



TOWN OF HINGHAM
PLANNING BOARD

NOTICE OF DECISION
SITE PLAN REVIEW UNDER SECTION IV-B.6.a

Certified #7018 1830 0000 1812 6332

IN THE MATTER OF:

Applicant: McCusker Gill
60 Research Road
Hingham, MA 02043

Premises: 60 Research Road
Hingham, MA 02043

Date: May 22, 2019



Plan Reference: “Site Plan Showing Proposed Loading Ramps 60 Research Road, Hingham, MA, Assessor’s Map 207 Lot 16”, dated 4/29/19, 1 sheet.

Summary of Proceedings:

This matter came before the Planning Board on the application of McCusker Gill for Site Plan Review in Association with a Building Permit for the installation of loading ramps, interior renovations and the removal of 4 parking spaces to be replaced with lawn.

The Planning Board heard the application at the regular meeting of May 21, 2019 in the Hingham Town Hall at 210 Central Street. Members of the Planning Board present were: Judith Sneath, Kevin Ellis, William Ramsey and Gordon Carr. Patrick Brennan, Amory Engineering, served as the peer review engineer for the Board. Mr. Rick Taylor, Stenbeck & Taylor, was present for the Applicant, and presented the proposal to the Board. He explained this project has minimal outside work but is installing loading ramps and new overhead doors on the building. To offset the new impervious surface they are eliminating 4 parking spaces and replacing them with lawn area. He provided and update on the raingarden and said it needs a little maintenance but overall is in good condition. He also noted that the site is still greatly over parked. Mr. Brennan presented his report and findings and answered questions for the Board.

Board members then reviewed the project in accordance with the Site Plan Review Criteria contained in Section I-I (6) as follows:

- a. *protection of abutting properties against detrimental uses by provision for surface water drainage, fire hydrant locations, sound and site buffers, and preservation of*

views, light and air, and protection of abutting properties from negative impacts from artificial outdoor site lighting;

The Board found that this was not applicable.

- b. convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets; the location of driveway openings in relation to traffic or to adjacent streets, taking account of grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections; sufficiency of access for service, utility and emergency vehicles;*

The Board found that the overall site circulation is not changing. Overhead doors with loading ramps are being added to the building.

- c. adequacy of the arrangement of parking, loading spaces and traffic patterns in relation to the proposed uses of the premises; compliance with the off-street parking requirements of this By-Law;*

The Board found that the site has 246 spaces where 155 are required. With the proposed elimination of 9 spaces the site has 237 existing spaces.

- d. adequacy of open space and setbacks, including adequacy of landscaping of such areas;*

The Board found that this was not applicable.

- e. adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site;*

The Board found that this was not applicable.

- f. prevention or mitigation of adverse impacts on the Town's resources, including, without limitation, water supply, wastewater facilities, energy and public works and public safety resources;*

The Board found that this was not applicable.

- g. assurance of positive storm water drainage and snow-melt run-off from buildings, driveways and from all parking and loading areas on the site, and prevention of erosion, sedimentation and storm water pollution and management problems through site design and erosion controls in accordance with the most current versions of the Massachusetts Department of Environmental Protection's Storm water Management Policy and Standards, and Massachusetts Erosion and Sediment Control Guidelines.*

The Board found that the raingarden needs maintenance as stated in the May 10, 2019 peer review letter, the existing O&M plan needs to be updated to reflect this project's maintenance requirements, and further that the project as proposed complies with the

storm water standards as a redevelopment and the potential for erosion has been adequately mitigated.

- h. protection of natural and historic features including minimizing: the volume of cut and fill, the number of removed trees of 6 inches caliper or larger, the removal of stone walls, and the obstruction of scenic views from publicly accessible locations;*

The Board found that this was not applicable.

- i. minimizing unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on or approved for the site.*

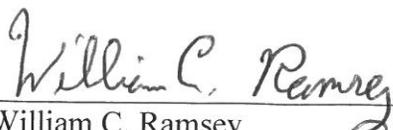
The Board found that this was not applicable.

DECISION AND VOTE:

It was Moved, Seconded and SO VOTED to APPROVE the requests for waiver of submittal requirements as specifically detailed in the request letter dated April 30, 2019 finding that the project was reviewed without this information, therefore the request is reasonable and there is no reason to require more data for this project as proposed.

It was then Moved, Seconded and SO VOTED to APPROVE Site Plan Review for McCusker-Gill at 60 Research Road as proposed and as shown on the plans titled "Site Plan Showing Proposed Loading Ramps 60 Research Road, Hingham, MA, Assessor's Map 207 Lot 16", dated 4/29/19, 1 sheet, based on the findings, with the waivers and subject to the following conditions:

1. The Applicant shall revise the site plan to show the parking table as updated.
2. The long term O&M plan for the site shall be updated to incorporate the new information from this project and a copy of the revised O&M plan shall be provided to the planning office.
3. The raingarden shall be stabilized as noted and the accumulated sediment shall be removed.
4. A pre-construction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required as a condition of approval for all projects.
5. 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 during construction and the approved drainage and storm water system installed for the project.
6. Upon project completion an as-built plan must be submitted to the Building Commissioner 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 storm water system design and performance standards of the approved project plans."



William C. Ramsey
Chairman, Hingham Planning Board

Cc: Town Clerk; Building Department; Assessor; Pat Brennan, Amory Engineering;