



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW



IN THE MATTER OF:

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

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

Property: 65 Bradley Hill Road, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 57036 Page 218

Plan References: "Details," prepared by Grady Consulting, LLC, 71 Evergreen Street, Kingston, MA, dated June 20, 2023 and revised through August 11, 2023 (1 Sheet)

"Existing Conditions," prepared by Grady Consulting, LLC, 71 Evergreen Street, Kingston, MA, dated June 20, 2023 and revised through August 11, 2023 (1 Sheet)

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

"New Single Family Residence For: D.A.D Construction," prepared by Aprea Design, Inc., 5 Ringbolt Road, Hingham, MA, dated September 8, 2022 (6 Sheets)

"Pre Development," prepared by Grady Consulting, LLC, 71 Evergreen Street, Kingston, MA, dated June 20, 2023 and revised through August 11, 2023 (1 Sheet)

“Post Development,” prepared by Grady Consulting, LLC, 71 Evergreen Street, Kingston, MA, dated June 20, 2023 and revised through August 11, 2023 (1 Sheet)

“Proposed Drainage,” prepared by Grady Consulting, LLC, 71 Evergreen Street, Kingston, MA, dated June 20, 2023 and revised through August 11, 2023 (1 Sheet)

“Zoning Plan,” prepared by Grady Consulting, LLC, 71 Evergreen Street, Kingston, MA, dated June 20, 2023 and revised through August 11, 2023 (1 Sheet)

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”) to reconstruct a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at 65 Bradley Hill Road in Residence District A.

The Board opened a duly noticed public hearing on the application, without the receipt of testimony, at a meeting held remotely on July 31, 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. A substantive session on the application was held on August 14, 2023. 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 subject property consists of 24,280± SF of land, improved by a newly constructed single-family dwelling, paved driveway, landscaping, and lawn areas. The proposed project consists of demolition of the existing dwelling, removal of the existing driveway and construction of a new dwelling, paved driveway, hardscaping, and landscaping. The new dwelling is under construction and initially did not require Site Plan Review, but the project exceeded its original scope during construction, triggering the land disturbance threshold for Site Plan Review. The total land disturbance consists of 15,975 SF – 7,000 SF of which is in areas with a slope greater than 10% – and a net fill of 350 CY.

Runoff from the roof of the dwelling collect and discharge into a subsurface detention system consisting of concrete chambers surrounded by crushed stone. A new septic system will serve the dwelling, in addition to existing water and gas service. Electrical connections will be placed underground. Additionally, a silt sock is proposed as a perimeter erosion control barrier around the downgradient limits of work and a Construction Entrance detail is shown on the Site Plan. The Landscape Plan indicates that all trees within the Tree Yard are to remain and be protected. While only one tree outside of the Tree Yard is proposed for removal, the Applicant proposes planting of a new magnolia tree and 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, permeable paver detail, a stabilized construction entrance, utility connections, grading, scaling between plans, and potential tree 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 stormwater, a Linden tree on an abutting property, and project history. During the public meeting process, the Board discussed imposing conditions of approval related to protective tree fencing and confirmation of existing trees on the property. Several members of the public provided written and verbal questions and comments related to drainage, building permit processes, existing trees, and tree protection.

WAIVERS

The Applicant requested waivers of submittal requirements under § I-I, 5.I(ii) Site Lighting Plan, and I(iii), Transportation Impact Analysis given the residential nature of the project.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

The total land disturbance consists of 15,975 SF – 7,000 SF of which is in areas with a slope greater than 10% – and a net fill of 350 CY. The proposed dwelling is located in the same area as the existing dwelling to minimize additional land disturbance and maintain existing drainage patterns and natural topography to the greatest extent practicable.

b. Site Design

The proposed dwelling is located in the same area as the existing dwelling to maintain the existing site design. A landscape plan is proposed to improve the scenic qualities of the existing lot.

c. Character and Scale of Buildings

The character and scale of the proposed dwelling is consistent with other homes in the vicinity.

d. Preservation of Existing Vegetation and Protected Trees

The Landscape Plan indicates that all trees within the Tree Yard are to remain and be protected. While only one tree outside of the Tree Yard is proposed for removal, the Applicant proposes planting of a new magnolia tree and numerous shrubs and plantings.

e. Limit of Clearing

One tree outside of the Tree Yard is proposed for removal and the limit of disturbance is indicated on the site plan. Additionally, a silt sock is proposed as a perimeter erosion control barrier around the downgradient limits of work.

f. Finished Grade

This project proposes minimal grading and is designed to most closely match the existing topography and provide stability for the new structures.

g. Stormwater Management

Runoff from the roof of the dwelling collect and discharge into a subsurface detention system consisting of concrete chambers surrounded by crushed stone.

h. Utilities

A new septic system will serve the dwelling, in addition to existing water and gas service. Electrical connections will be placed underground.

i. Pedestrian and Vehicular Access; Traffic Management

A slightly reconfigured new paved driveway is proposed to provide adequate access to the site with a shifted curb cut off of Bradley Hill Road. 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-I,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 Rita DaSilva, the Board voted unanimously to GRANT the application of Goose Holdings LLC for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under § I-I, 5.I. 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 65 Bradley Hill Road in Residence District A, subject to the following conditions:

1. **Proof of Recording.** 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. **Plan Revisions.** Prior to issuance of a building permit, the Applicant shall submit a revised plan to the Community Planning Department to confirm all trees 6" in caliper or greater on the property and to show protective fencing 20' from the Linden tree along the southerly property line.
4. **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.
5. **Construction Vehicles.** All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day. Construction vehicles shall turn right when exiting the premises and travel counterclockwise around the cul-de-sac.
6. **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.
7. **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.

8. Maintenance of Protected Trees. Each Protected Tree retained 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.

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.