



TOWN OF HINGHAM

Planning Board

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Town Clerk
Hingham, MA

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Anthony and Michaela Meenaghan
29 Governor Long Road
Hingham, MA 02043

Agent: Caroline Rees, P.E.
Merrill Engineers & Land Surveyors
427 Columbia Road
Hanover, MA 02339

Property: 29 Governor Long Road, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 58283 Page 157

Plan References: "New Single Family Residence for Mr. & Mrs. Meenaghan and Family at 29 Governor Long Road, Hingham, MA," prepared by Aprea Design, Inc., 5 Ringbolt Road, Hingham, MA, dated July 25, 2024 and revised through October 22, 2024 (6 Sheets)

"Site Plan, 29 Governor Long Road, Assessor's Map 27 Lot 113, Hingham, Massachusetts" prepared by Merrill Engineers & Land Surveyors, 427 Columbia Road, Hanover, MA, dated September 25, 2024 and revised through November 18, 2024 (1 Sheet)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Anthony and Michaela Meenaghan (collectively the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to construct an addition an detached garage with associated grading, hardscaping, and drainage at 29 Governor Long Road in Residence District A.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on November 4, 2024 with an additional substantive hearing held on December 2, 2024. All hearings were held 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. Caroline Rees, Merrill Engineers & Land Surveyors, 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 8,675± SF of land improved by a single-family dwelling, two paved driveways for access from Governor Long Road and Governor Andrew Road, hardscaping, and landscaping. The proposal calls for construction of a standard sized 24' x 24' detached two-car garage and a 286 SF addition onto the existing dwelling. Other improvements include decking, an extension on the driveway on the north side of the lot to reach the garage, and hardscaping. Total land disturbance associated with the project consists of 7,500 SF – 5,200 SF of which is in areas with a slope greater than 10% – and a net cut of 250 CY.

Runoff from the paved driveway on the south side of the lot will capture in a crushed stone trench and overflow through a pipe to a subsurface infiltration system (#1) consisting of plastic chambers surrounded by crushed stone. In addition, runoff from the proposed addition and a portion of the existing roof on the dwelling will also discharge into subsurface infiltration system #1. Finally, runoff from a proposed impervious patio and half of the proposed garage will direct into a second subsurface infiltration system (#2) consisting of perforated plastic pipe surrounded by crushed stone. The existing utilities serving the dwelling, including an overhead electrical connection, are to remain. A silt sock is proposed as a perimeter erosion control barrier around the limit of work and the existing driveways will be used as the construction entrances. No trees are proposed to be removed as part of the project.

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 stormwater runoff rate calculations, inspection ports, overflow connection, infiltration trench detail, silt sock extension, catch basin silt sack, and the zoning table. 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 grading, driveway slope, test pits, potential ledge, retaining walls, drainage, site lighting, landscaping, and impervious area. Board comments ultimately resulted in additional test pits to confirm no ledge

removal required, site lighting for the proposed exterior stairs, and shrub plantings. There was no public comment.

WAIVERS

The Applicant requested waivers of Submittal Requirements under Section I-1,5.h, landscape plan, and I(ii) and (iii), site lighting plan and transportation impact assessment. The Applicant provided landscaping on the site plan during the hearing process and no longer required a waiver of this requirement. Additionally, with the minor nature of this project, a site lighting plan and transportation impact assessment would not be necessary and granting a waiver of this requirement would be consistent with previous practice.

The Applicant also requested a waiver of a Design and Performance Standard under Section I-1,6.h to allow the overhead electrical connection to remain. Given that the existing house will remain and that the existing connection will not be disconnected, a waiver of this requirement would be consistent with the Board's practice on similar applications.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Total land disturbance associated with the project consists of 7,500 SF – 5,200 SF of which is in areas with a slope greater than 10% – and a net cut of 250 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 situated to blend in and step down with the grade of the site. The elevations of the proposed patio and detached garage are staggered and designed to most closely match the existing topography that slopes to the rear property line and to minimize visual impact. A number of shrubs are also proposed to enhance the landscaping of the development area.

c. Character and Scale of Buildings

The proposed project is consistent with and smaller than similar developments in the vicinity.

d. Preservation of Existing Vegetation and Protected Trees

No trees are proposed to be removed as part of the project and one tree is shown to be protected during construction.

e. Limit of Clearing

No trees are proposed to be removed as part of the project. A silt sock is proposed as a perimeter erosion control barrier around the limit of work and the existing driveways will be used as the construction entrances.

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 structures.

g. Stormwater Management

Runoff from the paved driveway on the south side of the lot will capture in a crushed stone trench and overflow through a pipe to a subsurface infiltration system (#1) consisting of plastic chambers surrounded by crushed stone. In addition, runoff from the proposed addition and a portion of the existing roof on the dwelling will also discharge into subsurface infiltration system #1. Finally, runoff from a proposed impervious patio and half of the proposed garage will direct into a second subsurface infiltration system (#2) consisting of perforated plastic pipe surrounded by crushed stone.

h. Utilities

The existing utilities serving the dwelling, including an overhead electrical connection, are to remain.

i. Pedestrian and Vehicular Access; Traffic Management

A repaved and slightly shifted driveway is proposed along Governor Andrew 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-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, with the exception of a Standard under § I-1, 6.h. requiring an underground electrical/communication connection. A waiver of this Standard to allow an overhead connection will not adversely impact the interests set forth in subsection a. above.

MOTION

Upon a motion made by Gordon Carr and seconded by Gary Tondorf-Dick, the Board voted to GRANT the application of Anthony and Michaela Meenaghan for Site Plan Approval under § I-1 of the Zoning By-Law, with a waiver of Submittal Requirements under § I-1.5.I(ii), and I(iii) related to

a site lighting plan and Transportation Impact Analysis, to construct an addition an detached garage with associated grading, hardscaping, and drainage at 29 Governor Long 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. **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
December 9, 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.