



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Falconeiri Construction Inc.
c/o Matthew Falconeiri
45 Industrial Park Road, Suite 3
Quincy, MA 02169

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

Property: 222 South Pleasant Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 60698, Page 128

Plan References: Plan set entitled, "Site Plan, 222 South Pleasant St., Assessor's Map 149 Lot 1, Hingham, Massachusetts," prepared by Merrill Engineering and Surveyors, Inc., dated February 23, 2026 and revised March 30, 2026 (2 Sheets)

Architectural plans entitled, "New Single Family Residence For: Falconeiri Construction, Inc., 222 South Pleasant Street, Hingham, MA," prepared by Aprea Design Inc., dated February 12, 2026, with revisions on March 17, 2026 (13 Sheets)

Landscape plan entitled, "222 Pleasant Street, Hingham, MA," prepared by Sean Papich Landscape Architecture, dated March 26, 2026

RECEIVED

APR 16 2026

Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Matthew Falconeiri, Falconeiri Construction Inc. (the "Applicant") for Site Plan Approval under § I-I of the

Zoning By-Law (the “By-Law”) to reconstruct a single-family dwelling with an attached garage, and make related driveway, hardscaping, landscaping, utilities, and stormwater improvements at 222 South Pleasant Street in the Residence C District.

The Board opened a duly noticed public hearing on the application at a meeting held on April 6, 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. The Board panel consisted of its regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly, and Gary Tondorf-Dick. The Applicant was represented by Brendan Sullivan, P.E., P.L.S., Merrill Engineering and Surveyors, Inc. who 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

The subject property consists of approximately 129,000 SF of land and is bound by South Pleasant Street to the south (front of lot), Commonwealth of Massachusetts property to the north (rear of lot), and by private, residential properties to the east and west. The topography generally slopes from a high point towards the center of the lot down to the north, south and east sides. Vegetated wetland resource areas are located along the rear of the lot.

The lot was previously developed with a single-family dwelling, paved driveway, and several detached sheds. In October 2022, the previous owner submitted a Site Plan Review application, which the Board approved in March 2023, to remove the then existing structures and construct a new single-family residence. All of the existing structures except one shed were demolished and cleared, but the lot was sold to the current Applicant prior to construction of the new structures. The Applicant now proposes a new plan to redevelop the lot with a comparatively smaller single-family residence and less hardscape features.

The current proposal includes construction of a single-family home with an attached 3-car garage, paved driveway, rear patio, and other hardscape and landscape features. Compared to the originally developed lot (prior to demolition), the proposed work results in an increase of impervious area of approximately 2,810 sf. The new driveway utilizes the existing access to South Pleasant Street. A buried septic system is proposed in the front yard, and a subsurface infiltration system is proposed in the rear yard to address stormwater runoff. Utilities will connect to the dwelling from lines along South Pleasant Street, and all lines will be buried. Most of the side and rear property lines are wooded, and no Protected or Significant Trees in the Tree Yard are proposed for removal. All proposed work is located outside the onsite wetland resource area and its buffer zones.

The total proposed land disturbance is approximately 35,000 SF, and the proposed disturbance over land with slopes exceeding 10% is approximately 17,000 SF. Therefore, the project meets the criteria for a Major Site Plan Review.

The proposed dwelling is located in the same approximate location as the previous dwelling. The grade at the proposed dwelling will be lowered several feet to provide a more level grade around the dwelling. The work as proposed results in a net cut of approximately 1200 cubic yards.

The proposed dwelling will include 7,398 SF of gross floor area and 5,496 SF of living floor area. Approximately 1,388 SF of the finished floor area will be located in the basement, so it will not have an impact on the overall massing of the structure. The Applicant performed a neighborhood analysis of all developed properties within 300'. The size of the proposed dwelling is less than the average in terms of both gross floor area and living floor area, which are respectively calculated to be 9,648 SF and 5,511 SF.

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 March 26, 2026 report included a number of technical comments related to the stormwater calculations and design, missing location and details for wastewater disposal, erosion controls, construction entrance, tree protection and other missing plan details. The Applicant made revisions and Mr. Brennan since confirmed that his initial concerns were address. He also noted that the septic system shown is for a four bedroom (not five bedroom as proposed) dwelling.

During the hearing, members of both the Board and the public said that the currently proposed plan would be much less impactful than the previously approved plan for the site.

WAIVERS

The Applicant requested waivers from the Submittal Requirements for Major Site Plans under Sections I-I.5.I.(ii) and (iii), which respectively relate to the a Site Lighting Plan and a Traffic Impact Assessment (TIA). Given the residential nature of the project, a waiver of these Submittal Requirements would be reasonable.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

The proposed structures were cited to minimize land disturbance and to preserve the natural drainage patterns on the site. All work is located on previously developed land and is designed to most closely conform to the existing grades. Disturbed lawn will be reseeded to match existing conditions. The proposed driveway utilizes the existing entrance along South Pleasant Street. The natural drainage patterns are not significantly altered, and stormwater controls are proposed to reduce peak flow and runoff for all design storms, as detailed in the stormwater report.

b. Site Design

The existing conditions include a developed, residential lot with a dwelling, paved driveway, detached sheds, hardscaping, and landscaping. The existing shed located along South Pleasant Street is dilapidated and unsightly. The proposed dwelling and accessory structures are designed to update and improve the appearance of the lot and will conform to the character of the neighborhood and is a colonial design with shutters. It is situated toward the center of the upland portion of the approximately 3 acre lot, with ample distance provided from the front setback. The grade around the proposed dwelling will be lowered several feet, which will create a more uniform grade around the dwelling and reduce visibility from the street. The complex roof line and front porch soften the appearance of the dwelling from the front and add architectural interest. Trees along the property lines provide screening, and no protected or significant trees in the tree yard are proposed for removal.

c. Character and Scale of Buildings

The proposed dwelling complements the character and scale of abutting dwellings. The dwelling is a two-story structure with a complex roofline and front porch to add visual interest. The size of the proposed dwelling is similar to and modestly less than the neighborhood average in terms of both gross floor area and living floor area.

d. Preservation of Existing Vegetation and Protected Trees

Site clearing was performed by a previous owner. The proposed work is located over existing/recently removed structure, pavement and lawn. Disturbed areas of lawn will be reseeded or landscaped. No protected trees are proposed for removal. A tree protection barrier detail has been added to the landscape plan and is referenced in the site plan set.

e. Limit of Clearing

Trees were removed per the Notice of Decision, Site Plan Review, signed by the Planning Board on March 9, 2023. As noted on the Site Plan, a silt sock delineates the limit of work, which includes all clearing and grading. The work proposed in this application does not require and additional protected or significant trees to be removed. All areas disturbed during construction will be reseeded or landscaped.

f. Finished Grade

The existing and proposed dwellings are located at a higher point on the lot. The first floor elevation and grade around the proposed dwelling is several feet lower than the existing conditions, which will reduce visibility from South Pleasant Street. Changes in grading surrounding the dwelling were designed to most closely match existing slopes and to provide stability for the new structures.

g. Stormwater Management

As illustrated in the provided stormwater analysis, the proposed stormwater controls result in a reduction of peak flow and volume offsite. Compliance with the 10 Massachusetts Stormwater Standards is demonstrated.

h. Utilities

An upgraded septic system is proposed that is appropriately sized for the new dwelling. Existing, buried utility connections along South Pleasant Street will remain and will connect to the proposed dwelling in a similar location. A note has been added to the site plan indicating that the existing overhead utilities shall be buried.

i. Pedestrian and Vehicular Access; Traffic Management

Since the lot use remains the same (single-family home), no change in pedestrian access and traffic management is anticipated. The proposed driveway is cited to match the existing driveway connection to South Pleasant Street and is designed to provide ample off-street parking as well as an area for vehicles to turn so that they are not required to back onto the right-of-way.

j. Lighting

Typical residential building lighting will be installed to provide safe access to the structures in low light and will be mounted no higher than 15 feet above grade. A request to waive the lighting plan has been made.

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, including minimal compliance with Criteria (c) Character and Scale of Buildings.

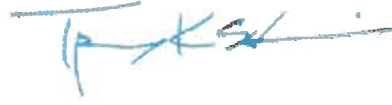
MOTION

Upon a motion made by Tracy Shriver and seconded by Crystal Kelly, the Board voted unanimously to GRANT the application of Matthew Falconeiri, Falconeiri Construction Inc. for Site Plan Approval under § I-I of the By-Law to reconstruct a single-family dwelling with an attached garage, and make related driveway, hardscaping, landscaping, utilities, and stormwater improvements at 222 South Pleasant Street in the Residence C 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. **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,



Tracy Shriver

April 16, 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.