



BY: ELECTRONIC MAIL, dunhamm@hingham-ma.gov

August 27, 2020

Mr. Kevin M. Ellis
Chairman, Planning Board
Town of Hingham
210 Central Street
Hingham, MA 02043

RE: 100 Industrial Park Road, Hingham

Dear Chairman Ellis:

I am writing in regard to the application for a Special Permit A3 with Site Plan Review by JEB Group LLC ("JEB") for a proposed Delivery Station Building at 100 Industrial Park Road, Hingham ("100 IPR").

Based on our review of the information submitted to the Planning Board by JEB as of this date, we have several concerns related to this filing we would like to bring to your attention.

TRAFFIC

Primary ingress/egress to 100 IPR is proposed off of Commerce Road. This includes all trailer truck traffic (inbound and outbound), all delivery vans (inbound) and all employee/visitor traffic (inbound and outbound). Commerce Road is private, owned by A.W. Perry ("AWP"), with right to pass easements granted to 100 IPR. The right of way ("ROW") of Commerce is 50', the existing intersection with Industrial Park Road is misaligned, and there is a tight bend in the roadway.

In consideration of the large volume of traffic generated by the proposed use at 100 IPR, we recommend the Board require Commerce Road be upgraded to meet the Planning Board Rules and Regulations requirements for a "Major" Roadway (per Section 4.B.1.a) including a 70' Right-of-Way and a 500' centerline radius. Furthermore, the intersection with Industrial Park Drive has an odd angle to it and should be realigned to provide an appropriate geometrically correct intersection for the large volume of traffic anticipated to now utilize that intersection for this project. These improvements can be accomplished through mitigation involving land comprising part of the 100 IPR site.

Currently, immediately prior to the Industrial Park Road/Commerce Road intersection there is a sharp, 90 degree bend in Industrial Park Road that creates a blind, tight corner, and has been an area of traffic concern in South Shore Park ("SSP"). An opportunity exists to realign Commerce Road across a portion of 100 IPR site, so it intersects at this 90 degree bend to form a "T" intersection, while also addressing the 70' ROW width.

The trip generation information presented by JEB anticipates traffic to and from the site will occur during off peak hours, requiring no traffic mitigation measures. Will there be monitoring in place to insure actual traffic flows occur in off peak times? Currently, a number of existing businesses in South Shore Park ("SSP) operate on a 7 am to 3 pm shift and daily traffic exiting SSP at the 3 pm hour presents a substantial backup at the signal at Pond Park Road/Derby Street. Any variation to the timing of JEB's anticipated midday trip generation figures would have significant consequences to traffic in the area.

STORMWATER

This site is within an Outstanding Resource Water Area providing drinking water supply. All proposed stormwater discharges occur on AWP owned property. Environmental, and future developmental impacts are of significant concern. Upon receipt of the Board's peer review engineer's comments, we will have additional feedback.

SEPTIC

JEB's new septic system plan will require waivers from setback requirements between stormwater drainage and septic per their recent response to comments submitted. Has the applicant pursued other alternates to meet existing Board of Health by-laws?

OTHER PERMITTING

A MEPA filing will be required for this project. There is no filing identified for 100 IPR on the MEPA database. Due to the fact that 100 IPR abuts state highway route 3, a MassDOT access permit will be required. Has the Town's review engineers had any discussions with MassDOT and MEPA with respect to this filing?

We understand that the proposed use at 100 IPR is a by right use and agree it is consistent with the industrial nature of this property. We support this type of use at SSP, especially in an existing industrial property. However, we do have concerns with activity at 100 IPR that has proceeded in advance of any Town approvals. We request that the Board condition

that all necessary permits be obtained prior to any additional construction activity at 100 IPR.

We are also sensitive that the impacts of this use do not adversely affect the Town's longer term vision for this area of south Hingham, and the recommendations of the current master plan effort for the entire community.

Thank you for your consideration. I am available to discuss in greater detail at your convenience.

Sincerely,



Richard P. Beal
President

Cc: Mary Savage Dunham, Town of Hingham