



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant: Anton Cela
131 West Broadway, Unit 2
South Boston, MA 02127

Owner: Valentina Ndreka
131 West Broadway, Unit 2
South Boston, MA 02127

Agent: Brendan Sullivan
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339

Property: 1192 Main Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 59905, Page 227

Plan References: Plan set entitled, "Site Plan, 1192 Main Street, Assessor's Map 204 Lot 68, Hingham, Massachusetts," prepared by Merrill Engineers and Land Surveyors, dated July 21, 2025, revised through October 16, 2025 (Sheet 1) and March 30, 2026 (Sheets 2-4)

Architectural plans entitled, "Proposed New Single Family House, 1192 Main Street, Hingham, MA, dated September 30, 2024 and revised through March 27, 2026

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Anton Cela (the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to construct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 1192 Main Street in Residence District B.

RECEIVED

APR 08 2026

Town Clerk
Hingham, MA

The Board opened a duly noticed public hearing on the application without the receipt of testimony at a meeting held remotely on August 25, 2025 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. Substantive sessions of the continued hearing were held remotely on September 15, 2025, October 27, 2025, December 8, 2025, January 26, 2026, and April 6, 2026. The Board panel consisted of its regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly and Gary Tondorf-Dick. The Applicant's Agent, Brendan Sullivan, P.E., P.L.S., 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 representatives, and the comments of the general public, all as made or received at the public hearing.

BACKGROUND & DISCUSSION

The subject property consists of 50,050± SF that was previously improved by Deering Nursing Home that was demolished in 2014. There remain components from the old septic system as well as paved driveways and parking areas on site from the former use. The proposal calls for removal of the existing septic components and paved areas and construction of a single-family dwelling paved driveway, hardscaping, and landscaping. Total land disturbance associated with the project consists of 35,000 SF – 3,700 SF of which is in areas with a slope greater than 10% – and a net fill of 700 CY.

Runoff generated from the additional impervious area will collect in two subsurface infiltration systems, consisting of plastic chambers surrounded by crushed stone. There is an onsite septic system proposed for the dwelling and water and natural gas services will connect to existing lines in Main Street. Electric and communication utilities will connect underground from an existing utility pole located in front of the property. A silt sock is proposed as a perimeter erosion control barrier around the limit of work and a stabilized construction entrance is proposed at the proposed driveway location. One tree is proposed for removal, however it is not within the Tree Yard and the Applicant further notes that it is mostly dead. While no mitigation is required the Applicant proposes 10 new trees in addition to a number of other shrubs and plantings.

During the initial hearings on this matter, Board Members expressed concern with the proposed orientation, massing, and architectural design details for the dwelling. The Applicant submitted revised architectural plans intended to address these concerns, along with an updated site plan to reflect the changes to the building footprint and related plan details. The revisions included conversion of the originally proposed attached 3-car garage to a detached 2-car garage. Members agreed that the revised plans were more similar to the character and scale of the surrounding area.

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's initial report included comments related to the design of the onsite wastewater disposal system and other technical comments on the stormwater system. The Applicant provided revisions that address all of Mr. Brennan's comments.

WAIVERS

The Applicant requested and the Board granted waivers of submittal requirements under Section I-I.5.I(ii) and (iii) related to a site lighting plan and Transportation Impact Assessment based on the residential nature of the project.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Total land disturbance associated with the project consists of 35,000 SF – 3,700 SF of which is in areas with a slope greater than 10% – and a net fill of 700 CY. The proposed work is designed to maintain existing drainage patterns to the greatest extent practicable and does not create a great deal of additional impervious area beyond what remains on the site from the prior use.

b. Site Design

The proposed dwelling is largely located in already cleared areas previously serving the nursing home and will be set back 88' from the street which is more than double the required front yard setback in this district. Additionally, the proposed driveway will utilize an existing curb cut off of Main Street.

c. Character and Scale of Buildings

As revised through the hearing process, the proposed 5,778 SF dwelling will be more than twice the average size of others in the area; however, the proposed floor to area ratio is similar the neighborhood average (0.12 proposed compared to 0.10 average) because the subject property is relatively large. Character of dwellings in the vicinity vary and the proposed design is not an unreasonable departure.

d. Preservation of Existing Vegetation and Protected Trees

One tree is proposed for removal, however it is not within the Tree Yard and the Applicant further notes that it is mostly dead. While no mitigation is required the Applicant proposes 10 new trees in addition to a number of other shrubs and plantings.

e. Limit of Clearing

One tree is proposed for removal, however it is not within the Tree Yard and the Applicant further notes that it is mostly dead. Additionally, a silt sock is proposed as a perimeter erosion control barrier around the limit of work.

f. Finished Grade

Minor grade changes are proposed to provide stability for the structure and improvements and match the existing topography to the greatest extent practicable. Grading in the rear yard will remain largely untouched.

g. Stormwater Management

Runoff generated from the additional impervious area will collect in two subsurface infiltration systems, consisting of plastic chambers surrounded by crushed stone.

h. Utilities

There is an onsite septic system proposed for the dwelling and water and natural gas services will connect to existing lines in Main Street. Electric and communication utilities will connect underground from an existing utility pole located in front of the property.

i. Pedestrian and Vehicular Access; Traffic Management

There are no changes proposed with respect to traffic management or pedestrian access. The proposed driveway will utilize an existing curb cut off of Main Street.

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 Anton Cela for Site Plan Review under § I-I of the By-Law to construct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 1192 Main Street in Residence District B, 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,



Tracy Shriver

April 8, 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.