



TOWN OF HINGHAM
PLANNING BOARD

NOTICE OF DECISION
SITE PLAN REVIEW UNDER SECTION IV-B.6.b.2

Certified #7018 3090 0000 9231 8320

IN THE MATTER OF:

Applicant: Judd and Julie Hoffman
Premises: 23 Baker Hill Drive
Hingham, MA 02043
Date: October 22, 2019



Plan Reference: “Site Plan 23 Baker Hill Drive, Hingham, MA 02043”, prepared for Judd and Julie Hoffman, prepared by Merrill Engineers and Land Surveyors, dated 9/26/19, revised to 10/15/19, 1 sheet. “Landscape Plan, 23 Baker Hill Drive, Hingham, MA” prepared by Sean Papich, dated October 16, 2019, 1 sheet.

Summary of Proceedings:

This matter came before the Planning Board on the application of Judd and Julie Hoffman, 23 Baker Hill Drive, Hingham, MA, for Site Plan Review under Section IV-B.6.b.2 for the installation of a swimming pool, hardscape and landscape improvements, property zoned Residence A.

The Planning Board heard the application at the regular meeting of October 21, 2019 in the Hingham Town Hall at 210 Central Street. Members of the Planning Board present were: Kevin Ellis, William Ramsey, Judith Sneath, and Gordon Carr. Patrick Brennan, Amory Engineering, served as the peer review engineer for the Board. Mr. Sean Papich, of Sean Papich Landscape Architecture and Ed Cullen, of Merrill Engineers were present with Judd and Julie Hoffman to present the application to the Board. He explained this project triggers site plan review due to the land disturbance in the area of the existing steep slopes. The property is developed with a single family home and the proposal is to modify the existing patio area and expand it with a swimming pool, spa and BBQ area and landscape treatment.

The Board reviewed the peer review letter and noted that the application material demonstrated that the applicant team had worked back and forth with Mr. Brennan to resolve any outstanding peer review comments. The Board noted that it was improvements to a residential project and stated that they were familiar with that project location. The Board asked for public comment and there was none. They then proceeded

to review the waiver requests and stated that many of the materials that were requested to be waived generally weren't required for these smaller residential improvement projects and the request were reasonable.

The Board then voted to Approve the requested waivers of site plan review Section I-I. a (lighting plan); I-I. b; I-I.g (partial waiver of drainage analysis submittals), and the submittal of a utilities plan and a traffic circulation plan.

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 is installation of an in-ground swimming pool and landscape improvements for a single family house, and that the Applicant requested a waiver from submitting a lighting plan.

- 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 this was not applicable and that a waiver of this section was requested and acted upon by the Board.

- 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 this was not applicable.

- 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 during construction and resulting from the uses permitted on the site including, but not limited to, discarded building materials, concrete truck wash out, chemicals, litter and sanitary wastes; provided, that discharge of refuse or other wastes into the municipal storm water system shall be expressly prohibited;*

The Board found that any wastes generated during construction shall be removed from the site and disposed of appropriately. There are not expected to be a great deal of waste materials associated with this residential improvement project.

- 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 is 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 including the Massachusetts Storm water Handbook, the Massachusetts Erosion and Sediment Control Guidelines and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal storm water system;*

The Board found that the applicant has requested a partial waiver of this section and would like to board to accept the material as submitted for review of the project. The Board also found that Amory Engineers noted in the letter of October 16, 2019 that the drainage design as modified mitigates increases in storm water runoff up to and including the 100 year storm.

- h. assurance that appropriate Best Management Practices have been incorporated to minimize the amount of disturbed areas and protect natural resources, stabilize sites when projects are complete or operations have temporarily ceased, protect slopes on the construction site, protect storm drain inlets and armor all newly constructed outlets, install perimeter controls at the site, stabilize construction site entrances and exits to prevent off-site tracking of material, and to provide for regular inspection of storm water controls at consistent intervals;*

The Board found that an Operations and Maintenance plan was provided, peer reviewed and revised per the peer review engineer's comments. Mr. Brennan notes that the site will be in compliance with the MA. Storm water Standards if built as designed and with the implementation of the O&M Plan. The Board also found that Mr. Brennan states in the 10/16/19 letter that the erosion control plan and details will adequately mitigate potential erosion of the site during construction activities.

- i. 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 is not applicable.

j. *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 is not applicable.

DECISION AND VOTE:

It was Moved, Seconded and SO VOTED to APPROVE the Site Plan Review under Section IV-B.6.b for 23 Baker Hill Drive for Judd and Julie Hoffman for the installation of a swimming pool, hardscape and landscape improvements as presented at the hearings and shown on the Site Plan prepared by Merrill Engineers revised to October 15, 2019, and the landscape plan prepared by Mr. Sean Papich, based on the findings and subject to the following conditions:

1. 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.
2. 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.
3. 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.
4. The Homeowner shall implement the Operations and Management Plan dated September 25, 2019, as amended.



William C. Ramsey
Chairman, Hingham Planning Board

Cc: Town Clerk; Building Department; Assessor; BOH; Merrill Engineers; S. Papich; Pat Brennan, Amory Engineering;