

TOWN OF HINGHAM PLANNING BOARD

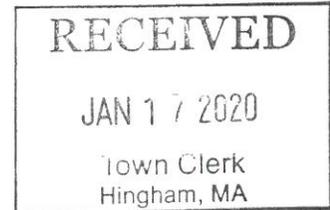


NOTICE OF DECISION SITE PLAN REVIEW UNDER SECTION IV-B.6.b.2

Certified #7018 3090 0000 9231 8382

IN THE MATTER OF:

Applicant: Harborview Development, LLC.
Premises: 126 Cushing Street
Hingham, MA 02043
Date: January 14, 2020



Plan Reference: “RAZE AND REBUILD 126 Cushing Street, Assessors Map 145 Lot 21, Hingham, Massachusetts” as shown on the Site Plan dated 12/16/19 and the Landscape Plan dated 12/31/19, prepared for Harborview Development LLC, prepared by Morse Engineering, 1 sheet each.

Summary of Proceedings:

This matter came before the Planning Board on the application of Harborview Development, LLC. 18 Shipyard Drive, Suite 2A, Hingham, MA, for Site Plan Review under Section IV-B.6.b.2 for the demolition of an existing single family house and construction of a new single family house, property zoned Residence B.

The Planning Board heard the application at the regular meetings of December 16, 2019 and January 6, 2020 in the Hingham Town Hall at 210 Central Street. Members of the Planning Board present were Kevin Ellis, William Ramsey, Gary Tondorf-Dick, and Gordon Carr. Patrick Brennan, Amory Engineering, served as the peer review engineer for the Board. Mr. Jeff Hassett of Morse engineering and Pat Blair of Harborview Development were present to present the application to the Board. Mr. Hassett explained this project triggers site plan review due to the area of land disturbance associated with the demolition of the existing single family house and construction of a new house. During the redevelopment the majority of the parcel will be modified and the driveway will be switched to Pioneer Road instead of Cushing Street. This will necessitate an address change. Comments on the project were received from the Police Chief and the Fire Marshal, in addition to the peer review comments.

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 or identify potential conditions of

approval to mitigate any concerns. The Board discussed the location and the concerns about management of the construction relative to traffic and safety. The Police Chief said that there was a bus stop there also so it was a busy intersection at peak times of the day. He also noted that the intersection was in a hollow and the sightlines were not great at the intersection of Cushing Street and Pioneer Road. The Board thanked the applicant for providing the landscape plan as requested and noted that this is a visible location so the additional trees would have great impact. The Board discussed that the project would include fill and that with the demolition, filling and construction there would be a high volume of truck traffic in the already congested location. In addition the construction workers would likely park on the side of the roadway. The Police Chief stated that a traffic management plan would be needed as would police details during times of heavy truck traffic.

Board members then reviewed the project in accordance with the Site Plan Review Criteria contained in Section I-I (6) and made findings 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 the Fire Marshal had reviewed the project and provided comments and that a landscape plan was submitted as requested.

- 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 any work in the public way requires a street opening permit from DPW. The Board also made the finding that Police details may be required at the discretion of the Police Chief because the sightline is not good at this intersection and there is a bus stop there as noted by the Chief. The Board found that the structure will now face and have the driveway on Pioneer Road and the address should be a Pioneer Road address. Fire Marshal DiNapoli provided comments dated January 3, 2020.

- 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 Police Chief Olsson provided comments dated January 2, 2020 with traffic and public safety concerns identified. The Board also made the finding that a traffic plan is required to show plans for vehicle parking and truck routes, and must include input from the school transportation department.

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

The Board found that a landscape plan was submitted. Additional trees are proposed along Cushing Street. The DPW would like new trees to be planted at least 10' from existing sidewalk to allow room for growth without damaging walk.

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 this is 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 made no findings on this item.

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 peer review engineer states in his memo of December 16, 2019 that the proposed work as shown on the site plan dated December 13, 2019 will result in a site that is in compliance with the MA Storm water Standards. Further, that the erosion controls shown and detailed on the plan will adequately mitigate potential erosion of the site during construction activities. The Board found that an Operations & Maintenance plan was submitted and revised per the peer review engineer comments. It still needs a title page or header noting the name of the project it is for, the date written and the person who wrote it. The Board also made a finding that the limits of clearing shall be marked with orange construction fence.

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 Project was peer reviewed and the appropriate erosion controls are proposed.

- 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 the existing single family house being demolished and replaced with a single family house. The Board also made a finding that the Applicant has submitted a landscape plan providing screening and detailing new trees to be planted.

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

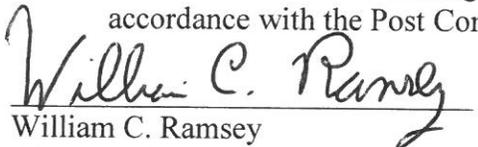
The Board found that this is not applicable.

DECISION AND VOTE:

The Board then voted to Approve Site Plan Review for “RAZE AND REBUILD 126 Cushing Street, Assessors Map 145 Lot 21, Hingham, Massachusetts” as shown on the Site Plan dated 12/16/19 and the Landscape Plan dated 12/31/19, prepared for Harborview Development LLC, prepared by Morse Engineering, as presented at the hearings, with the findings and subject to the following conditions:

1. Applicant must secure street opening permit from DPW prior to preconstruction meeting.
2. The existing Cushing Street entrance should not be used and all traffic should flow into the site from Pioneer road.
3. The street address shall be changed to have a Pioneer Road address. Per the Police Chief and the Fire Marshal the standard practice is to have the address dictated by the front door of the residence.
4. During the excavation, demolition or other periods of heavy truck traffic police details will be required to assist with safe traffic movement.
5. On site storage of construction materials including dirt piles shall not obstruct sight lines of vehicles turning onto Cushing Street.
6. Applicants shall revise the plan to show a stabilized construction entrance with updated detail.
7. All large truck traffic leaving the site will exit right and flow onto Cushing Street to Main Street.
8. A traffic plan must be submitted to show plans for vehicle parking and truck routes, and must include input from the school transportation department.
9. Trees shall be planted not less than 10’ from back of sidewalk on private property.
10. Pioneer Road and Cushing Street will be kept clean of any dirt and debris from vehicles entering into and exiting the site.

11. 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. The preconstruction meeting shall include the Police Chief or his designee, the Director of Community Planning, and the DPW superintendent or his designee and a representative of the school department transportation department at a minimum and will be coordinated by the Director of Community Planning.
12. 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.
13. 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.
14. A revised O&M Plan shall be provided with a formal title page noting project name, date written and author.
15. Post construction the drainage system is required to have ongoing maintenance in accordance with the Post Construction Operation and Maintenance Requirement.


William C. Ramsey
Chairman, Hingham Planning Board

Cc: Town Clerk; Building Department; Assessor; R. Sylvester, DPW; BOH; Morse Engineers; Pat Brennan, Amory Engineering; Jeff Kilroy, HPD; Police Chief; Fire Marshal.

