



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Vanessa and Mark Webb
3 Alexandra Way
Hingham, MA 02043

Agent: Jeffrey Hassett, P.E.
Morse Engineering Company, Inc.
10 New Driftway, PO Box 92
Scituate, MA 02066

Property: 3 Alexandra Way, Hingham, MA 02043

Deed Reference: Certificate of Title No. 129535 issued by the Plymouth County Registry
District of the Land Court

Plan References: "Site Plan," prepared by Morse Engineering Company, Inc., 10 New
Driftway, Scituate, MA, dated September 24, 2024 and revised through
October 29, 2024 (1 Sheet)

"Webb Pavilion, 3 Alexandra Way, Hingham, MA" prepared by GCD
Architects, 2 Worthington Street, Cambridge, MA, dated August 25, 2024
(2 Sheets)

"Webb Project," prepared by Ivy Studio, 75 Shawmut Road, Suite 2,
Canton, MA, dated September 3, 2024 (3 Sheets)

RECEIVED

NOV 19 2024

Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Vanessa and Mark Webb (collectively the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to construct a pool and pavilion with associated grading, landscaping, hardscaping, and drainage at 3 Alexandra Way in Residence District A.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on November 4, 2024 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 Gordon Carr, Chair, Rita DaSilva, Kevin Ellis, Tracy Shriver, and Gary Tondorf-Dick. 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 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 & DISCUSSION

The subject property consists of 56,466± SF of land improved by a single-family dwelling, paved driveway, hardscaping, landscaping, and wooded areas. The proposal calls for construction of an inground pool and pavilion structure with associated landscaping and hardscaping surrounding the pool area. Total land disturbance associated with the project consists of 14,080 SF – 500 SF of which is in areas with a slope greater than 10% – and a net fill of 52 CY.

Runoff from roof of the pavilion and a portion of the pervious patio will collect and discharge into a concrete drywell surrounded by crushed stone, while the remainder of the pervious patio will allow stormwater to infiltrate into the ground. No changes are proposed to utility connections, as the new development area will connect to the existing utilities from the house. A mulch sock is proposed as a perimeter erosion control barrier and a stabilized construction entrance would be located off the end of the existing paved driveway. Two trees are proposed for removal in the location of the proposed utility lines, but are not Protected Trees. Even though no mitigation is required, the Applicant proposes two new trees in addition to a number of other 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 report included comments related to test pits and a leaching pit detail. 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 the location of the fence, animal travel, land disturbance, construction truck travel, utilities, and limb removal. There was public comment in writing related to potential impacts to animals as a result of the proposed fence.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Total land disturbance associated with the project consists of 14,080 SF – 500 SF of which is in areas with a slope greater than 10% – and a net fill of 52 CY. Additionally, the proposed work is located within existing lawn area onsite and is designed to maintain existing drainage patterns to the greatest extent practicable.

b. Site Design

The proposed work is to the rear of the dwelling and surrounded by existing wooded areas and a proposed fence. A landscape plan is also proposed to improve the scenic qualities of the lot and provide additional screening from abutters.

c. Character and Scale of Buildings

The proposed pool project is consistent with similar developments in the vicinity.

d. Preservation of Existing Vegetation and Protected Trees

Two trees are proposed for removal in the location of the proposed utility lines, but are not Protected Trees. Even though no mitigation is required, the Applicant proposes two new trees in addition to a number of other shrubs and plantings.

e. Limit of Clearing

Two trees are proposed for removal in the location of the proposed utility lines, but are not Protected Trees. A mulch sock is proposed as a perimeter erosion control barrier and a stabilized construction entrance would be located off the end of the existing paved driveway.

f. Finished Grade

This project proposes minor grade changes and is designed to most closely match the existing topography and provide stability for the new pool.

g. Stormwater Management

Runoff from roof of the pavilion and a portion of the pervious patio will collect and discharge into a concrete drywell surrounded by crushed stone, while the remainder of the pervious patio will allow stormwater to infiltrate into the ground.

h. Utilities

No changes are proposed to utility connections, as the new development area will connect to the existing utilities from the house.

i. Pedestrian and Vehicular Access; Traffic Management

There are no changes proposed with respect to traffic management or vehicular 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 Gordon Carr and seconded by Rita DaSilva, the Board voted to GRANT the application of Vanessa and Mark Webb for Site Plan Approval under § I-1 of the Zoning By-Law to construct a pool and pavilion with associated grading, landscaping, hardscaping, and drainage at 3 Alexandra Way 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. 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. Construction Vehicles. All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day. In the event it is not feasible for construction vehicles to park onsite, the Applicant shall schedule a police detail to safely direct traffic.

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 and Community Planning Department 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. The as-built plan must also demonstrate substantial conformance with all other aspects of the approved project plans, including landscaping.
7. 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,



Gordon Carr
November 19, 2024

In Favor: Gordon Carr, Rita DaSilva, Kevin Ellis, 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.