

Savage-Dunham, Mary

From: Tom Nolan <tnolan@caseyproperties.com>
Sent: Monday, June 29, 2020 4:42 PM
To: Tim Casey; Savage-Dunham, Mary
Subject: RE: Please establish erosion controls at 100 IPR
Attachments: Hingham Electric & Water Easement 1963.pdf; Hingham Electric Easement 50ft 1964.pdf; Hingham Water Easement 1965.pdf; Hingham Registered Land Plans Easements.pdf; Revised AUL HIngham 4-28-2012.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Mary, I was able to locate our title policy files relating to our acquisition of the property at 100 Industrial Park Road and found the documents provided by the title examiner relating to the utility easements as of that date. The easements were established in the early 1960's and I am providing copies of those documents that we received from the title insurance company. To my knowledge, there are no additional utility easements affecting the property. Please find attached the following:

40' Wide Electric and Water Easement (Bk. 3005, Pg. 425)
50' Wide Electric Easement on Northwest Corner (Bk 3176, Pg. 379); and
Water Easement on northerly boundary (Bk 3240, Pg. 281).

I am also attaching copies of Registered Land Plans associated with those easements that were also provided to us by the title insurance company at the time of our acquisition.

Finally, I am attaching a copy of the updated AUL (2012) affecting the property, which has attached as Exhibit B a plan showing the boundary of the AUL as well as the demarcation between the Class A-3 RAO and the Class C RAO. My understanding is that the AUL applies to the entire site.

As Tim mentioned, we are presently going through all the boxes that arrived from Hingham recently due to our moving out of the building in hopes and expectation that we will uncover the original permit from DEP to Merriman that was transferred to us when we acquired the building in the fall of 1999. I will send that along as soon as it is located.

I hope the attached helps us move forward on the utility easements and clarifies what further steps may be needed with HMLP or Aquarian. Please feel free to contact me or Tim should you need anything further with respect to these items.

Thank you.

Tom
Thomas M. Nolan
Casey Properties
430 East First Street
P.O. Box E-62
Boston, MA 02127
Office: (617) 269-5900 ext. 248
Fax: (617) 269-7102

From: Tim Casey
Sent: Monday, June 29, 2020 2:28 PM

To: 'Savage-Dunham, Mary' <dunhamm@hingham-ma.gov>
Cc: Tom Nolan <tnolan@caseyproperties.com>
Subject: RE: Please establish erosion controls at 100 IPR

Hi Mary,

Thanks again taking the time to talk with me this morning. As mentioned, we are very upset that this work was done without your permission and that the permitting process has been negatively impacted. I apologize – it should not have happened. I spoke with the Construction Site Supervisor again this morning and relayed a good deal of our conversation to him and made your feelings and mine known.

I also wanted to update you on the other matters that you mentioned.

1. We will have the language on the easements over to you today.
2. We will send you a plan with a copy of the AUL to you today as well.
3. I have an email into Kevin Hixon. When I speak with him I'll ask him about his company creating a more legible plan that contains both the AUL and the easements.
4. As you know, to date, we haven't been able to locate a copy of the Groundwater Discharge Permit. I've asked my team to finish unpacking, today, the remainder of the boxes from our Hingham to Boston office move. If we find it, we'll get a copy of it over to you shortly.

Mary, please do not hesitate to call me with any further questions, comments or suggestions. Office: (617) 269-5900. Cell (617) 593-4109. Thank you.

Timothy C. Casey
Managing Partner

CASEY
PROPERTIES
P: 617-269-5900 C: 617-593-4109
tcasey@caseyproperties.com

From: Savage-Dunham, Mary <dunhamm@hingham-ma.gov>
Sent: Monday, June 29, 2020 7:55 AM
To: Tim Casey <tcasey@caseyproperties.com>
Cc: Fournier, Loni <fournierl@hingham-ma.gov>; Hixson, Kevin <KHixson@blcompanies.com>; Charles Lis, Heather <LisH@hingham-ma.gov>; jchessia@chessia.com; Clancy, Michael <clancym@hingham-ma.gov>; Tom Nolan <tnolan@caseyproperties.com>
Subject: RE: Please establish erosion controls at 100 IPR

I am available today. 781-741-1419

Thank you,

Mary



**Mary Savage-Dunham, AICP,
CFM**

Director of Community Planning
Town of Hingham
210 Central Street
Hingham, MA 02043
O: (781) 741-1419
C: (781) 561-6304

dunhamm@hingham-ma.gov
www.hingham-ma.gov

From: Tim Casey [<mailto:tcasey@caseyproperties.com>]

Sent: Friday, June 26, 2020 11:40 AM

To: Savage-Dunham, Mary <dunhamm@hingham-ma.gov>

Cc: Fournier, Loni <fournierl@hingham-ma.gov>; Hixson, Kevin <KHixson@blcompanies.com>; Charles Lis, Heather <LisH@hingham-ma.gov>; jchessia@chessia.com; Clancy, Michael <clancym@hingham-ma.gov>; Tom Nolan <tnolan@caseyproperties.com>

Subject: RE: Please establish erosion controls at 100 IPR

Hi Mary,

Thank you for your email. I share your concern and would like to speak with you directly on this. Are you available for a call this morning or afternoon?

Timothy C. Casey
Managing Partner

**CASEY
PROPERTIES**

P: 617-269-5900 C: 617-593-4109
tcasey@caseyproperties.com

From: Savage-Dunham, Mary <dunhamm@hingham-ma.gov>

Sent: Thursday, June 25, 2020 5:36 PM

To: Tim Casey <tcasey@caseyproperties.com>

Cc: Fournier, Loni <fournierl@hingham-ma.gov>; Hixson, Kevin <KHixson@blcompanies.com>; Charles Lis, Heather <LisH@hingham-ma.gov>; jchessia@chessia.com; Clancy, Michael <clancym@hingham-ma.gov>; Tom Nolan <tnolan@caseyproperties.com>

Subject: Re: Please establish erosion controls at 100 IPR

Tim,
I expressly directed your team to do NO SITE WORK. This is a blatant disregard for the permitting process and the direction of the Town.

Kevin Hixson told everyone that no outside work was authorized. Who is actually in charge of this site?

The planning board directed you to revise your plans to show the trees that could be retained and the response of your team is to clear cut the property?

Mary Savage Dunham
Director of Community Planning
Town of Hingham
781-561-6304 (c)
781-741-1419 (o)

Sent from my iPhone

On Jun 25, 2020, at 5:16 PM, Tim Casey <tcasey@caseyproperties.com> wrote:

Hi Loni,

Hope you're well. I was not aware of this issue until yesterday late afternoon when Kevin Hixon forwarded me an email that Mary had sent to him yesterday. This morning, when I pulled into the lot to witness the soil explorations, I saw that trees had been cleared.

I'm not sure what happened but I will contact the construction company and ask them to ensure that proper erosion controls are implemented as soon as possible. Thank you for the update – we'll get on it.

Timothy C. Casey
Managing Partner

CASEY
PROPERTIES
P: 617-269-5900 C: 617-593-4109
tcasey@caseyproperties.com

From: Fournier, Loni <fournierl@hingham-ma.gov>
Sent: Thursday, June 25, 2020 1:05 PM
To: 'Hixson, Kevin' <KHixson@blcompanies.com>; Tim Casey <tcasey@caseyproperties.com>
Cc: Charles Lis, Heather <LisH@hingham-ma.gov>; Savage-Dunham, Mary <dunhamm@hingham-ma.gov>; 'jchessia@chessia.com' <jchessia@chessia.com>; Clancy, Michael <clancym@hingham-ma.gov>
Subject: Please establish erosion controls at 100 IPR
Importance: High

Hi Kevin and Tim,
I understand that many trees have been cleared from 100 Industrial Park Road. It's not clear to me yet whether any of the trees were within the Commission's jurisdiction – we can sort out those details in the coming days. In the meantime, the site is now extremely vulnerable to erosion and sedimentation issues, especially now that we're in the midst of thunderstorm season.

Please establish erosion controls on the property ASAP to contain the sediment within the cleared areas. A 12" mulch log (aka silt sock) is preferred. If you can send photo documentation of the erosion controls in place, that would be appreciated. Heather or I will conduct a site inspection as soon as possible.

Thank you,
Loni

<image001.gif>
Loni M. Fournier

Senior Planner: Conservation/GIS
210 Central Street
Hingham, MA 02043
Voice: (781) 741-1445
Fax: (781) 740-0239
<http://www.hingham-ma.gov>

