



# TOWN OF HINGHAM

## Planning Board

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### NOTICE OF DECISION SITE PLAN REVIEW

#### IN THE MATTER OF:

Applicant/  
Owner: ALR Homes LLC  
c/o Doug Keach  
47 G Street  
Boston, MA 02127

Agent: Shawn Hardy, P.E. and Jackson Griffiths  
Hardy + Man Design Group, PC  
1285 Washington Street  
Weymouth, MA 02189

Property: 109 Weir Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 60337, Page 75

Plan References: Site plans entitled, "109 Weir Street, Hingham, Massachusetts," prepared by Hardy + Man Design Group, PC, dated July 25, 2025 and revised through January 15, 2026 (3 Sheets)

Architectural plans entitled, "109 Weir Street, Hingham, MA, ALR Homes, New Construction Single Family Home," prepared by Eckstrom Home Designs, dated January 15, 2026 (15 Drawings)

Landscape plan entitled, "Mitigation Planting Plan," prepared by Patricia Van Buskirk Landscape Architecture, dated September 5, 2025 (1 Sheet)

#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of ALR Homes LLC (the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to reconstruct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 109 Weir Street in Residence District C.

The Board opened a duly noticed public hearing on the application at a meeting held on January 5, 2026 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 temporarily suspending certain provisions of the Open Meeting Law. A subsequent hearing was held remotely on January 26, 2026. The Board panel consisted of its regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, and Gary Tondorf-Dick. The Applicant's Agents presented the application to the Board. 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 & DISCUSSION**

The subject property consists of 35,060 SF of land located on the east side of Weir Street. There are also areas of exposed ledge throughout the property. Exposed ledge affects the lot and grades fall approximately 20' in a southerly direction toward a wetland resource area associated with Patterson Pond. The site is currently improved by a single-family dwelling, detached barn, shed, gravel driveway, and cesspool.

The Applicant intends to demolish the existing dwelling, remove the detached accessory structure, and construct a new single-family dwelling with an attached garage, paved driveway, and landscaping. Runoff from the roof of the proposed dwelling would be discharged into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone. Runoff from the driveway would be collected in a trench drain and also discharged into the subsurface infiltration system. A new water service is proposed to connect to the existing water main in Weir Street. Sewer service would be provided by an onsite pump that would discharge through a force main and sewer easement to the sewer line in Jordan Way. Electrical, telephone, and cable service will be installed underground.

A silt sock is proposed as an erosion control barrier along the southerly limit of work. The existing gravel driveway would serve as the construction entrance. The plans indicate that thirteen trees were previously removed from the site. While none of these qualified as Protected Trees under the By-Law, they did require mitigation under the "Tree Removal and Replacement Policy" of the Conservation Commission. In September 2025, the Commission issued an Order of Conditions for the project, which includes installation of 13 new trees and a mitigation planting area within the fifty-foot wetland buffer.

According to the application narrative, the proposed dwelling would include 4-bedrooms and approximately 2,500 SF of floor area. The highest ridge measures less than 29' from the top of foundation.

A neighborhood analysis was prepared to compare both the existing and proposed dwellings to abutting properties within 300-feet. The Board noted that the current 1-bedroom home on the

property is by far the smallest in the area. The proposed dwelling will consist of 4,570 SF GFA (exclusive of the basement) and result in an FAR of 0.13, which is greater than many in the neighborhood, but similar to the FAR of 0.16 for the property directly across the street at 110 Weir Street.

During the course of the hearing, the Applicant revised the plans to address suggestions offered by the Board and the public. Notably, the driveway was revised to avoid any portions of the existing stone wall located along the frontage of the site. The driveway material was also updated to consist entirely of bituminous concrete. Related changes were made to the stormwater model and spot grades and contours were added to the grading plan and erosion control plan to make proposed grade changes easier to comprehend. Finally, the Applicant confirmed that no blasting will be required during construction. All ledge removal will be completed through hydraulic hammering.

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 and best engineering practices. His final report confirmed compliance with applicable standards.

### **DESIGN AND PERFORMANCE STANDARDS**

**a. Land Disturbance**

Total land disturbance associated with the project consists of 8,659 SF, including 4,341 SF in areas with slopes greater than 10%. More than 1,500 SF of the proposed disturbance is related to mitigation plantings required by the Conservation Commission.

**b. Site Design**

The proposed dwelling is largely located within the same area as the existing dwelling and detached accessory structure. This will minimize the need to remove ledge from the site. Any necessary removal will be completed by hydraulic hammering; no blasting is proposed.

**c. Character and Scale of Buildings**

The proposed dwelling was designed to comply with all dimensional standards for buildings. Homes in the neighborhood exhibit a variety of residential styles and periods. The gross floor area of the proposed dwelling will be slightly lower than the neighborhood average. The building design and scale presents a reasonable departure from the existing home on the site.

**d. Preservation of Existing Vegetation and Protected Trees**

No Protected Trees are proposed for removal in connection with the proposed project, though thirteen trees were previously removed from the site. These removals require mitigation under the Tree Removal and Replacement Policy of the Conservation Commission.

**e. Limit of Clearing**

A silt sock is proposed as a perimeter erosion control barrier around the down gradient limit of work. Other than mitigation plantings, no work is proposed with the 50' buffer to the onsite wetland resource area.

**f. Finished Grade**

Some minor grade changes are proposed to provide stability for the structure and improvements, but these largely blend into the existing topography.

**g. Stormwater Management**

Runoff from the roof of the proposed dwelling would be discharged into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone. Runoff from the driveway would be collected in a trench drain and also discharged into the subsurface infiltration system.

**h. Utilities**

A new water service is proposed to connect to the existing water main in Weir Street. Sewer service would be provided by an onsite pump that would discharge through a force main and sewer easement to the sewer line in Jordan Way. Electrical, telephone, and cable service will be installed underground.

**i. Pedestrian and Vehicular Access; Traffic Management**

There are no changes proposed with respect to traffic management or pedestrian access to the site.

**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 Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted unanimously to GRANT the application of ALR Homes LLC for Site Plan Review under § I-1 of the

By-Law to reconstruct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 109 Weir Street 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. **Mitigation Trees.** As required under § I-1.6.d.(ii), each new deciduous tree to be planted shall have a minimum caliper of three (3) inches.
7. **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.

8. Maintenance of Protected Trees. Each Protected Tree retained, and all 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,



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Tracy Shriver  
February 2, 2026

**In Favor:** Gordon Carr, 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.