



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

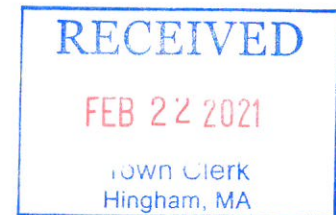
IN THE MATTER OF:

Applicant/
Owner: Christopher Julian, Trustee
Mad River Realty Trust
9 Parker Avenue
Cohasset, MA 02025

Agent: Walter B. Sullivan, Esq.
Sullivan & Comerford, P.C.
80 Washington Street, Building B, Suite 7
Norwell, MA 02061

Property: 74 Abington Street, Hingham, MA 02043

Plan Reference: "As-Built Plan, 74 Abington Street," prepared by McKenzie Engineering Group, 150 Longwater Drive, Norwell, MA, revised through December 11, 2020 (1 Sheet)



SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Christopher Julian, Trustee of the Mad River Realty Trust (the "Applicant") for a Minor Modification of a plan approved in connection with a Site Plan Approval Decision, dated September 27, 2019, in order to eliminate ponding in front of the building at 74 Abington Street through replacement of a trench and pipe with regraded pavement. The application form is dated August 4, 2020, however it was submitted with a cover letter and the above referenced plan on January 7, 2021, and that is deemed to be the date of the submission of the application.

The Board reviewed the request during a duly posted public meeting held on February 1, 2021 via Zoom as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts, dated March 12, 2020, Suspending Certain Provisions of the Open Meeting Law. The Board panel consisted of regular members Kevin Ellis, Chair, Judith Sneath, Rita DaSilva, Gordon Carr, and Gary Tondof-Dick. The Board was supported in its review by consulting

engineer, John Chessia, PE. Walter Sullivan, Esq. and Al Loomis, PE. represented the Applicant during the meeting.

Throughout its deliberations, the Board has been mindful of the statements of the Applicant and others made or received at the public meeting.

BACKGROUND AND DISCUSSION

The Board previously granted Site Plan approval in connection with an application for Site Plan Review in Association with Application for a Building Permit submitted in June 2019. The approved plans associated with the original approval are entitled "Site Development Plan, 74 Abington Street," dated June 5, 2019 and revised September 4, 2019.

The final As-Built Plan for the project submitted with the application for modification and referenced in this Decision depicts certain modifications to the approved plans. Specifically, a proposed trench drain and pipe were not installed due to a potential conflict with electrical service to the building. Instead, the pavement proximate to the northeast corner of the building was regraded to eliminate an area of puddling. The Board's consulting engineer confirmed that the modification would not impact the function of the site relative to drainage or other factors and is a lower maintenance solution to the ponding issue that previously existed on the site.

FINDINGS AND DECISION

Upon a motion made by Kevin Ellis and seconded by Gary Tondorf-Dick, the Board voted unanimously to:

1. FIND that the drainage modifications do not materially affect the findings made in connection with the Site Plan Approval, originally issued September 27, 2019.
2. GRANT a modification, approving the revised plan, entitled "As-Built Plan," prepared by McKenzie Engineering Group, revised through December 11, 2020, in connection with a Site Plan Decision for 74 Abington Street, dated September 27, 2019.

For the Planning Board,



Kevin Ellis, Chair
February 22, 2021

In favor: Carr, DaSilva, Ellis, Sneath, Tondorf-Dick
Opposed: None