



- Land Use Planning
- Civil Engineering
- Construction Permitting

October 9, 2020

Ms. Mary Savage-Dunham, AICP  
Director of Community Planning  
Hingham Planning Board  
210 Central Street  
Hingham, MA 02043

RE: **Response to Review Comments**  
**181 North Street, Hingham, MA 02043**  
**Site Plan Review and Special Permit A3**

Dear Ms. Savage-Dunham:

The purpose of this correspondence is to respond to review comments received to date. This comments include comments from Mr. Patrick Brennan, P.E. of Amory Engineers, dated 9/29/20 and comments from the Fire Department dated 9/11/20.

The following response and description of each comment is offered for your review and consideration:

**Comments from Mr. Patrick Brennan, P.E. of Amory Engineers Submitted to Hingham Planning Board, dated 9/29/20**

- 1. In his letter to the Board, Lt. DiNapoli has requested that the existing gravel driveway be improved with pavement and widened to fourteen feet. The existing gravel driveway is nine to ten feet wide. If the driveway is paved then stormwater mitigation would be required.**

*After conducting a site visit with Benedict Wilcox, Lt. DiNapoli agreed that widening the gravel driveway from North Street to the front walkway from 9' to 10' would suffice (please refer to response to Fire Department's comments for details).*

- 2. The height of the proposed retaining wall should be specified on the plan to determine whether it would be sufficient to shield headlight glare onto the adjacent property or if additional screening would be required.**

*The top of the existing retaining wall is at elevation 75.7 and the parking spaces are at elevation 70±. Therefore, headlight glare is not an issue.*

- 3. At eighteen feet long with no overhang, the three proposed parking spaces at the northeast corner of the property are not in compliance with ZBL §V-A.3. The full 24-foot aisle width is also not provided behind the western most space (23.6 feet).**

*A waiver from the dimensional requirements of Section V-A is being sought through the Special Permit A3 process.*

- 4. We note that a vehicle backing out of the eastern most proposed parking space may need to back into Lincoln Street. Relocating that parking space should be considered.**

*While exiting the parking space proposed closest to Lincoln Street will require backing into the street layout, the vehicle backing up should be able to start moving forward before reaching the edge of traveled way which is approximately 12' from the property boundary. The purpose of proposing the parking spaces at a slight angle is to prevent vehicles from using the entry driveway for exiting the site.*

- 5. A guardrail should be considered along the existing stone retaining wall opposite the three proposed parking spaces to prevent vehicles backing out of the spaces from backing over the wall.**

*A guardrail callout has been added to the plan.*

- 6. With the limited site work proposed, erosion should not be an issue, however, we recommend that some filter sock / wattles (30-40 feet) be maintained on site for emergency use until the grading is complete and the site stabilized. (The only areas of concern are the grass areas that will be disturbed east of the building.)**

*A note on the plan was added calling to maintain 100' of straw wattles for emergency use until the site is stabilized.*

**Comments from Lt. Chris DiNapoli Submitted to Hingham Planning Board, dated 9/11/20**

- 1. A monitored fire alarm system, central station monitoring 24/7.**

*A fully monitored central station fire, carbon monoxide and security combination alarm system will be provided.*

- 2. The paving that is to occur we request the driveway from the corner of North St be paved to 14 foot width, this will allow us better access in the event of a fire at the building.**

*During a site visit with Benedict Wilcox on 10/5/20, Lt. DiNapoli agreed to accept the following modifications to the North Street driveway in lieu of providing a 14' wide paved driveway: Widen the existing 9' wide North Street driveway to a 10' wide compacted pervious gravel drive from North Street to the existing walkway access stairs (approximately 90'), widen the entrance radius on both sides of the driveway as directed by the Fire Department and cut back tree branches above the access drive to a height of 14'. All these requirements have been added to the plan.*

**Cavanaro Consulting, Inc.**  
**Response to Review Comments**  
181 North Street  
Hingham, MA 02043  
**Site Plan Review**  
**Special Permit A3**  
10/9/20  
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**3. Knox Box key box(s) at a location(s) on the building approved by the Fire Dept. Information on the Knox products is available at [knoxbox.com](http://knoxbox.com) search for Hingham**

*A Knox Box for building keys will be provided in a location as directed by the Hingham Fire Department.*

We appreciate the thoughtful comments presented to the Planning Board and look forward to presenting the revised materials to you and the Board at our scheduled hearing on 10/19/20. We are, of course, always available to answer any questions you may have in advance of the hearing.

Sincerely,

**Cavanaro Consulting, Inc.**

A handwritten signature in black ink, appearing to read "John Cavanaro". The signature is fluid and cursive, with a large initial "J" and "C".

John C. Cavanaro, P.E.  
Managing Principal

Enclosures

cc: D. Anderson  
P. Bagger  
B. Wilcox  
File 20.040