



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Mike Swiatkowski
6 Highfield Road
Hingham, MA 02043

Agent: Scott J. Fanara, P.E.
Grady Consulting, LLC
71 Evergreen Street, Suite 1
Kingston, MA 02364

RECEIVED

JUL 30 2026

Town Clerk
Hingham, MA

Property: 6 Highfield Road

Deed Reference: Plymouth County Registry of Deeds Book 36322, Page 275

Plan References: Plan set entitled, "Site Plan, 6 Highfield Road, Hingham, Massachusetts," prepared by Grady Consulting, L.L.C., dated May 27, 2026 and revised through June 29, 2026 (2 sheets)

Architectural plan set entitled, "Swiatkowski Residence," prepared by EMBR Architects, LLC, dated May 27, 2026 (12 sheets)

Stormwater Report, prepared by Grady Consulting, L.L.C., dated May 26, 2026

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Mike Swiatkowski (the "Applicant") for Site Plan Approval under § I-I of the Zoning By-Law (the "By-Law") to reconstruct a single-family dwelling and make related site improvements at 6 Highfield Road in the Residence B District.

The Board opened a duly noticed public hearing on the application at a meeting held on July 13, 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 acting on the application included regular members Tracy Shriver, Chair, Gordon Carr, and Gary Tondorf-Dick. The Applicant was represented by Scott Fanara of Grady Consulting, L.L.C. and Sean Papich, RLA, of Sean Papich Landscape Architecture. 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 15,993 +/- SF of land improved with a single-family ranch style residence built in 1947. The existing dwelling includes a Gross Floor Area of 2,151 SF and Living Area of 1,375 SF. Other site improvements include a driveway, landscaped areas, maintained lawn, and associated utilities.

The Applicant proposes to raze the existing dwelling and construct a new dwelling in its place. The proposed home will have a Gross Floor Area of 3,426 SF and Living Area of 2,338 SF. The neighborhood analysis prepared by the Applicant, which based on Living Area, shows that the proposed house will have an Floor to Area Ratio (FAR) of 0.15, as compared to the average FAR of 0.11 for existing houses in the area. However, the proposed project based on Gross Floor Area will result in a FAR equal to the neighborhood average of 0.21.

The project also includes the installation of a new driveway, utilities, landscaping, and hardscaping. Total land disturbance resulting from the project will be approximately 15,000 SF or 94% of the overall property. Runoff from the roof of the dwelling will be collected and piped into a subsurface infiltration system consisting of concrete chambers surrounded by crushed stone. Runoff from a patio in the backyard will collect in a channel drain before being discharged into the subsurface infiltration system. A new septic system is proposed to serve the dwelling. A new water service will connect to the existing water service at the property line. Electric and communication utilities are proposed to be overhead from a utility pole on the opposite side of Highfield Road.

There are a number of Protected Trees, including a 30" caliper Red Maple, on the property. Just one - consisting of a 6" evergreen tree - will be removed. As mitigation, the landscape plan shows one 3" caliper Sugar Maple Tree and two Arborvitae to be installed in the southeast corner of the backyard. Also, there are two existing invasive Norway Maples in the back yard, outside of the Tree Yard, scheduled for removal.

A silt fence/sock is proposed as an erosion control barrier along the down-gradient limit of work. The estimated time to complete the project is approximately eight months from the start of the

project. Construction will be phased to reduce the number of required workers on site at one time. The project site provides adequate off-street parking for construction vehicles.

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 several technical comments related to the stormwater design. He also requested clarification on erosion controls, construction entrance, and tree protection details. In response, the Applicant submitted a revised site plan, landscape plan, and a letter summarizing the updates provided. Based on the updated materials, Mr. Brennan confirmed that the response addressed his initial comments, with one exception: roof drain inverts around the dwelling remain unspecified.

WAIVERS

A waiver from the Utilities Design and Performance Standards under Section I-I.6.h is required to maintain the existing overhead electrical services to the new dwelling. An underground connection is not feasible as Highfield Road is on the 5-year Paving Moratorium List and cannot be cut until 2030.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

The project proposes to disturb approximately 15,000+/- SF of land. The proposed dwelling is designed in place of the existing dwelling and fully within previously disturbed areas. Natural drainage patterns will be improved from existing conditions as the design includes collection and infiltration of roof drain runoff and patio overland runoff.

b. Site Design

The placement of the building and parking are appropriate for a residential property within the Residence B Zoning District and consistent with the neighborhood. Landscaping includes a number of plantings, including two Arborvitae (7-8') and one Sugar Maple (3" caliper), in addition a stone front walkway and landing, walkway to the backyard, and a back terrace.

c. Character and Scale of Buildings

The proposed building design is harmonious with other dwellings in the neighborhood. In terms of scale, the proposed dwelling will result in a floor to area ratio based on gross square feet that is equal to the neighborhood average of 0.21.

d. Preservation of Existing Vegetation and Protected Trees

There are a number of Protected Trees, including a 30" caliper Red Maple, on the property. Just one - consisting of a 6" evergreen tree - will be removed. As mitigation, the landscape plan shows one 3" caliper Sugar Maple Tree and two Arborvitae to be installed in the southeast corner of the backyard. Also, there are two existing invasive Norway Maples in the back yard, outside of the Tree Yard, scheduled for removal.

e. Limit of Clearing

Much of the construction will take place within previously disturbed areas. A silt fence erosion control barrier is proposed on the down gradient side of the proposed work to prevent sediment runoff.

f. Finished Grade

All proposed grades are at a 3:1 slope or less.

g. Stormwater Management

The proposed stormwater management design is in conformance with the Massachusetts Stormwater Standards. A silt fence erosion control barrier and construction entrance are proposed to minimize erosion and sedimentation. A stormwater infiltration system is proposed to promote groundwater recharge. The site has been designed so that post development runoff shall not exceed pre-development runoff to the street and adjacent properties.

h. Utilities

The project proposes to connect to the existing water service at the street. A new private septic system is proposed. The Applicant requested a waiver to retain the overhead electric service due to a paving moratorium on Highfield Road.

i. Pedestrian and Vehicular Access; Traffic Management

There are ample parking spaces on site, which can easily accommodate 4 vehicles. No additional driveway openings at the street are proposed. Sight distance is adequate and shall be retained.

j. Lighting

Outdoor light fixtures will be shielded accordingly and will not exceed the listed heights. Light trespass onto neighboring properties is not proposed. The landscape plan shows the location of six (6) outdoor path lights.

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 Zoning 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 requiring underground electric service. The

Board waives this Standard since the existing service extends from a utility pole on the opposite side of Highfield Road and the roadway is subject to a paving moratorium.

MOTION

To GRANT the application from Mike Swiatkowski for Site Plan Review under § I-I of the Zoning By-Law and a Utilities Design and Performance Standards Waiver under § I-I.6.h to reconstruct a single-family dwelling and make related site improvements at 6 Highfield Road in the Residence B 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. **Plan Revisions.** Prior to application for a building permit, the Applicant shall revised the Site Plan as follows:
 - a. Specify the roof drain inverts around the dwelling; and
 - b. Indicate that the electric service will extend overhead from the utility pole on the opposite side of Highfield Road.
3. **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.
4. **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.
5. **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.
6. **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.

7. **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.
8. **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

July 30, 2026

In Favor: Gary Tondorf-Dick, Gordon Carr, 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.