



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Matthew and Elizabeth Horne
25 Lazell Street
Hingham, MA 02043

Applicant's Agent: Paul Gunn, P.E.
Morse Engineering Company, Inc.
10 New Driftway
Scituate, MA 02066

RECEIVED
JUN 01 2026
Town Clerk
Hingham, MA

Property: 25 Lazell Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 56546, Page 231

Plan References: Site Plans, prepared by Morse Engineering Company, Inc., dated March 16, 2026 and revised through May 7, 2026 (3 sheets)

Architectural Plans entitled, "Additions and Renovations for Mr. & Mrs. Horne and Family at 25 Lazell Street, Hingham MA", prepared by Aprea Design, Inc., dated September 27, 2024 and revised through April 21, 2026

Landscape Plan, prepared by Sean Papich, RLA, dated January 21, 2026 and revised through May 11, 2026 (1 sheet)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Matthew and Elizabeth Horne (the "Applicant") for Site Plan Approval under § I-I of the Zoning By-Law (the "By-Law") to construct an addition to the existing dwelling, replace a swimming pool, reconfigure the driveway, and install hardscaping and landscaping at 25 Lazell Street in the Residence C District.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on May 4, 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 second hearing was held on May 18, 2026 remotely via Zoom. Board members acting on the application

included Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, and Gary Tondorf-Dick. The Applicant's representative, Paul Gunn, P.E., presented the application to the Board, along with Sean Papich, Landscape Architect. 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 approximately 66,743 SF of land located on the corner of Lazell and Free Streets. It is currently developed as a single-family dwelling that was constructed in 1800.

The project involves the construction of a house addition, a replacement swimming pool, various hardscaping and landscaping improvements, and reconfigured driveways off Free Street and Lazell Street. The project results in approximately 37,400 SF of disturbance, with approximately 1,344 SF of disturbance on slopes greater than 10%, qualifying it for a Major Site Plan review under Section I-I.2 of the By-Law. The project originally proposed the removal of only one tree from the 10-Foot Tree Yard, a 20" specimen that is dead, however further investigation on-site discovered another dead tree along the right of way. The trees to be removed near Lazell Street are either Norway Maples or Black Locusts, which are invasive. These removals do not require mitigation as neither qualifies as a Protected Tree. Additional plantings and trees have been proposed to provide greater screening along this portion of the property, all of which shall be native.

The dwelling currently has four bedrooms and consists of 3,316 SF of living area and is accessed by gravel driveways off Free and Lazell Street. The proposed project maintains the existing four bedroom septic count, while increasing living area to 5,304 square feet. The Health Department reviewed the proposed plan and confirmed the proposed bedroom and room count is suitable for the existing septic leaching field. The driveway entrances are to be maintained but reconfigured and the driveway off Lazell Street is to be paved. The dwelling will continue to be serviced by subsurface water, overhead electric wires, and oil heating.

A stormwater system has been designed to maintain the existing drainage patterns and control the peak rates and volumes of runoff. New impervious areas are to be directed to subsurface infiltration chambers, while the majority of the hardscaping is to be constructed of pervious pavers. Construction phase and post-construction phase erosion control methods are included in the Operation & Maintenance Plan and have been prepared in accordance with the Massachusetts Stormwater Handbook.

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. The initial peer review report included technical comments related primarily to the stormwater design. The Historic Preservation Administrator also offered comments on the architecture prior to the first hearing. During the hearing, Board members raised questions and concerns about the layout and size of the new driveway, the number of trees being removed, and impact on views from Lazell Street, which is a town-designated Scenic Road. In response, the Applicant submitted revised materials that addressed all requested design changes.

WAIVERS

The Applicant requested a waiver of Submittal Requirements Waiver Request under Section I-1.5.1.ii to provide a Site Lighting Plan for the proposed project. The proposed lighting is limited to low-level landscape lighting, wall sconces near entrances, and yard lighting attached to the proposed structure. This lighting will be shielded to be dark-sky compliant and prevent spillover onto abutting properties. A waiver from Section I-1.5.1.iii is also requested. The proposed project is for an addition to an existing single-family dwelling and does not propose a new structure, change of use, or density increase that might have negative impacts on transportation infrastructure within the vicinity, therefore a Transportation Impact Assessment (TIA) should not be required.

A waiver from the Utilities Design and Performance Standards under Section I-1.6.h is required to maintain the existing overhead electrical and communication services to the dwelling. A waiver from the driveway limitations under Section I-1.6.1(i)(A) is also required to maintain the existing, multiple curbcuts on the corner lot.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Land disturbance for this project largely consists of the addition, landscaping, or the new hardscaping. Very little fill is proposed, and natural drainage patterns on the site will be maintained.

b. Site Design

The proposed project includes an addition to an existing, historic dwelling that is placed perpendicular to the current structure's orientation to help limit the visual impact on either Free Street or Lazell Street.

c. Character and Scale of Buildings

The proposed addition results in Gross and Living Floor Area Ratios that are only 0.03 above the average within 300-feet, and is proposed on a parcel that is larger than the average. The applicant is also proposing an addition to a historic house rather than constructing a new one, whose style is in keeping with the aesthetic character of the neighborhood.

d. Preservation of Existing Vegetation and Protected Trees

Two dead trees within the Protected Tree Yard along Lazell Street are to be removed. Most trees to be removed near Lazell Street are either Norway Maples or Black Locusts, which are invasive. A large quantity of new plantings, and trees totaling 45 caliper inches, are proposed. Clearing of trees outside of the Protected Tree Yard mostly consists of trees close to the dwelling or along the existing gravel driveway. Large landscaping beds, as well as an orchard, are proposed to help mitigate these removals.

e. Limit of Clearing

The proposed work is largely proposed on previously disturbed areas. Existing driveways will be reconfigured. The proposed swimming pool will be located in the same area as the existing. And the proposed addition will be constructed within an existing lawn area.

f. Finished Grade

No slopes greater than or equal to 3:1 are proposed.

g. Stormwater Management

Peak runoff rates and volumes from stormwater runoff have been controlled according to the Massachusetts Stormwater Handbook standards. New impervious areas will be directed to subsurface infiltration chambers, while the majority of the hardscaping is to be constructed of pervious pavers.

h. Utilities

No significant alterations to existing utility connections are proposed, as this is an addition to a single-family dwelling and not a new structure. The subsurface water, overhead wires, and private septic are to remain, and the house will continue to be heated by oil.

i. Pedestrian and Vehicular Access; Traffic Management

The proposed site has two existing driveways, one off Free Street and one off Lazell Street, which are being reconfigured but maintained. Adequate site distance already is provided on the existing driveways. Current traffic related impacts on the transportation infrastructure serving the area that are associated with the existing single-family dwelling will not change as a result of the project.

j. Lighting

Exterior lighting is to be limited to mounted sconces or minor landscape lighting. Refer to submitted Landscape Plan. All proposed light sources will be shielded. The proposed lighting is minor in nature and does not propose any trespass to abutting properties. No pole mounted light fixtures are proposed. Light fixtures are limited to single-family use only, such as mounted sconces or low level landscape lighting.

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 with the exception of those under Sections I-I.6.h and I-I.6.1(i)(A) requiring underground electric and communications services and a single curbcut. A waiver from these standards is reasonable since the existing dwelling will be maintained and is presently serviced by over overhead services and multiple driveways on the corner lot.

MOTION

Upon a motion made by Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted unanimously to GRANT the application from Matthew and Elizabeth Horne filed for Site Plan Approval under § I-I of the By-Law to construct an addition to the existing dwelling, replace a swimming pool, reconfigure the driveway, and install hardscaping and landscaping at 25 Lazell 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 work on the site commences.
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
June 1, 2026

In Favor: Gary Tondorf-Dick, Gordon Carr, Kevin Ellis, Tracy Shriver

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.