

## Savage-Dunham, Mary

---

**From:** Bob Shepard <bshepard@shepardinvestments.com>  
**Sent:** Friday, October 30, 2020 1:42 PM  
**To:** Savage-Dunham, Mary; Greg Tansey; Kevin M. Burke; pmirabito@rosseco.com  
**Cc:** John Chessia; Robertson, Sherry; P. E. PTOE Jeffrey S. Dirk  
**Subject:** Re: 213 Cushing Street-Corey's Subdivision Questions

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see my Answers in **RED** below

Bob  
[bshepard@shepardinvestments.com](mailto:bshepard@shepardinvestments.com)  
Shepard Construction & Development, LLC  
37 Derby Street, Suite 1  
Hingham, Ma 02043  
(781) 836-5152 (Office)  
(617) 592-3228 (Cell)

---

**From:** "Savage-Dunham, Mary" <dunhamm@hingham-ma.gov>  
**Date:** Sunday, October 25, 2020 at 9:47 PM  
**To:** Bob Shepard <bshepard@shepardinvestments.com>, Greg Tansey <Gtansey@rosseco.com>, "Kevin M. Burke" <kburke@burkeleahy.com>, "pmirabito@rosseco.com" <pmirabito@rosseco.com>  
**Cc:** John Chessia <jchessia@chessia.com>, "Robertson, Sherry" <robertsons@hingham-ma.gov>, "P. E. PTOE Jeffrey S. Dirk" <jdirk@rdva.com>  
**Subject:** Fwd: 213 Cushing Street-Corey's Subdivision Questions

Bob,  
Additional Questions for your team to respond to (in writing).  
Thank you

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

Sent from my iPhone

Begin forwarded message:

**From:** Gary Tondorf-Dick <gtd@mit.edu>  
**Date:** October 25, 2020 at 5:27:59 PM EDT  
**To:** Kevin Ellis <ellis.kevin@gmail.com>, Mary Savage-Dunham <dunhamm@hingham-ma.gov>  
**Cc:** Gary Tondorf-Dick <garytondorfick@aol.com>  
**Subject:** 213 Cushing Street-Corey's Subdivision Questions

Hi Kevin and Mary,

In reviewing the submittal documents and notes from our hearings, and in trying to have a better understanding of this application, I have the following questions for the applicant. Could you review these with the applicant in advance if the next hearing to help me develop a better understanding of the proposed project?

1. Have borings been completed to define the extent of the ledge and gravel on the east and north area of the site?

Yes, there is no blasting anticipated at this time. If we do need to blast that is a permit we must get from the fire chief. We plan to hammer what rock that needs to come out for the road.

2. What provisions will be made to mitigate impacts of any blasting? How will the abutting homes and walls be protected from ledge removal?

There is no Blasting anticipated

3. Can the gradient slope of the entrance drive be similar to the existing gradient? Can another cross section of the entrance road be provided to better illustrate the shoulder conditions? We would need a wavier to change the proposed grade, so we will not be changing the grade.

4. The cut and fill plan indicates that the site will be graded to the east area property lines. How will existing tree buffers be protected?

There is a 20 foot buffer around the site, we will not be disturbing protected areas.

5. The storm water drainage systems have been located in relationship to the lot lines, road way and foundations. Where are the septic systems going to be located? Has soil testing been performed at these locations to establish drainage and septic leaching viability? How are the required setbacks and separations between the property metes and bounds, protected critical areas and the septic and drainage systems going to be verified?

The proposed septic systems are shown on sheet 5 of 9, We have performed several test in the areas of the septic systems and will be doing more as needed for the board of health. The soils in the rear of the property are mostly sand and gravel as determined by the test pits already completed. There will be a drainage easement for the benefit of each lot owner for maintenance of the drainage between the two lots.

6. The Board requested at the first hearing that a tree survey of trees 6" or greater diameter be provided. Is that in process?

I believe you will find that information on sheet 5 of 9

7. How do the installations of the septic and drainage systems impact the woodlands? The Board requested at the first hearing that deed restrictions be established to protect the woodlands to be preserved.

It doesn't impact the woodlands. We are leaving more than 4 acres untouched.

8. Is the northwest site area vernal pool and wetland flagging shown?

Yes, all the wetlands and vernal pool have been shown on the plan, Sheet 5 of 9

9. Do the soil surveys indicate adequate septic leaching in the northern part of the site?

There is adequate soils for septic systems on the 3+ acre site for each lot.

10. A separate drainage lot is required in a Limited Residential Roadway application. How is this resolved in the current plan?

We are a Local Private street it is not required to have a separate lot.

11. Are the proposed drainage systems' maintenance procedures accomplished under the auspices of a homeowners association? If a typical homeowner did not understand or perform the required maintenance procedures, what would be the impacts and consequences?

It will be the responsibility of the HOA to maintain the system. It will be written into the documents.

12. In observing the site distances at the entrance drive at Cushing Street, the view to the left on exiting against the traffic flow seems partially blocked by the retaining wall and grading at the abutting house. Could our traffic consultant look at this and recommend safety measures? Also at dusk, the view is less

clear. Can additional street lighting help address this? The right hand view seems OK as one enters the flow if southbound traffic.

We just received approval to remove 6 trees to help with the site line, we believe with the removal of the trees we will accomplish what we need for site distance. Also Jeff Dirk has been hired to review the site lines and give his recommendations.

Thanks,

Gary

I hope this helps to clear up your questions, If there are any other question please let me know.

Thank you

**Robert L. Shepard**

**Gary Tondorf-Dick, AIA, Architect**

Program Manager, Retired

**Massachusetts Institute of Technology**

**Department of Facilities**

**[77 Massachusetts Avenue](#)**

Building NW 23

[Cambridge MA 02139](#)

Cell: 781-783-5551

Email: [gtd@mit.edu](mailto:gtd@mit.edu)