



TOWN OF HINGHAM
PLANNING BOARD

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NOTICE OF DECISION
SITE PLAN REVIEW UNDER SECTION I-H and IV-B.6.b

IN THE MATTER OF:

Applicant: Canterbury Street LLC.
15 Lewis Court
Hingham, MA 02043

Premises: 6 Jordan Way
Hingham, MA 02043

Date: June 2, 2020

Plan References: “Plan of Land 6 Jordan Way, Hingham, MA” dated February 20, 2020, revised to 3-26-20, 4 sheets, prepared by James Engineering, Inc., 125 Great Rock Road, Hanover, MA, 02339, prepared for Canterbury Street, LLC., 15 Lewis Court, Hingham, MA, 02043.

Summary of Proceedings:

This matter came before the Planning Board on the application of Canterbury Street LLC, 15 Lewis Court, Hingham, MA 02043, for Site Plan Review under Section IV-B.6.b for the construction of a new dwelling at 6 Jordan Way, property zoned Residence C.

The Application was submitted on March 26, 2020. Pursuant to (1) the Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law and applicable provisions of the Open Meeting Law found at 940 CMR 29 et seq., the public meetings of the Planning Board were conducted by remote participation and (2) pursuant to Section 17 of Chapter 53 of the Acts of 2020 opening of the review of the Application was continued by the Board, all as follows: March 23, 2020 (meeting suspended by the Chair due to technical difficulties pursuant to 940 CMR 29.10(6)(d) and the application continued to March 26, 2020); March 26, 2020; and April 13, 2020 (meeting suspended by the Chair due to technical difficulties (weather related power outages) pursuant to 940 CMR 29.10(6)(d) and the application continued to April 16, 2020).

On April 16, 2020, the meeting of the Planning Board meeting was held with Board deliberation and vote on the Application; provided, however, that a posting error for the meeting was later identified. The Applicant was notified, and a meeting of the Planning Board to re-open the application was scheduled and posted in accordance with the Open Meeting Law for May 4, 2020. At the May 4, 2020, the Applicant re-presented its

testimony of April 16, 2020, the Board accepted public comments and, after deliberation, acted on the Application.

Board members present included Chairman William C. Ramsey, Gordon Carr, Kevin Ellis and Judith Sneath. Mr. John Chessia, Chessia Consulting, served as the peer review engineer for the Planning Board. The Applicant, Canterbury Street LLC was represented by Gary James, James Engineering, and John Woodin.

Project Description:

Mr. James of James Engineering presented the project to the Board. He explained that this was new construction on the recently approved parcel at 6 Jordan Way. The parcel had been designed to a great extent during the subdivision approval process and in fact the drainage as shown is the same as required in the subdivision drainage analysis. Mr. Chessia noted that access manholes would need to be shown on the detail sheet for the subsurface chambers, but otherwise he had no further comments on the drainage. Mr. Chessia did note for the Board that the landscape as shown on the site plan was not consistent with the proposed landscape for the lot shown in concept in the subdivision plan set on sheet L-201. After discussion on the landscape plan the Board determined that the Applicant would need to submit a landscape to staff for review and if it differed substantially in scope the applicant would need to return to the Board to discuss it and secure a modification.

Site Plan Review

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 project was peer reviewed by Chessia Consulting. The lot drainage and layout was determined to a great extent during the Definitive Subdivision review and approval process. The Fire Department has no additional comments on this 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 pedestrian and vehicular access was considered during the subdivision approval process.

- 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 details may be required during construction.

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

The Board found that Landscape Sheet L-201 was approved in the Patterson Pond Estates Definitive Subdivision plan set and it shows "Typical Lot Landscaping". The occurrence of ledge on this property may make it difficult to plan the density or varieties of landscape material exactly as shown on Sheet L-201, and some adjustments for field conditions may be needed. The final landscape plan may propose different species of shrubs, perennials. Etc. more likely to survive the site conditions.

- 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 site has an approved storm water pollution prevention plan that is being followed.

- 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 the project has been reviewed by town staff and peer review consultants. This is the construction of a single family home.

- 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 must install the erosion controls right away. The detail for the subsurface chambers must be revised to show the access manholes consistent with the subdivision design as approved. There is an approved storm water pollution prevention plan for this subdivision which includes this lot.

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 this lot is in Phase 2 of the approved Stormwater Pollution Prevention Plan for the buildout of the Patterson Pond Estates definitive subdivision. The developer is following the approved stormwater pollution prevention plan.

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 site is characterized by ledge outcrops and mostly cleared.

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

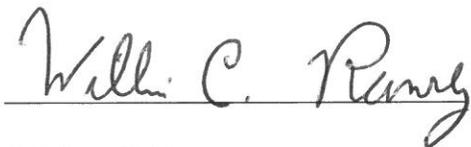
The Board found that this is not applicable.

DECISION AND VOTE:

With a motion made by William Ramsey and seconded by Gordon Carr, the Board then voted with Board members Ellis, Carr, Sneath and Ramsey in favor to Approve Site Plan Review Site Plan Review for # 6 Jordan Way, as shown on the plans titled “Plan of Land 6 Jordan Way, Hingham, MA” dated February 20, 2020, revised to 3-26-20, 4 sheets, prepared by James Engineering, Inc., 125 Great Rock Road, Hanover, MA, 02339, prepared for Canterbury Street, LLC., 15 Lewis Court, Hingham, MA, 02043, as presented at the hearings, with the findings and subject to the following conditions:

1. Applicant shall coordinate with the Police Chief or his designee regarding requirements for Police Details during construction.
2. If the applicant is not able to plant the landscaping in accordance with the design shown on Sheet L-201 due to the unforeseen site conditions, or, if the buyer wishes to swap out plant material for alternate varieties, the applicant must submit a revised planting plan to the Town Planner for review with the justification for the proposed changes. If the Town Planner determines that the proposed changes are more substantive than a field change and do not meet the intent of the landscape design shown on Sheet L-201 the applicant must return to the Board for approval of the revised landscape plan.
3. Prior to the preconstruction meeting the applicant shall revise plans to show the access manholes for the subsurface units consistent with the subdivision design as approved.

4. Prior to the start of work the applicant shall submit a building permit application and a construction drawing with a design professional's stamp for the rubble stone wall.
5. A pre-construction review meeting with inspection of the erosion control installation and marked limits of clearing is required. The preconstruction meeting shall include the peer review engineer, the Conservation Agent and the Director of Community Planning and will be coordinated by the Director of Community Planning.
6. 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 stormwater system installed for the project.
7. 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 stormwater system design and performance standards of the approved project plans.
8. The development of the landscape plan will preserve and retain the remaining upper and mid-story trees in the development of the specific landscape plan for this lot.



William C. Ramsey
Chairman, Hingham Planning Board

Cc: Town Clerk; Building Department; Assessor; R. Sylvester, DPW; BOH; James Engineering; Chessia Consulting; Conservation; Jeff Kilroy, HPD; Police Chief; Fire Marshal.