

DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW
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JEFFERY A. TOCCHIO
jtocchio@dtm-law.com

September 28, 2020

Via Electronic Submittal & Hand Delivery

Eileen McCracken, Town Clerk
Town of Hingham
Clerk's Office
210 Central Street
Hingham, MA 02043

**RE: 150 Recreation Park Drive, Suite 8, Hingham
Hemlock Ink, LLC**

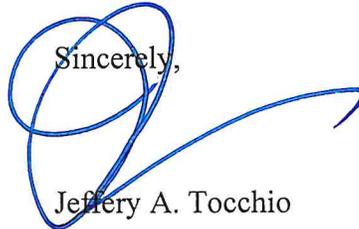
Dear Ms. McCracken:

This office represents Hemlock Ink, LLC, in connection with its applications for the property located at 150 Recreation Park Drive, Suite 8, Hingham. Enclosed for filing please find an original and seven (7) copies of the following:

1. Application for Zoning Hearing Form 2;
2. Application for Special Permit A3;
3. Supplement to Application for Special Permit A3;
4. Application for Site Plan Approval in Association with Application for Building Permit;
5. Proposed Parking Plan, prepared by Crocker Design Group, LLC., dated September 24, 2020;
6. Septic Capacity Analysis, prepared by Crocker Design Group, LLC., dated September 24, 2020; and
7. Filing fee in the amount of \$1,000.00.

We look forward to appearing before the Planning Board as soon as practicable. As always, thank you for your assistance.

Sincerely,



Jeffery A. Tocchio

Enclosures

Form 2

The undersigned is _____ the owner of the subject property, or _____ the holder of a written option to purchase the subject property, or X the holder of a valid lease to the subject property. (In this last instance written authorization from the property owner must be submitted with the other application documents).

Record title to the subject property stands in the name(s) FoxRock Recreation Park, LLC
(owner) _____

Address of owner of record FoxRock Recreation Park, LLC, 100 Newport Ave. Extension,
Quincy, MA 02171

Title Reference:

(Unregistered land) Plymouth County Registry of Deeds, Book 46554, Pages 105 & 122
(Registered land) Land Court Certificate of Title No. _____, Book _____, Page _____

State briefly what is currently on the premises:

There is an existing 43,816 +/- square foot building currently on the premises.

Attorney, agent, or other representative acting for petitioners:

Name Jeffery A. Tocchio, Esq. Address Drohan Tocchio & Morgan, P.C.
175 Derby St., Suite 30, Hingham

Name _____ Address _____

Written evidence of agent's standing to represent petitioner may be requested.

Signed as a statement of fact under the pains and penalties of perjury, this 25th day of
September, 2020.

SIGNATURE _____

(Petitioner/Agent) Jeffery A. Tocchio, Esq.

Drohan Tocchio & Morgan, P.C.

Address 175 Derby St., Suite 30, Hingham, MA

Tel. No. (781) 749-7200

check all that apply:

Property Owner(s)

Applicant

Owner's Agent

Applicant's Agent

Note: Do not attempt to discuss the merits of your case with any member of the Board of Appeals and/or the Planning Board at any time after filing this application and prior to the hearing thereon.

Ownership and Contact Information

The undersigned is _____ the owner of the subject property, or _____ the holder of a written option to purchase the subject property, or the holder of a valid lease to the subject property, or _____ authorized by the public owner of the subject property. (In this last instance written authorization from the property owner must be submitted with the other application documents.)

Record title to the subject property stands in the name(s): FoxRock Recreation Park, LLC;

Address of owner(s) of record: 100 Newport Avenue Extension, Quincy, MA 02171

Title Reference: (Unregistered land) Plymouth County Registry of Deeds, Book 46554, Pages 105 & 122.

State briefly what is currently on the premises:

The Premises is a 5,000 square foot portion of a 43,709± square foot existing warehouse/industrial building on a 4 acre parcel.

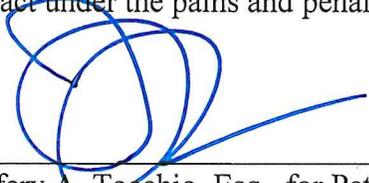
Attorney, agent, or other representative acting for petitioner:

Name: Jeffery A. Tocchio, Esq., for Petitioner
Drohan Tocchio & Morgan, P.C.,
175 Derby Street, Suite 30, Hingham, MA 02043

Written evidence of agent's standing to represent petitioner may be requested.

Signed as a statement of fact under the pains and penalties of perjury, this 25th day of September, 2020.

SIGNATURE:
(Petitioner/Agent)



Jeffery A. Tocchio, Esq., for Petitioner
DROHAN TOCCHIO & MORGAN, P.C.
175 Derby Street, Suite 30, Hingham, MA 02043
Telephone No. (781) 749-7200
jtocchio@dtm-law.com

**SUPPLEMENT TO APPLICATION FOR SPECIAL PERMIT A3
Hemlock Ink, LLC., 150 Recreation Park Drive, Unit #8**

Petitioner, Hemlock Ink, LLC (“Hemlock Ink”), requests a Special Permit A3 Parking Determination/Waivers under Section V-A of the Zoning By-Law, with respect to its use of a 5,000± square feet portion (the “Premises”) of the existing industrial building at 150 Recreation Park Drive (the “Property”) for its use of the Premises as a custom screen printing, embroidery, digital garment printing facility. Such use is a permitted use in the Industrial Park District/South Hingham Development Overlay District under Section III-A (6.2). There are no physical changes proposed for the site, and a Building Permit has been filed for an interior fit-out of the Premises. Petitioner has concurrently applied for waiver of the requirement for Site Plan Review, as the project constitutes a minor site plan.

Hemlock Ink is a garment decoration company that provides custom screen printing, embroidery and digital printing on a variety of garments, including shirts, hats, jackets, bags, uniforms and corporate gifts. Petitioner proposes to undertake these uses within the Premises, a 5,000± square foot portion of the existing 43,816± square foot, nine-unit industrial condominium building (the “Building”), on a 4 acre parcel at the end of Recreation Park Drive. The owner of the Building is FoxRock Recreation Park, LLC.

The interior fit-out of the Premises includes 4,000± square feet of apparel garment processing space and 1,000± square feet of accessory space including office, break room, and pick-up area. Hemlock Ink will have between 3-5 employees working at the Premises, on weekdays between the hours of 9 a.m. to 5 p.m.

The Building/Property is presently improved with 82 parking spaces.¹ Currently, there are four (4) other tenants in the Building: (i) Momentum (f/k/a Phys-Ex), which uses Unit #1 for a personal training focused health club / recreational use, (ii) Boxygen, which uses Unit #2 for a boxing focused health club / recreational use, (iii) DTM Packaging, which uses Units #3-7 for warehouse and distribution, together with supporting office space, and (iv) W.C. Vaughn, which uses Unit #9 for a manufacturing use, together with supporting office. DTM Packaging has only twenty (20) employees, both full time and part time. Momentum has up to 6 employees (5 trainers and 1 receptionist) and up to 5 clients at any one time. Boxygen has a maximum class size of 30 participants (and 2 employees). The mix of uses within the Building are compatible and complementary from a parking perspective; with Hemlock Ink, DTM Packaging and W.C. Vaughn undertaking manufacturing and warehousing during standard weekday business hours, and Boxygen and Momentum having “peak” hour on weekends and early-morning and evening hours.

As reflected within the parking table below, the total number of parking spaces required, based upon the requirements found at Section V-A and prior approvals, is 67 parking spaces. A total of 82 parking spaces are provided to meet the requirement of the existing site. As such, there is sufficient parking at the Property.

¹ The parking count figure as originally approved was 78 spaces, but 5 were not laid-out; and the Board subsequently approved new parking counts and configurations as part of the approvals for Boxygen and Momentum (f/k/a Phys-Ex).

PARKING TABLE					
<u>Tenant</u>	<u>Unit #</u>	<u>Use</u>	<u>Requirement</u>	<u>GFA</u>	<u>Spaces Required</u>
Momentum (f/k/a Phys-Ex)	#1	Health Club / Recreational Use	Not Defined	5,000± SF	11
Boxygen	#2	Health Club / Recreational Use	Not Defined	5,000± SF	11
DTM Packaging	#3-7	Warehousing with supporting general office	1 space per 1,000 SF	25,000± SF	25
Hemlock Ink	#8	Manufacturing with supporting office	2 spaces per 1,000 SF	5,000± SF	10
W.C. Vaughn (E.B. Butler & Co.)	#9	Manufacturing with supporting office	2 spaces per 1,000 SF	5,000± SF	10
Total Spaces Required					67
Total Spaces Existing/Proposed					82

As such, Petitioner has demonstrated that the proposed use of the existing parking area is more than sufficient to support the operations of itself and all other tenants in the Building. Moreover, Petitioner's use of the Premises and Property will not create adverse impacts; as the Property's current ingress/egress and the traffic circulation of the Property are not to be altered, and no alteration to the footprint of the existing Building is proposed, nor is any construction outside of the Building proposed. A grant of the requested Special Permit A3 is proper given that the parking provided meets the calculated requirements for the various uses under Section V-A, within the existing parking areas.

SIGNATURE: _____

Jeffery A. Tocchio, Esq., for Petitioner
 Drohan Tocchio & Morgan, P.C.
 175 Derby Street, Suite 30, Hingham, MA
 Tel. No. (781) 749-7200

Address

Date: September 25, 2020



Hingham Planning Board
APPLICATION FOR SITE PLAN APPROVAL
IN ASSOCIATION WITH APPLICATION FOR BUILDING PERMIT

Application Date: September 25, 2020

Applicant: Hemlock Ink, LLC

Contact Information for Applicant or Authorized Agent (Attorney, Contractor, etc.)

Name/Title: Jeffery Tocchio, Esq., Attorney for Hemlock Ink, LLC

Phone: (781) 749-7200

Address: 175 Derby Street, Suite 30, Hingham, MA 02043

Project Location: 150 Recreation Park Drive, Suite 8, Hingham, MA 02043

Site Plan Review Submittal Requirements

Please provide to the Planning Board office seven (7) hard copies and an electronic file of the Site Plan and submittal materials, except that only two copies of the drainage report are required. Submittal Requirements:

- a. locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures within 100 feet of property line;
- b. scaled and dimensioned plan of the location and footprint of existing and proposed buildings and structures; if applicable, building elevations and floor layouts;
- c. if applicable, plan showing proposed circulation of traffic within the development and in all adjacent public ways; dimensioned plan of loading and parking areas, aisles and driveways; plan with detail sheets if appropriate, profile and representative cross sections of proposed driveways and parking areas;
- d. analysis of compliance with all relevant dimensional provisions of this By-Law;
- e. detailed information on utilities, landscaping, refuse storage and removal;
- f. grading plan, estimated net import/export of material, drainage analysis, and traffic analysis, as applicable;
- g. analysis of the capacity of Town soils, water supply, ways and services to absorb the impact of the proposed development;
- h. analysis of compliance of the construction activities and the proposed project, including the extent the project incorporates low impact design and green infrastructure solutions, with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Policy

and Standards including (i) the Massachusetts Stormwater Handbook, (ii) Massachusetts Erosion Sediment and Control Guidelines, and (iii) 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 stormwater system;

- i. Site Lighting Plan showing the location, height, photometric, orientation, and specifications for all outdoor site lighting, including information on the intensity and range of illumination for each source of light proposed.
- j. an erosion control plan and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements; and
- k. such other materials necessary to enable Town boards to make a positive determination on the proposed development.

Brief Description of Work:

Petitioner, Hemlock Ink, LLC, pursuant to Section I-I(5)(a) and (b) of the Hingham Zoning By-Law, requests waiver from the requirements of Site Plan Review under Section I-I, including waiver of the public hearing requirement, and further, Petitioner seeks a determination from the Planning Board that the project constitutes a minor site plan and does not materially or adversely affect conditions governed by the site plan review standards set forth in Section I-I.6, in relation to its application for interior fit-out of a 5,000± square feet portion of the existing industrial building at 150 Recreation Park Drive, for use as a custom screen printing, embroidery, digital garment printing facility pursuant to Section III-A (6.2) of the By-Law.

Request for Waiver from Site Plan Review Requirements

Upon written request of the applicant, the Planning Board may waive any of the submittal requirements set forth in Section I-I.6 deemed by the Planning Board to be not necessary for its review of the application. In addition, the Planning Board may waive other such requirements of Section I-I, including the requirement for a public hearing, where the Planning Board determines that the project constitutes a minor site plan. In order to constitute a minor site plan, the proposed work must be limited to (i) interior renovations to a building or structure that do not include a change of use or parking demand for which a Special Permit A2 or A3 is required and/or (ii) modifications to the site which, in the Planning Board's determination, do not materially or adversely affect conditions governed by the site plan review standards set forth in Section I-I.6

Please indicate requested relief (for example, "I request a waiver from the requirement for a public hearing" or "I request a waiver from the requirement to submit a utilities plan and lighting plan"):

Request for Waiver:

Pursuant to Sections I-I.5(a) and (b) of the Zoning By-Law, Petitioner requests (i) waiver of the requirements of Site Plan Review under Section I-I, including waiver of the public hearing requirement, and (ii) a determination from the Planning Board that the project constitutes a minor site plan, as the scope of work involves interior fit-out of a 5,000± square feet portion of the existing industrial building at 150 Recreation Park Drive, for use as a custom screen printing, embroidery, digital garment printing facility. No alteration to the footprint of the existing Building is proposed, nor is any construction outside of the Building proposed. The interior fit-out and proposed operation will not materially or adversely affect conditions governed by the site plan review standards.

Based on the foregoing, Petitioner respectfully requests that the Planning Board make a determination that the proposed minor modification(s) to the existing building and site constitutes a minor site plan, and grant waiver from the requirements for Site Plan Review under Section I-I, including waiver of the public hearing requirement.

Waiver Granted

Waiver NOT Granted

Signature of Authorized Agent (Chairman of the Planning Board or Town Planner) Date



PARKING/USE TABLE					
TENANT	BAY #	USE	REQUIRED PARKING SPACES PER 1000 SF GFA	GROSS FLOOR AREA (SF)	# PARKING SPACES REQUIRED
MOMENTUM (PHYS-EX)	1	HEALTH CLUB / RECREATIONAL USE	NOT DEFINED	5,000±	11
BOXYGEN	2	HEALTH CLUB / RECREATIONAL USE	NOT DEFINED	5,000±	11
DTM PACKAGING LLC.	3	WAREHOUSE WITH SUPPORTING GENERAL OFFICE	1	25,000±	25
	4				
	5				
	6				
	7				
HEMLOCK INK	8	MANUFACTURING WITH SUPPORTING OFFICE	2	5,000	10
W.C. VAUGHAN COMPANY (E.R. BUTLER & CO.)	9	MANUFACTURING WITH SUPPORTING OFFICE	2	5,000	10
TOTAL SPACES REQUIRED					67
TOTAL SPACES EXISTING					82
TOTAL SPACES PROPOSED					82

*TOTAL PARKING REQUIREMENT FOR THE PROPOSED TENANT MIX IS 67 SPACES. CURRENT EXISTING PARKING TOTAL IS 82 SPACES. PROPOSED PARKING LAYOUT IS 82 SPACES.

Date	Description	No.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project

#150 RECREATION PARK DRIVE
HINGHAM, MA

Prepared for

HEMLOCK INK
#150, RECREATION PARK DRIVE
HINGHAM, MA

Drawing Title

PROPOSED PARKING PLAN

Project No.	100-037	Drawing No.	X-1	
Date	09.24.2020	Scale		1" = 30'
Scale	1" = 30'	Drawn By		SVP
Drawn By	SVP	Approved By		GC
Approved By	GC			





September 24, 2020

Town of Hingham Planning Board
Attn: Mary Savage-Dunham – Director of Community Planning
210 Central Street
Hingham, MA 02043

Re: **150 Recreation Park Drive – Suite 8
Hemlock Ink (New Tenant)
Septic Capacity Analysis**

The purpose of this memo is to assess the current tenant mix relating to the Title 5 design septic flow and determine if the existing design flow supports the proposed use for Hemlock Ink (proposed tenant) within Suite 8 of the existing building located at 150 Recreation Park Drive in Hingham, MA.

Please also refer to the attached supporting documents including:

- **Attachment A:** 8.5x11 Photo Images of Grading and Layout Plan prepared by BSC Group dated November 26, 1986.
- **Attachment B:** Proposed Floor Plan (Sheet SP101) prepared by Helicon Design Group (HDG).
- **Attachment C:** Title 5 Inspection Report dated September 30, 2015.
- **Attachment D:** Proposed Parking Plan prepared by Crocker Design Group (CDG)

CDG has reviewed the septic plans entitled Grading & Layout Plan as designed by BSC Group dated “November 26, 1986” on file with the Town. The septic system is located in the northeast portion of the property. It is a gravity system that includes a 4,000 gallon septic tank, d-box and leaching trenches and results in a daily design flow of 2,532 gallons per day. The system was inspected on September 20, 2015 by Erik Jon Losee. All components were noted to be in good condition and the system “passed” the inspection at that time.

The total area of the existing building was calculated by BSC to be 45,000 square feet, which was then divided into office and warehouse space. The office use is identified as 450' x 25' for a total office area of 11,250 square feet. Per Title 5 design criteria (Section 15.203), office use is computed at 75 gallons per day per 1,000 sq. ft. which results in a design flow 844 gallons per day. The warehouse use is identified as 450' x 75' for a total warehouse area of 33,750 square feet. The design criteria as shown on the BSC plan utilizes a 5 gallon per 100 sq. ft. criteria (translates to 50 gallons per 1,000 sq.ft.), which computes as 1,688 gallons per day. Adding the design flows for both office and warehouse together results in a total permitted design flow for the existing septic system of 2,532 gallons per day.



Suite 8, the subject of the current application with the town, consists of 5,000 square feet. Thus the permitted design flow for Suite 8 by itself would be as follows:

- 25% Office = 1,250 square feet at 75 gpd/1,000 sf = 93.75 GPD
- 75% Warehouse = 3,750 SF at 50 gpd/1,000 sf = 187.5 GPD
- Total Design Flow for Unit 1 = 281.25 GPD

The proposed use is a “manufacturing” facility for Hemlock Ink. Hemlock Ink provides customized garment decoration through screen printing, digital printing, and embroidery.

Hemlock Ink proposes to begin operations with 3 full-time employees and anticipates no more than 5 full-time employees at full capacity. Client visits are expected to be infrequent with the majority of client interaction occurring at the clients place of business. For purpose of the Title 5 Analysis, one “person” has been added to account for possible customer visits.

We assessed the Title 5 Design Flows for the proposed Hemlock Ink facility based on the type of establishment under Section 15.203. There does not exist a specific “Printing/Embroidery” type of establishment in the table of uses. The most applicable use that we considered in our analysis for the type of work being conducted on site then became “Factory, Industrial Plant, Warehouse or Dry Storage Space without cafeteria” at a rate of 15 gpd per person.

Computing Title 5 design flow based on 15 gpd/person multiplied by 6 persons equates to a daily design flow of only 90 gallons per day, far less than the allotted 281.25 gpd for this space.

The Applicant has also confirmed there is no discharge from the printing/embroidery systems to the drains. Rather it is a self-contained process.

Based on the analysis above, we conclude that sufficient septic capacity exists to accomodate Hemlock Ink within Suite 8.

Should you have any questions, please don’t hesitate to contact me at any time at 781-820-0416 or crockerdesigngroup@yahoo.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gabe Crocker".

Gabe Crocker, PE
President

CC: Hingham Board of Health (via E-Mail)



ATTACHMENT A:
GRADING AND LAYOUT PLAN (BSC)

SOUTHEAST

(State Highway - Rte. 3)

EXPRESSWAY

REFERENCES

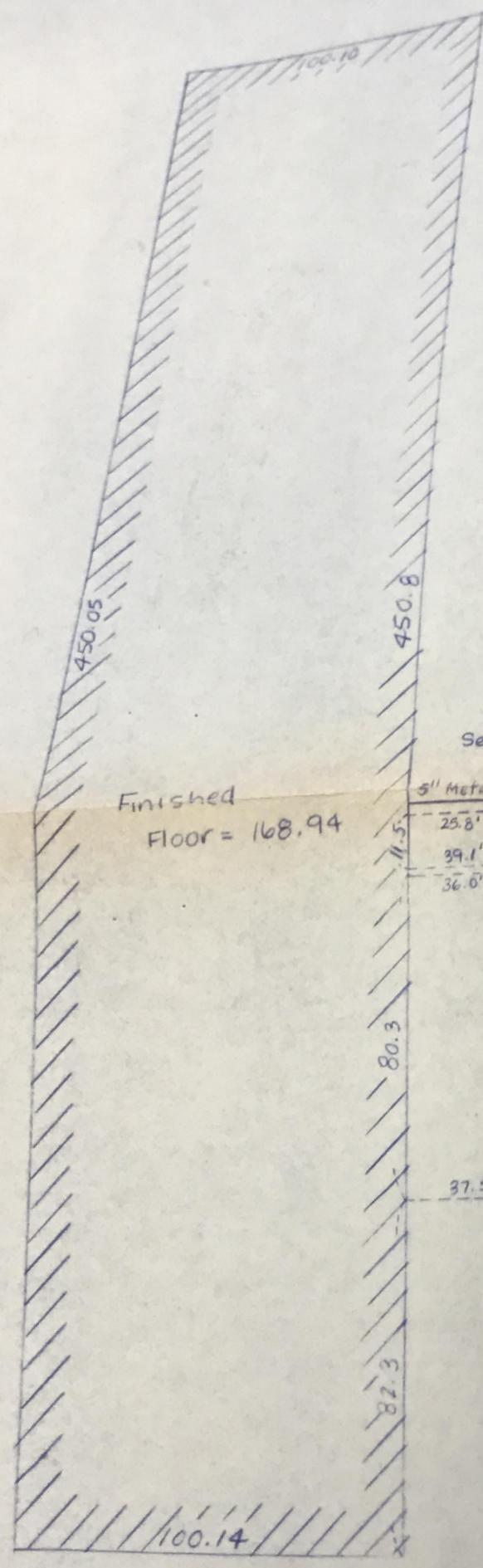
PROJECT

C6A
 174,240 S.F.
 4.00 Ac.

304.05
 N. 66-39-15 W.

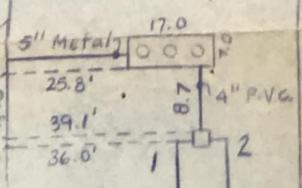
"AS BUILT" Septic System Inverts (8-7-84)

1	Top of Pipe out of Bldg	162.80
2	Top of Pipe into Tank	162.54
3	Top of Pipe out of Tank	162.32
4	Top of Pipe to 'D' Box	162.13 in / 161.89 out
5	Top of Pipe at Elbow 1	161.87
6	Top of Pipe at Elbow 2	161.85
7	Top of Pipe at Elbow 3	161.37
8	Top of Pipe at Elbow 4	161.36



Finished Floor = 168.94

Septic Tank



361.10
 S 27-57-00 W.

C6B
 139,411 S.F.
 3.20 Ac.

Vent Pipe

51.95
 S 46-01-45 W.

A = 328.75
 R = 190.00

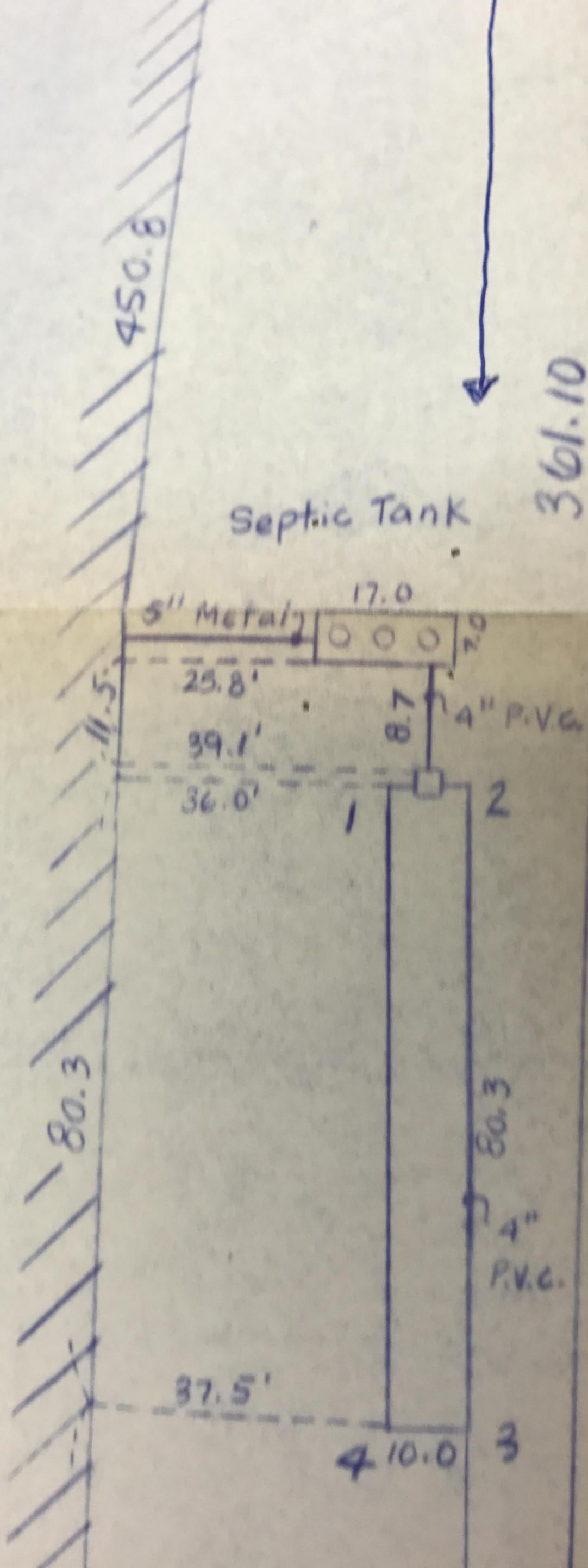
RECREATION PARK DRIVE

102.14
 S 43-58-15 E

A = 47.12
 R = 30.00

A = 210.80
 R = 80.00

ed
r = 168.94



450.8

361.10

S 27-57-00 W.

7
8
7
10



PROPOSED BUILDING (UNDER CONSTRUCTION)
 OFFICES - 11,250 S.F. - FLOOR = 173.00'
 WAREHOUSE 33,750 S.F. - FLOOR = 169.00'

• **PARKING** •

PROPOSED CATCH BASIN
 RIM = 170.00'
 INV. = 165.80'

PROPOSED CATCH BASIN
 RIM = 171.00'
 INV. = 167.50'

☐ = SECURITY LIGHTS.

NOTE: ALL SECURITY LIGHTS WILL BE SYLVANIA "QUICK SPEC" BEAM KAT - 50W - HPS - TYPE 6 EITHER LOCATE ON THE BUILDING OR ON A POLE (SEE PLAN)

Office/Warehouse : $1/4 \text{ spaces} / 1000 \text{ S.F.} = 45,000 \div 1000 = 45.0 \times 1.25 = 56 \text{ spaces required}$

78 spaces provided

H.P. = HANDICAP PARKING

NOTE: All parking spaces shall be delineated by white pavement markings.

TEST PIT LEGS	
TRAP 3	TEST PIT 3
A 20	TEST PIT 20
C 5	TEST PIT 5
TRAP 5	TEST PIT 5



ATTACHMENT B:
PROPOSED FLOOR PLAN (HDG)



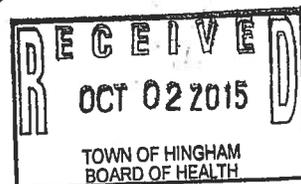
ATTACHMENT C:
TITLE V INSPECTION REPORT



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments



150 Recreation Park Drive

Property Address

South Hingham Development Trust, David Chase Trustee

Owner's Name

Hingham

City/Town

MA

State

02043

Zip Code

September-20 - 2015

Date of Inspection

Owner information is required for every page.

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. General Information

1. Inspector:

Erik Jon Losee

Name of Inspector

Company Name

274 Westminster Rd

Company Address

Weymouth

City/Town

781-335-5005

Telephone Number

Ma

State

02189

Zip Code

SI4337

License Number

B. Certification

I certify that I have personally inspected the sewage disposal system at this address and that the information reported below is true, accurate and complete as of the time of the inspection. The inspection was performed based on my training and experience in the proper function and maintenance of on site sewage disposal systems. I am a DEP approved system inspector pursuant to Section 15.340 of Title 5 (310 CMR 15.000). The system:

Passes

Conditionally Passes

Fails

Needs Further Evaluation by the Local Approving Authority

Erik Jon Losee
Inspector's Signature

9-30-2015
Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system is a shared system or has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

****This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.

BTC



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

150 Recreation Park Drive

Property Address

South Hingham Development Trust, David Chase Trustee

Owner's Name

Hingham

City/Town

MA

State

02043

Zip Code

September- 20 - 2015

Date of Inspection

Owner information is required for every page.

B. Certification (cont.)

Inspection Summary: Check A,B,C,D or E / **always** complete all of Section D

A) System Passes:

- I have not found any information which indicates that any of the failure criteria described in 310 CMR 15.303 or in 310 CMR 15.304 exist. Any failure criteria not evaluated are indicated below.

Comments:

All of the system components were in good condition. While performing the sight survey there was no evidence of ponding or breakout in the far slope . Where the system is located it is elevated above the existing roadway.

B) System Conditionally Passes:

- One or more system components as described in the "Conditional Pass" section need to be replaced or repaired. The system, upon completion of the replacement or repair, as approved by the Board of Health, will pass.

Check the box for "yes", "no" or "not determined" (Y, N, ND) for the following statements. If "not determined," please explain.

The septic tank is metal and over 20 years old* or the septic tank (whether metal or not) is structurally unsound, exhibits substantial infiltration or exfiltration or tank failure is imminent. System will pass inspection if the existing tank is replaced with a complying septic tank as approved by the Board of Health.

* A metal septic tank will pass inspection if it is structurally sound, not leaking and if a Certificate of Compliance indicating that the tank is less than 20 years old is available.

- Y N ND (Explain below):



Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

150 Recreation Park Drive

Property Address

South Hingham Development Trust, David Chase Trustee

Owner's Name

Hingham

City/Town

MA

State

02043

Zip Code

September-20-2015

Date of Inspection

Owner information is required for every page.

B. Certification (cont.)

B) System Conditionally Passes (cont.):

Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):

- broken pipe(s) are replaced Y N ND (Explain below):
- obstruction is removed Y N ND (Explain below):
- distribution box is leveled or replaced Y N ND (Explain below):

The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):

- broken pipe(s) are replaced Y N ND (Explain below):
- obstruction is removed Y N ND (Explain below):

C) Further Evaluation is Required by the Board of Health:

Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.

1. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:

- Cesspool or privy is within 50 feet of a surface water
- Cesspool or privy is within 50 feet of a bordering vegetated wetland or a salt marsh



Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

150 Recreation Park Drive

Property Address

South Hingham Development Trust, David Chase Trustee

Owner's Name

Hingham

City/Town

MA

State

02043

Zip Code

September- 20 - 2015

Date of Inspection

Owner information is required for every page.

B. Certification (cont.)

2. System will fail unless the Board of Health (and Public Water Supplier, if any) determines that the system is functioning in a manner that protects the public health, safety and environment:

- The system has a septic tank and soil absorption system (SAS) and the SAS is within 100 feet of a surface water supply or tributary to a surface water supply.
- The system has a septic tank and SAS and the SAS is within a Zone 1 of a public water supply.
- The system has a septic tank and SAS and the SAS is within 50 feet of a private water supply well.
- The system has a septic tank and SAS and the SAS is less than 100 feet but 50 feet or more from a private water supply well**.

Method used to determine distance: _____

** This system passes if the well water analysis, performed at a DEP certified laboratory, for coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis must be attached to this form.

3. Other:

D) System Failure Criteria Applicable to All Systems:

You must indicate "Yes" or "No" to each of the following for all inspections:

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Backup of sewage into facility or system component due to overloaded or clogged SAS or cesspool |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Discharge or ponding of effluent to the surface of the ground or surface waters due to an overloaded or clogged SAS or cesspool |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Static liquid level in the distribution box above outlet invert due to an overloaded or clogged SAS or cesspool |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Liquid depth in cesspool is less than 6" below invert or available volume is less than 1/2 day flow |



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B. Certification (cont.)

Yes No

Required pumping more than 4 times in the last year NOT due to clogged or obstructed pipe(s). Number of times pumped: _____.

Any portion of the SAS, cesspool or privy is below high ground water elevation.

Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply.

Any portion of a cesspool or privy is within a Zone 1 of a public well.

Any portion of a cesspool or privy is within 50 feet of a private water supply well.

Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis. [This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis and chain of custody must be attached to this form.]

The system is a cesspool serving a facility with a design flow of 2000gpd-10,000gpd.

The system fails. I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails. The system owner should contact the Board of Health to determine what will be necessary to correct the failure.

E) Large Systems: To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd.

For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section D.

Yes No

the system is within 400 feet of a surface drinking water supply

the system is within 200 feet of a tributary to a surface drinking water supply

the system is located in a nitrogen sensitive area (Interim Wellhead Protection Area - IWPA) or a mapped Zone II of a public water supply well

If you have answered "yes" to any question in Section E the system is considered a significant threat, or answered "yes" in Section D above the large system has failed. The owner or operator of any large system considered a significant threat under Section E or failed under Section D shall upgrade the system in accordance with 310 CMR 15.304. The system owner should contact the appropriate regional office of the Department.



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C. Checklist

Check if the following have been done. You must indicate "yes" or "no" as to each of the following:

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pumping information was provided by the owner, occupant, or Board of Health |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Were any of the system components pumped out in the previous two weeks? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has the system received normal flows in the previous two week period? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have large volumes of water been introduced to the system recently or as part of this inspection? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Were as built plans of the system obtained and examined? (If they were not available note as N/A) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was the facility or dwelling inspected for signs of sewage back up? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was the site inspected for signs of break out? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Were all system components, excluding the SAS, located on site? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Were the septic tank manholes uncovered, opened, and the interior of the tank inspected for the condition of the baffles or tees, material of construction, dimensions, depth of liquid, depth of sludge and depth of scum? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was the facility owner (and occupants if different from owner) provided with information on the proper maintenance of subsurface sewage disposal systems? The size and location of the Soil Absorption System (SAS) on the site has been determined based on: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing information. For example, a plan at the Board of Health. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Determined in the field (if any of the failure criteria related to Part C is at issue approximation of distance is unacceptable) [310 CMR 15.302(5)] |

D. System Information

Residential Flow Conditions:

Number of bedrooms (design): 0 Number of bedrooms (actual): 0

DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 2,532 GPD



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D. System Information

Description:

1- 4000 H-20 gallon septic tank, 1 H-20 D-Box and 2 leaching trenches 80 feet long 3' wide 2' deep.

Number of current residents:

Office/Wearhouse.

Does residence have a garbage grinder?

Yes No

Is laundry on a separate sewage system? [if yes separate inspection required]

Yes No

Laundry system inspected?

Yes No

Seasonal use?

Yes No

Water meter readings, if available (last 2 years usage (gpd)):

270.50 GPD

Detail:

See attached current water meeter readings sheet.

Sump pump?

Yes No

Last date of occupancy:

Currently Occupied

Commercial/Industrial Flow Conditions:

Type of Establishment:

Office/Wearhouse

Design flow (based on 310 CMR 15.203):

2,532

Gallons per day (gpd)

Basis of design flow (seats/persons/sq.ft., etc.):

Combination of office and wearhouse
45,000 sq'

Grease trap present?

Yes No

Industrial waste holding tank present?

Yes No

Non-sanitary waste discharged to the Title 5 system?

Yes No

Water meter readings, if available:

See Attached Sheet.



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D. System Information (cont.)

Last date of occupancy/use:

Currently in use

Date

Other (describe below):

General Information

Pumping Records:

Source of information:

Owner

Was system pumped as part of the inspection?

Yes No

If yes, volume pumped:

4000

gallons

How was quantity pumped determined?

Plan on file

Reason for pumping:

Inspection

Type of System:

- Septic tank, distribution box, soil absorption system
- Single cesspool
- Overflow cesspool
- Privy
- Shared system (yes or no) (if yes, attach previous inspection records, if any)
- Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract (to be obtained from system owner) and a copy of latest inspection of the I/A system by system operator under contract
- Tight tank. Attach a copy of the DEP approval.
- Other (describe):



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D. System Information (cont.)

Approximate age of all components, date installed (if known) and source of information:

32 years old from records on file at the Hingham health office dated November/30/1983 .

Were sewage odors detected when arriving at the site?

Yes No

Building Sewer (locate on site plan):

Depth below grade:

2'.20
feet

Material of construction:

cast iron 40 PVC other (explain):

Distance from private water supply well or suction line:

140+ Feet
feet

Comments (on condition of joints, venting, evidence of leakage, etc.):

All tees and joints were tight no leakage noted. Concrete was in good condition. After the tank was pumped there was no flow back noted or any infiltration of any kind.

Septic Tank (locate on site plan):

Depth below grade:

1.30' Deep
feet

Material of construction:

concrete metal fiberglass polyethylene other (explain)

Concrete was in good condition.

If tank is metal, list age:

years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate)

Yes No

Dimensions:

Sludge depth:



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D. System Information (cont.)

Septic Tank (cont.)

Distance from top of sludge to bottom of outlet tee or baffle

3.60 feet sludge was 1 in thick

Scum thickness

2"

Distance from top of scum to top of outlet tee or baffle

5"

Distance from bottom of scum to bottom of outlet tee or baffle

2.25 feet

How were dimensions determined?

Tape measure

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

There was no evidence of leakage noted anywhere. The concrete was in good condition. The tee,s were tight. The fluid inside the tank was at the proper elevation.

Grease Trap (locate on site plan):

Depth below grade:

feet

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions:

Scum thickness

Distance from top of scum to top of outlet tee or baffle

Distance from bottom of scum to bottom of outlet tee or baffle

Date of last pumping:

Date



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D. System Information (cont.)

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

Everything looked good, All liquid levels were at the proper elevation. No evidence of leakage noted.

Tight or Holding Tank (tank must be pumped at time of inspection) (locate on site plan):

Depth below grade: _____

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions: _____

Capacity: _____

gallons

Design Flow: _____

gallons per day

Alarm present:

Yes

No

Alarm level: _____

Alarm in working order:

Yes

No

Date of last pumping: _____

Date

Comments (condition of alarm and float switches, etc.):

* Attach copy of current pumping contract (required). Is copy attached?

Yes

No



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D. System Information (cont.)

Distribution Box (if present must be opened) (locate on site plan):

Depth of liquid level above outlet invert

0"

Comments (note if box is level and distribution to outlets equal, any evidence of solids carryover, any evidence of leakage into or out of box, etc.):

The D-Box was level and there was no solids carryover, the box was tight. It was .90' deep to the cover.

Pump Chamber (locate on site plan):

Pumps in working order:

Yes No

Alarms in working order:

Yes No

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):

Soil Absorption System (SAS) (locate on site plan, excavation not required):

If SAS not located, explain why:



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D. System Information (cont.)

Type:

- leaching pits number: _____
- leaching chambers number: _____
- leaching galleries number: _____
- leaching trenches number, length: 2 @ 80'
- leaching fields number, dimensions: _____
- overflow cesspool number: _____
- innovative/alternative system

Type/name of technology: _____

Comments (note condition of soil, signs of hydraulic failure, level of ponding, damp soil, condition of vegetation, etc.):

There was no ponding or breakout observed on the sloped side next to where the system is located. It was sloped and dry. There was all pavement over the field. The system vent was located and checked for stability.

Cesspools (cesspool must be pumped as part of inspection) (locate on site plan):

Number and configuration _____

Depth – top of liquid to inlet invert _____

Depth of solids layer _____

Depth of scum layer _____

Dimensions of cesspool _____

Materials of construction _____

Indication of groundwater inflow Yes No



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D. System Information (cont.)

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):

There was 1 sloped side, grassed and dry about 80 feet away near the vent. There was no sign of hydraulic failure or breakout.

Privy (locate on site plan):

Materials of construction:

Dimensions

Depth of solids

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):



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D. System Information (cont.)

Sketch Of Sewage Disposal System: Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately



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D. System Information (cont.)

Site Exam:

- Check Slope
- Surface water
- Check cellar
- Shallow wells

Estimated depth to high ground water:

Elevation 151.5
feet

Please indicate all methods used to determine the high ground water elevation:

- Obtained from system design plans on record
If checked, date of design plan reviewed: _____
Date
- Observed site (abutting property/observation hole within 150 feet of SAS)
- Checked with local Board of Health - explain:

- Checked with local excavators, installers - (attach documentation)
- Accessed USGS database - explain:

You **must** describe how you established the high ground water elevation:

Independent soil survey on 9/25/2015. (see attached sheets)

Before filing this Inspection Report, please see Report Completeness Checklist on next page.



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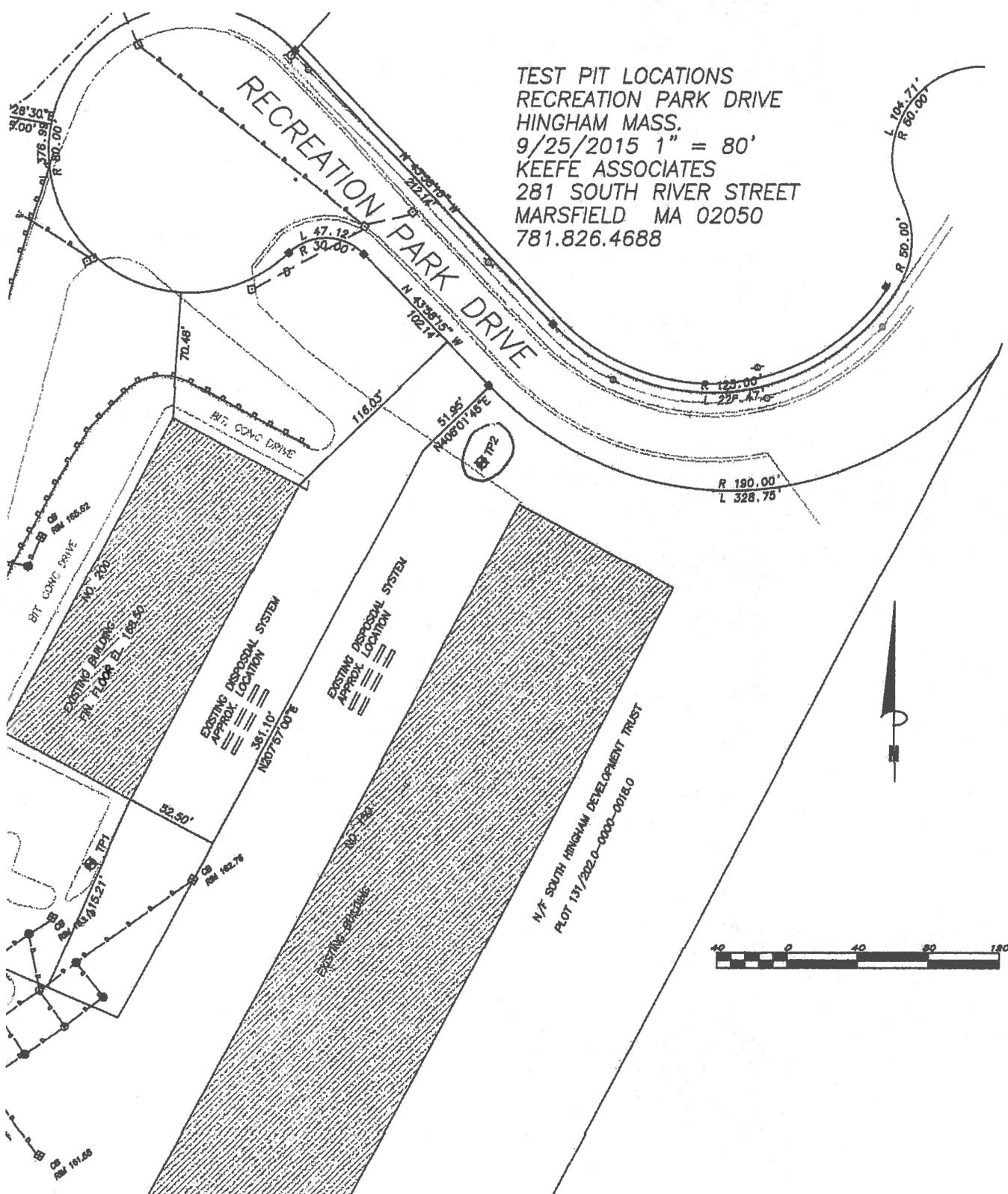
Date of Inspection

Owner information is required for every page.

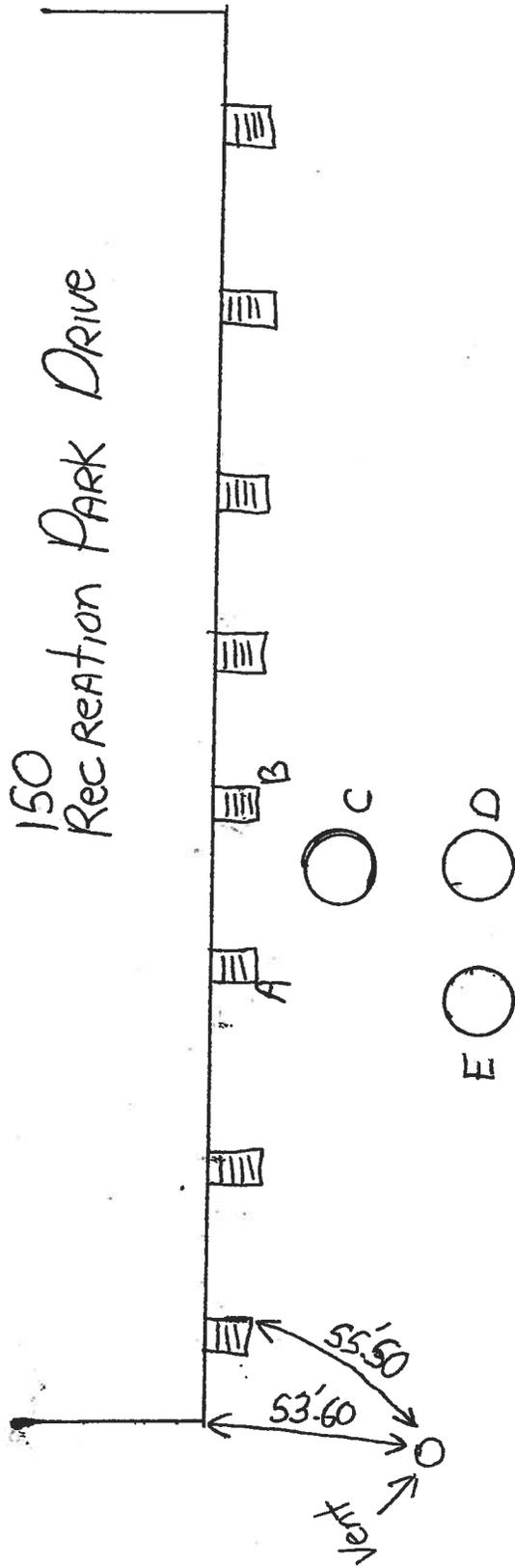
E. Report Completeness Checklist

- Inspection Summary: A, B, C, D, or E checked
- Inspection Summary D (System Failure Criteria Applicable to All Systems) completed
- System Information – Estimated depth to high groundwater
- Sketch of Sewage Disposal System either drawn on page 15 or attached in separate file

TEST PIT LOCATIONS
 RECREATION PARK DRIVE
 HINGHAM MASS.
 9/25/2015 1" = 80'
 KEEFE ASSOCIATES
 281 SOUTH RIVER STREET
 MARSFIELD MA 02050
 781.826.4688



N/F SOUTH HINGHAM DEVELOPMENT TRUST
 PLOT 131/202.0-0000-0018.0



$$A-C = 64.80$$

$$A-D = 70.00$$

$$A-E = 57.60$$

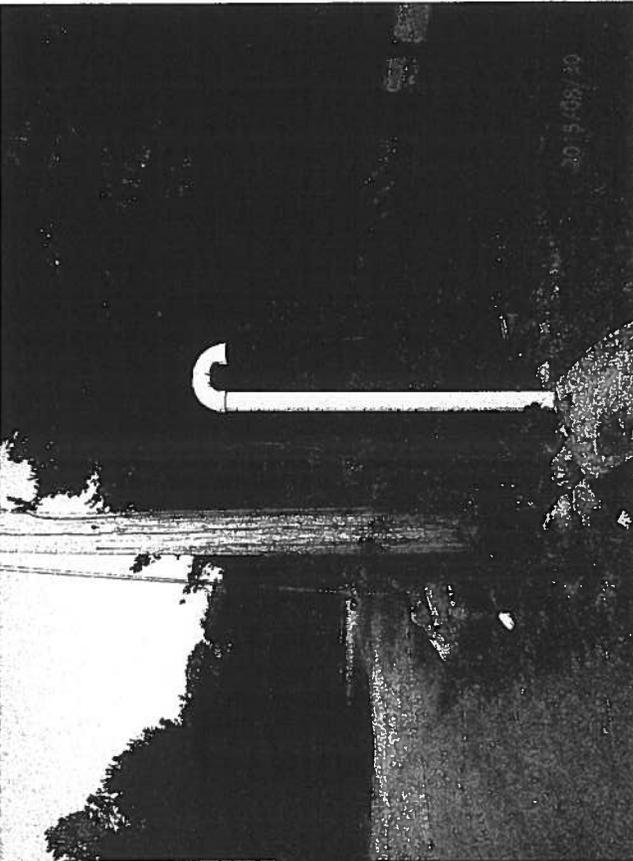
$$B-C = 19.00$$

$$B-D = 32.50$$

$$B-E = 35.90$$

C

D



Billing and Consumption History

<u>Bill Document</u>	<u>Billing Period</u>	<u>Usage</u>	<u>Usage Charge</u>	<u>Service Charge</u>	<u>Other Charges</u>	<u>Total Billed</u>
40700835083	05/08/2015 - 08/07/2015	31 CCF(actual)	\$ 75.40	\$ 339.28	\$ 285.97	\$ 700.65
40850605807	02/20/2015 - 05/07/2015	27 CCF(actual)	\$ 64.85	\$ 339.63	\$ 278.98	\$ 683.46
40850567847	01/01/2015 - 02/07/2015	36 CCF(actual)	\$ 88.60	\$ 347.24	\$ 294.70	\$ 730.54
40650791380	08/13/2014 - 11/07/2014	37 CCF(actual)	\$ 91.23	\$ 353.13	\$ 296.45	\$ 740.81
40700688327	06/02/2014 - 08/12/2014	34 CCF(actual)	\$ 83.32	\$ 353.13	\$ 291.20	\$ 727.65
40600784976	02/08/2014 - 05/12/2014	37 CCF(actual)	\$ 91.23	\$ 353.13	\$ 296.45	\$ 740.81
40550813872	11/09/2013 - 02/07/2014	32 CCF(actual)	\$ 78.04	\$ 353.13	\$ 287.71	\$ 718.88
40750519519	08/09/2013 - 11/08/2013	30 CCF(actual)	\$ 72.76	\$ 353.13	\$ 284.23	\$ 710.12
40650620401	05/09/2013 - 08/08/2013	30 CCF(actual)	\$ 72.76	\$ 353.13	\$ 284.23	\$ 710.12
40500784144	02/08/2013 - 05/08/2013	32 CCF(actual)	\$ 78.04	\$ 353.13	\$ 287.71	\$ 718.88
40750423378	11/14/2012 - 02/07/2013	26 CCF(actual)	\$ 62.21	\$ 353.13	\$ 277.24	\$ 692.58
40800353208	11/01/2012 - 11/13/2012	99 CCF(actual)	\$ 254.79	\$ 353.13	\$ 497.59	\$ 1105.51
40800322753	05/09/2012 - 08/13/2012	31 CCF(actual)	\$ 74.87	\$ 375.38	\$ 396.21	\$ 846.46
40550608157	04/01/2012 - 05/08/2012	31 CCF(actual)	\$ 70.73	\$ 331.11	\$ 370.94	\$ 772.78
40800282080	11/10/2011 - 02/06/2012	30 CCF(actual)	\$ 64.98	\$ 315.33	\$ 365.25	\$ 745.56
40900135795	08/12/2011 - 11/09/2011	29 CCF(actual)	\$ 62.62	\$ 315.33	\$ 363.50	\$ 741.45
40750291541	05/13/2011 - 08/11/2011	29 CCF(actual)	\$ 62.62	\$ 315.33	\$ 363.50	\$ 741.45
40700330666	02/09/2011 - 05/12/2011	39 CCF(actual)	\$ 86.18	\$ 315.33	\$ 381.04	\$ 782.55
40550465135	11/16/2010 - 02/08/2011	31 CCF(actual)	\$ 67.33	\$ 315.33	\$ 367.01	\$ 749.67
40550440917	09/17/2010 - 11/15/2010	43 CCF(actual)	\$ 95.67	\$ 315.33	\$ 388.06	\$ 799.06
40700275158	05/14/2010 - 08/12/2010	25 CCF(actual)	\$ 53.41	\$ 315.33	\$ 356.48	\$ 725.22
40450482645	02/18/2010 - 05/13/2010	29 CCF(actual)	\$ 62.83	\$ 315.33	\$ 363.50	\$ 741.66
40850128458	11/25/2009 - 02/17/2010	38 CCF(actual)	\$ 84.04	\$ 315.33	\$ 379.29	\$ 778.66
40700216983	08/20/2009 - 11/24/2009	34 CCF(actual)	\$ 74.15	\$ 335.20	\$ 391.97	\$ 801.32



ATTACHMENT D:
PROPOSED PARKING PLAN (CDG)



PARKING/USE TABLE					
TENANT	BAY #	USE	REQUIRED PARKING SPACES PER 1000 SF GFA	GROSS FLOOR AREA (SF)	# PARKING SPACES REQUIRED
MOMENTUM (PHYS-EX)	1	HEALTH CLUB / RECREATIONAL USE	NOT DEFINED	5,000±	11
BOXYGEN	2	HEALTH CLUB / RECREATIONAL USE	NOT DEFINED	5,000±	11
DTM PACKAGING LLC.	3	WAREHOUSE WITH SUPPORTING GENERAL OFFICE	1	25,000±	25
	4				
	5				
	6				
	7				
HEMLOCK INK	8	MANUFACTURING WITH SUPPORTING OFFICE	2	5,000	10
W.C. VAUGHAN COMPANY (E.R. BUTLER & CO.)	9	MANUFACTURING WITH SUPPORTING OFFICE	2	5,000	10
TOTAL SPACES REQUIRED					67
TOTAL SPACES EXISTING					82
TOTAL SPACES PROPOSED					82

*TOTAL PARKING REQUIREMENT FOR THE PROPOSED TENANT MIX IS 67 SPACES. CURRENT EXISTING PARKING TOTAL IS 82 SPACES. PROPOSED PARKING LAYOUT IS 82 SPACES.

Date	Description	No.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project

#150 RECREATION PARK DRIVE
HINGHAM, MA

Prepared for

HEMLOCK INK
#150, RECREATION PARK DRIVE
HINGHAM, MA

Drawing Title

PROPOSED PARKING PLAN

Project No.	100-037	Drawing No.	X-1	
Date	09.24.2020	Scale		1" = 30'
Scale	1" = 30'	Drawn By		SVP
Drawn By	SVP	Approved By		GC
Approved By	GC			

