

March 8, 2021

Emily Wentworth, Senior Planner  
Planning Board  
Town of Hingham  
210 Central Street  
Hingham, MA 02043-0239

Re: 100 Industrial Park Road  
Proposed Shipping Warehouse

Dear Ms. Wentworth:

We wanted to provide a summary of the minor plan changes that have occurred due to Traffic Peer Review comments for Planning in order to help the Board understand the location and reasons for these changes and are summarized below.

- As previously submitted on February 8, 2021, the southerly drive on Commerce Road will be widened to accommodate WB-67s exiting the site without crossing the road's centerline. A hydrodynamic separator unit will be installed to treat this additional 714 square feet of impervious surface and a significant portion of Commerce Road that in existing condition is untreated.
- As previously submitted on February 8, 2021, the plans show a reduction in parking spaces by the northern rain garden from 453 to 447 as a result of comments from Executive Office of Energy and Environmental Affairs, Massachusetts Environmental Policy Act (MEPA), Advisory Opinion letter dated February 4, 2021. This change has increased the pervious area overall for the site by approximately 1,000 square feet.
- A 1:1 tree replacement has been added to the landscape plans for a pine tree being removed from the southerly entrance widening to Commerce Road. A replacement pine tree will be added to the area by the northerly entrance on Commerce Road. The tree will be included in the planting of the other white pine trees to re-establish the buffer in that area.
- The applicant has included standalone Sheet EXH-2 titled "Commerce Road Parking Exhibit" that shows 2 parking spaces versus Sheet EXH-1 (previously provided on February 8, 2021) that indicated 11 parking spaces provided for 110 Industrial Park Road. The reason for this change is due to existing environmental wetland features on the west side of Commerce Road in coordinating with Conservation Commission.

We trust our responses address the concerns that were posed. Should you require additional information, please feel free to contact me at 203-608-2438.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KH', written in a cursive style.

Kevin Hixson  
Senior Project Manager