



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Jason Graca
19 Kimball Beach Road, LLC
24 Cypress Drive
Dartmouth, MA 02747

RECEIVED

APR 06 2026

Town Clerk
Hingham, MA

Property: 19 Kimball Beach Road, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 60267 Page 163

Plan References: Site plan entitled, "Civil Plan", prepared by Spruhan Engineering PC, dated March 3, 2026 (5 Sheets)

Stormwater Report and Operations & Maintenance Plan, prepared by Spruhan Engineering PC, dated March 3, 2026

Architectural Plans, entitled "Construction Plans", prepared by National Design & Drafting, dated November 4, 2025 (10 Sheets)

Landscape Plan, entitled, "Landscape Plan," prepared by Sean Papich Landscape Architect, dated March 18, 2026 (1 Sheet)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Jason Graca (the "Applicant") for Site Plan Approval under § I-I of the Zoning By-Law to reconstruct a single-family dwelling with related driveway, utilities, and stormwater improvements at 19 Kimball Beach Road in the Residence A District.

The Board opened a duly noticed public hearing on the application at a meeting held on March 9, 2026 remotely 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 second

hearing was held on March 23, 2026 remotely via Zoom. The Board panel consisted of its regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly, and Gary Tondorf-Dick. The Applicant, Jason Graca, presented the application to the Board. The Board was assisted in its review by Patrick Brennan, P.E., PGB Engineering, LLC. 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 8,833 SF ± of land improved by a single-family dwelling, detached garage, paved driveway, hardscaping, stone walls, lawn areas and trees. The proposed plan calls for demolition of the existing dwelling and garage and construction of a new single-family dwelling with attached garage, relocated driveway, patio, lawn area, 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 relocated driveway would be collected in a trench drain and also discharged into the subsurface infiltration system. The existing sewer and water services would be cut, capped and reconnected to the proposed dwelling. A compost sock is proposed as a perimeter erosion control barrier. The original plans did not show that any protected trees are proposed to be removed. However, three stumps were shown on the plan in the front and side yard, and one met the definition of a Protected Tree that had been removed within the prior twelve months.

In addition to staff, the Board's civil peer review engineer Patrick Brennan, PGB Engineering, reviewed this project to evaluate conformance with MassDEP Stormwater Management Standards and best engineering practices. Mr. Brennan's initial report included extensive comments related to the Tree Yard and tree removals, stormwater calculations, construction details, and utilities. In addition, Mr. Brennan noted the existing garage extended 0.4 feet over the property line, causing disturbance to 21 Kimball Road, which required coordination with the adjacent property owner. The Applicant submitted responsive materials generally, with the exception of items conditioned by the Board in this Approval.

During the course of the hearing, the Board raised questions and comments related to tree protection and mitigation, the driveway location, grading along the sides of the lot, and the character and scale of the proposed dwelling. Public comments related to construction activity were addressed by the Applicant.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Total overall land disturbance associated with the project consists of 6,575.29 SF overall and 4,370 SF of permanent land disturbance. The existing garage extends 0.4 feet onto 21 Kimball Road and the removal of this structure will cause minor disturbance on the adjacent parcel.

b. Site Design

The proposed dwelling extends beyond the existing house footprint, but will meet the setback and height requirements for the Residence A District.

c. Character and Scale of Buildings

There is a variety of architectural styles in this neighborhood. The proposed dwelling at 2.5 stories and 33.9' in height will be taller than most surrounding houses; however, the overall massing of the proposed dwelling is similar to new houses along Kimball Beach Drive.

d. Preservation of Existing Vegetation and Protected Trees

Three large existing evergreen trees along the front of the property were already removed and shown on the Civil Plan as stumps. One of these was a Protected Tree. A Tree Protection and Mitigation Plan and Landscape Plan was submitted, the critical root zones and tree protection measures were not shown and were made a condition of the Approval.

e. Limit of Clearing

A silt sock is proposed along the perimeter of the property as an erosion control barrier.

f. Finished Grade

The finish grading meets the standards.

g. Stormwater Management

Runoff from the roof of the proposed dwelling will be discharged into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone.

h. Utilities

The existing sewer and water services will be cut, capped and reconnected to the proposed dwelling. Electric service will be 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-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 Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted unanimously to GRANT the application of Jason Graca for Site Plan Approval under § I-I of the By-Law to reconstruct a single-family dwelling with related driveway, utilities, and stormwater improvements at 19 Kimball Beach Road in the Residence A District, 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. Front Walkway. Prior to application for a building permit, the Applicant shall confirm whether the front walkway is pervious or impervious and show it on the plan.
- 4. Landscape Plan. Prior to application for a building permit, the landscape plan shall be revised to include tree protection measures for Protected Trees and include a planting schedule for removed trees and proposed or mitigation trees.
- 5. 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.

6. 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.
7. 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.
8. 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.
9. 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,



Tracy Shriver
April 6, 2026

In Favor: Gordon Carr, Kevin Ellis, Crystal Kelly, 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.