



TOWN OF HINGHAM

Planning Board

RECEIVED

DEC 09 2024

Town Clerk
Hingham, MA

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Falconeiri Construction, Inc.
45 Industrial Park Road, Suite 3
Hingham, MA 02043

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

Property: 15 Turkey Hill Lane, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 58996 Page 118

Plan References: "15 Turkey Hill Lane, Hingham, MA 02043," prepared by Paul M. Gerrior,
42 Sarah Reed Hunt Way, Middleboro, MA, dated November 2024 (11
Sheets)

"Landscape Plan," prepared by Sean Papich Landscape Architecture, 222
North Street, Hingham, MA, dated November 21, 2023 (1 Sheet)

"Site Plan, 15 Turkey Hill Lane, Hingham, MA, 02043," prepared by Merrill
Engineers & Land Surveyors, 427 Columbia Road, Hanover, MA, dated
October 17, 2024 and revised through November 25, 2024 (1 Sheet)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Falconeiri Construction, Inc. (the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to rebuild a single-family dwelling with associated grading, landscaping, hardscaping, and drainage at 15 Turkey Hill Lane in Residence District C.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on December 2, 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. Xander Oram, Merrill Engineers and Land Surveyors, and Sean Papich, Sean Papich Landscape Architecture, 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 58,600± SF of land improved by a single-family dwelling, shed, paved driveways, hardscaping, and landscaping. The proposal calls for demolition of the existing dwelling and construction of a new dwelling, repaved driveway, landscaping, and hardscaping. Total land disturbance associated with the project consists of 16,000 SF – 3,500 SF of which is in areas with a slope greater than 10% – and a net cut of 275 CY.

Runoff from about sixty percent of the roof of the dwelling will direct into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone. Runoff from a portion of the driveway would be captured in a crushed stone trench. A new septic system is proposed to serve the dwelling. The existing drinking water well on the property would be abandoned and the new dwelling would be connected to the existing water main in Turkey Hill Lane. Proposed natural gas, electric and communication utilities would be underground from existing infrastructure in Turkey Hill Lane. A silt sock is proposed as a perimeter erosion control barrier around the limit of work and a stabilized construction entrance would be installed at the location of the existing driveway. Five trees are proposed to be removed – three of which are in the Tree Yard, but one is an invasive species. Therefore only two Protected Trees, totaling 24”, are proposed for removal, requiring 12” of mitigation plantings. The Applicant proposes ten new trees throughout the site, totaling 31”.

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 roof drain leaders, zoning information, test pit results, and a landscape plan. 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 photos and calculations of the neighborhood analysis, grading, the basement elevation, tree location and species, and the location of wells on other properties. There was no public comment.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Total land disturbance associated with the project consists of 16,000 SF – 3,500 SF of which is in areas with a slope greater than 10% – and a net cut of 275 CY. Additionally, the proposed work is largely located within previously disturbed/landscaped areas onsite, adjacent to the existing dwelling, and is designed to maintain existing drainage patterns to the greatest extent practicable.

b. Site Design

The proposed work is largely located within previously disturbed/landscaped areas onsite, allowing the natural features to remain and moved further away from the wetland resource areas. A landscape plan is also proposed in accordance with both Planning Board and Conservation Commission requirements and will improve the scenic qualities of the lot. The majority of the lot will remain naturally wooded/wetland areas.

c. Character and Scale of Buildings

The proposed project is slightly larger than some houses in the vicinity but is similar in character and scale with, and on a larger lot than, other developments in the vicinity.

d. Preservation of Existing Vegetation and Protected Trees

Five trees are proposed to be removed – three of which are in the Tree Yard, but one is an invasive species. Therefore only two Protected Trees, totaling 24”, are proposed for removal, requiring 12” of mitigation plantings. The Applicant proposes ten new trees throughout the site, totaling 31”.

e. Limit of Clearing

Five trees are proposed to be removed – three of which are in the Tree Yard, but one is an invasive species. Therefore only two Protected Trees, totaling 24”, are proposed for removal. A silt sock is proposed as a perimeter erosion control barrier around the limit of work and a stabilized construction entrance would be installed at the location of the existing 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 structure.

g. Stormwater Management

Runoff from about sixty percent of the roof of the dwelling will direct into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone. Runoff from a portion of the driveway would be captured in a crushed stone trench.

h. Utilities

A new septic system is proposed to serve the dwelling. The existing drinking water well on the property would be abandoned and the new dwelling would be connected to the existing water main in Turkey Hill Lane. Proposed natural gas, electric and communication utilities would be underground from existing infrastructure in Turkey Hill Lane.

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 Kevin Ellis, the Board voted to GRANT the application of Falconeiri Construction, Inc. for Site Plan Approval under § I-1 of the Zoning By-Law to rebuild a single-family dwelling with associated grading, landscaping, hardscaping, and drainage at 15 Turkey Hill Lane in Residence District C, 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, 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,



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.