



TOWN OF HINGHAM

Planning Board

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: George Collins, P.E.
Collins Civil Engineering Group, Inc.
225 South Main Street
West Bridgewater, MA 02379

Property: 16 Foley Beach Road, Hingham, MA 02043

Deed Reference: Certificate of Title No. 135903 issued by the Plymouth County Registry
District of the Land Court

Plan References: "Site As-Built," prepared by Collins Civil Engineering Group, Inc., dated
November 6, 2025 and revised through March 11, 2026 (1 Sheet)

RECEIVED

APR 06 2026

Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Doug Keach, ALR Homes LLC (the "Applicant") to modify a Site Plan Approval under § I-I of the Zoning By-Law (the "By-Law"), originally issued May 24, 2024, to revise hardscape, grading details, retaining wall, and stormwater management details at 16 Foley 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 substantive session was held remotely on March 23, 2026. The Board panel consisted of its regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly and Gary Tondorf-Dick. Brendan Sullivan, P.E., P.L.S., of Merrill Engineers and Land Surveyors, presented the

application to the Board. 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.

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 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 13,468± SF of land previously improved by a single-family dwelling and related improvements. In May 2024, the Board issued Site Plan Approval for the demolition of the dwelling and construction of a new dwelling with an attached garage, paved driveway, hardscaping, and landscaping. The project is largely complete at this time; however, staff review of the as-built plan revealed a number of discrepancies with the approved plans. These include the following:

- addition of a front walkway;
- replacement of a rear deck with a patio;
- relocation of a rear retaining wall in the northeast corner of the property and related changes to approved grading;
- elimination of a grassed swale in the north side yard; and
- retention of two trees in the south side yard that had been proposed for removal.

The changes prevented the Community Planning Department from signing off on final occupancy of the property until the Board reviewed and approved the modifications.

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. Mr. Brennan raised comments related to the retaining wall and adjacent grades. The Applicant provided a revised plan, including spot grades, that addressed Mr. Brennan's concern. The Board also suggested that the height of the fall may create a safety issue and committed to imposing a condition to address the concern.

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 modified 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 modified development meets all applicable Design and Performance Standards.

MOTION

Upon a motion made by Tracy Shriver and seconded by Gordon Carr, the Board voted unanimously to GRANT the application of Doug Keach, ALR Homes LLC, to modify a Site Plan Approval under § I-I of the By-Law, originally issued May 24, 2024, to reconstruct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 16 Foley Beach Road in Residence District A, subject to the following conditions:

1. Recording of Decision. 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. Maintenance of Protected Trees. The Protected Trees retained and all mitigation trees 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.
3. The Applicant shall verify with the Building Department whether the retaining wall requires a permit for type and whether it is required to have a guardrail fall protection due to being over 30 inches in height. Verification to be submitted to the Community Planning Department.
4. All other conditions of the previous Site Plan Approval, filed May 24, 2024 remain in full force and effect unless specifically modified by this Decision.

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.