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April 23, 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), revised April 21, 2021, prepared by the BSC Group
- BSC Group letter (response to comments) to the Planning Board, dated April 21, 2021

The documents have been prepared to address comments contained in our April 7, 2021 letter to the Boards as well as comments from MR. Jeffrey S. Dirk, P.E. of Vanasse & Associates. Below are our original comments in plaintext, followed by the current status of each in **bold text**.

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. **Addressed – the table has been revised accordingly.**
 - 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. **Addressed – the open space and impervious coverage information has been corrected in the table.**
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. **Addressed – in the response BSC advises that the existing crosswalk is at a high point with water shedding away from it in both directions. Additional spot grades have also been included on the plan.**

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. **Addressed – a note has been added to the detail specifying that the “detail only applies to parking spaces with an overhang, not back to back spaces.”**

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. **Addressed – the two parking spaces have been eliminated and the catch basin show to be within the driveway as suggested.**

With the revised Site Plan, we believe that all of our comments have been adequately addressed. Please give us a call should you have any question.

Very truly yours,

AMORY ENGINEERS, P.C.

By:



Patrick G. Brennan, P.E.



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