The Applicant requested waivers of submittal requirements under § I-I, 4.i Site Lighting Plan given the residential nature of the 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-I,6. of the By-Law:

- a. Protection of abutting properties against detrimental uses by provision for surface water drainage, fire hydrant locations, sound and site buffers, and preservation of views, light and air, and protection of abutting properties from negative impacts from artificial outdoor site lighting.**

The project provides for adequate site drainage via the proposed stormwater infiltration system infrastructure. An existing fence at the adjacent property at 265 Gardner Street provides screening from the new dwelling, in addition to an existing tree line along the northerly and easterly property lines. The newly proposed trees will also provide additional screening of the new dwelling. Fire hydrant locations are appropriate and in accordance with the Definitive Subdivision plans approved January 19, 2023.

- b. Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets; the location of driveway openings in relation to traffic or to adjacent streets, taking account of grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections; sufficiency of access for service, utility and emergency vehicles.**

The project proposes no changes to vehicular and pedestrian movement, location of driveway openings, or access for service, utility and emergency vehicles, and is both sufficient and in accordance with the Definitive Subdivision plans approved January 19, 2023.

- c. Adequacy of the arrangement of parking, loading spaces and traffic patterns in relation to the proposed uses of the premises; compliance with the off-street parking requirements of this By-Law.**

The project proposes no changes to parking or traffic. Proper storage and movement of construction vehicles shall remain within the development and be a condition of this approval herein.

d. Adequacy of open space and setbacks, including adequacy of landscaping of such areas.

The proposed construction complies with all applicable setback requirements specified under Section IV-A for Residence District B. Furthermore, the proposed landscape plan identifies installation of five new trees and other shrubs and plantings.

e. Adequacy of the methods of disposal of refuse and other wastes during construction and resulting from the uses permitted on the site including, but not limited to, discarded building materials, concrete truck wash out, chemicals, litter and sanitary wastes; provided, that discharge of refuse or other wastes into the municipal stormwater system shall be expressly prohibited;

A silt sock is proposed as a perimeter erosion control barrier around the downgradient limits of work and a construction entrance is shown at the location of the proposed driveway entrance.

f. Prevention or mitigation of adverse impacts on the Town's resources, including, without limitation, water supply, wastewater facilities, energy and public works and public safety resources.

A new septic system will serve the dwelling in addition to water, gas, and underground electric and communication utilities.

g. Assurances of positive stormwater drainage and snow-melt run-off from buildings, driveways and from all parking and loading areas on the site, and prevention of erosion, sedimentation and stormwater pollution and management problems through site design and erosion controls in accordance with the most current versions of the Massachusetts Department of Environmental Protection's Stormwater Management Policy and Standards including the Massachusetts Stormwater Handbook, the Massachusetts Erosion and Sediment Control Guidelines and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system.

Runoff from the driveway will direct to a sand filter for treatment and then discharge to a subsurface infiltration system consisting of concrete chambers surrounded by crushed stone. Runoff from the roof of the dwelling will also discharge into the subsurface infiltration system.

h. Assurance that appropriate Best Management Practices have been incorporated to minimize the amount of disturbed areas and protect natural resources, stabilize sites when projects are complete or operations have temporarily ceased, protect slopes on the construction site, protect storm drain inlets and armor all newly constructed outlets, install perimeter controls at the site, stabilize construction site entrances and exits to prevent off-site tracking of material, and to provide for regular inspection of stormwater controls at consistent intervals.

Based upon PGB Engineering's review, implementation of best management practices with the stormwater design are sufficient and are in accordance with section g. above.

- i. **Protection of natural and historic features including minimizing: the volume of cut and fill, the number of removed trees of 6 inches caliper or larger, the removal of stone walls, and the obstruction of scenic views from publicly accessible locations.**

While there is no tree removal proposed, the landscape plan shows five new trees to enhance the natural features of the site.

- j. **Minimizing unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on or approved for the site.**

The proposed project is aligned with the character and scale of similar residential structures in the neighborhood and vicinity.

MOTION

Upon a motion made by Kevin Ellis and seconded by Gary Tondorf-Dick the Board voted unanimously to GRANT the application of Goose Holdings LLC for Site Plan Approval under § I-I of the Zoning By-Law and in accordance with a Certificate of Action dated January 19, 2023, as amended, with a waiver of a submittal requirement under § I-I, 4.i. related to a Site Lighting Plan, to construct a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at Lot 2 Vineyard Lane in Residence District B, 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.** Prior to any construction on the site, the applicant shall schedule a pre-construction review meeting with inspection of the erosion control installation and marked limits of clearing.
3. **Construction Vehicles.** All construction vehicles shall be parked onsite, within the development, and no construction vehicles shall enter the premises before 7 AM on any given construction day.
4. **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 during construction, including during installation of the approved drainage and stormwater system. There shall be established, at the applicant's expense, a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.
5. **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.

For the Planning Board,



Kevin Ellis

August 21, 2023

In Favor: Kevin Ellis, Gordon Carr, Rita DaSilva, Tracy Shriver, and Gary Tondorf-Dick

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.