

# AMORY ENGINEERS, P.C.

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April 7, 2021

Hingham Planning Board  
Hingham Zoning Board of Appeals  
210 Central Street  
Hingham, MA 02043

**Subject: Derby Street Shops Building 5 – Site Plan and Parking Determination**

Dear Planning and Zoning Board Members:

This is to advise that we have reviewed the following documents pertaining to the proposed modification to the permits issued in 2018/2019 for work at Building 5 at the Derby Street Shops:

- Site Plan: Derby Street Shops Expansion (12 sheets), dated February 16, 2021, prepared by the BSC Group
- BSC Group letter to the Planning Board, dated March 16, 2021
- W/S/M Hingham Properties letter to the Planning and Zoning Boards, dated March 17, 2021

In addition to the above submitted materials we have also reviewed the Special Permit A3 Notice of Decision, dated December 6, 2018. The purpose of our review has been to evaluate conformance with Hingham Zoning By-Laws (ZBL), and good engineering practice.

## **Background**

The project approved in 2018/2019 included a 13,000 square foot (s.f.) addition to the existing Rite Aid building along with some substantial site grading and replacement of utility infrastructure, which was never constructed. The current modification is scaled down to include a 2,400 s.f. addition to the rear (west side) of the existing Rite Aid building and minor modifications to the parking areas and utility infrastructure. The utility work is limited to installation of a new 6,000 gallon grease trap in the access road in front (east side) of the building and the replacement of three catch basins within the parking lot north and west of the building. The modifications to the parking result in a net reduction of fourteen parking spaces. The proponent's calculations indicate that 1,989 parking spaces are required for the total site and with the proposed reduction there will be 2,006 parking spaces.

## **Comments**

1. We note the following discrepancies in the Coverage Information table on Sheet C-103 that need to be addressed:
  - a. The proposal calls for a 2,400 s.f. addition yet the Building Footprints information lists the total existing building footprints to be 404,644 s.f. and the total proposed building footprints to be 405,975 s.f., which is only 1,331 s.f. more than existing.

- b. The Impervious Area information lists existing impervious area to be 1,034,330 s.f. and the proposed impervious area to be reduced by 279 s.f. (1,034,051 s.f.). The 279 s.f. is also mentioned as an increase of landscaped area in the BSC Group letter. However, under the Open Space information (grass, landscaped, undeveloped), existing open space is listed at 527,389 s.f. and proposed open space is listed at 511,283 s.f., which is a reduction of 16,106 s.f.
2. There is a raised cross walk proposed across the access road in front of the building (in the location of an existing crosswalk). Additional spot grades should be shown on the plans to verify that the raised cross walk will not block stormwater runoff and create puddles against the crosswalk.
3. The Standard Painted Parking Markings detail on Sheet C-201 shows a nine foot wide by eighteen foot long parking space up against a curb. This is correct for spaces against a curb due to space for an overhang. However, standard back-to-back spaces should be shown to be twenty feet long in compliance with ZBL §V-A.3 since there is no overhang. We note that the eight proposed new spaces are all against a curb. The detail should note that it is only for spaces with an overhang.
4. We are also in receipt of an April 4, 2021 email from Mr. Jeffrey Dirk, P.E. of Vanasse & Associates. We concur with Mr. Dirk's recommendation to eliminate at least the two parking spaces located closest to the access driveway behind (west) of the building. If these two spaces are eliminated, the catch basin proposed in the western most parking space should be moved directly north/northeast so that it is located along the south side of the access drive as shown on the attached sketch and not within a parking space.

Please give us a call should you have any question.

Very truly yours,

AMORY ENGINEERS, P.C.

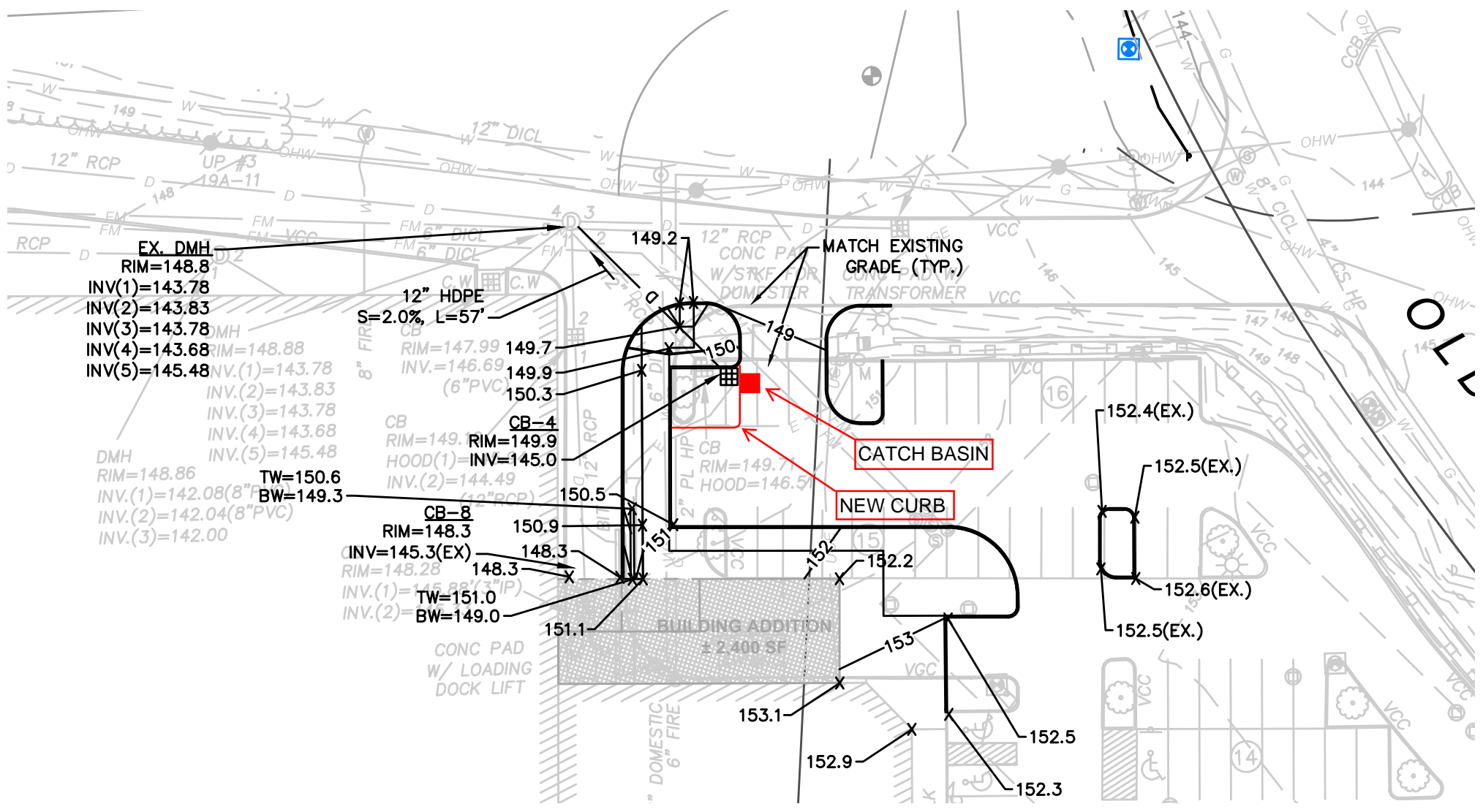
By:



Patrick G. Brennan, P.E.



PGB  
enc.



**EX. DMH**  
 RIM=148.8  
 INV(1)=143.78  
 INV(2)=143.83  
 INV(3)=143.78  
 INV(4)=143.68  
 INV(5)=145.48

12" HDPE  
 S=2.0%, L=57'

**CB-4**  
 RIM=149.9  
 HOOD(1)=INV=145.0  
 INV.(2)=144.49

**CB-8**  
 RIM=148.3  
 INV=145.3(EX)  
 RIM=148.28  
 INV.(1)=145.88(3"IP)  
 INV.(2)=149.0  
 TW=151.0  
 BW=149.0

TW=150.6  
 BW=149.3

MATCH EXISTING GRADE (TYP.)

CATCH BASIN

NEW CURB

BUILDING ADDITION ± 2,400 SF

CONC PAD W/ LOADING DOCK LIFT

" DOMESTIC 6" FIRE

101

