



# TOWN OF HINGHAM

## Planning Board

### NOTICE OF DECISION SITE PLAN REVIEW WITH BUILDING PERMIT LAND DISTURBANCE



#### IN THE MATTER OF:

Applicant: Oak Development LLC c/o Jarrah Lankas  
30 Summer Street  
Hingham, MA 02043

Owner/s: Oak Development LLC c/o Jarrah Lankas  
180 Hersey Street  
Hingham, MA 02043

Property: 180 Hersey Street, Hingham, MA 02043;

Deed References: Plymouth County Registry of Deeds, Book 53598, Page 181

#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Oak Development LLC – Jarrah Lankas (the "Applicants") represented by Gregory J. Tansey (RPE #37219) of Patriot Permitting & Engineering, for Site Plan Review under Section §§ IV-B (6) (b) (1) for development of the lot and with land disturbance greater than 5,000 SF and slopes exceeding 10%. The proposed project will add three additions to the existing 966 SF home. The first addition is on the southeast side of the house and will be one story – 210 SF footprint. The second addition to the rear of the house is two stories with a 245 SF footprint. This addition connects to the third area - a new two story garage with a 624 SF footprint. In addition to the building improvements, the applicant's driveway will be expanded to the rear of the lot to access the garage with sufficient space for vehicles to exit the site in a forward motion. Installation of a low impact drainage basin will be add to the rear yard area for addressing the additional site runoff from the new impervious surfaces. The lot is 8,712 SF and is zoned Residence A.

The Board discussed the application during a meeting held on June 21, 2021 via Zoom as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts, dated March 12, 2020, Suspending Certain Provisions of the Open Meeting Law and extended to April 1, 2022. The Board panel consisted of members Kevin Ellis, Chair, Judith Sneath, Rita DaSilva, and Gary Tondorf-Dick.

**d. Adequacy of open space and setbacks, including adequacy of landscaping of such areas;**

The existing rear yard in its existing condition does not have any significant mature trees and is primarily lawn area consistent with a single-family use.

**e. Adequacy of the methods of disposal of refuse and other wastes during construction and resulting from the uses permitted on the site including, but not limited to, discarded building materials, concrete truck wash out, chemicals, litter and sanitary wastes; provided, that discharge of refuse or other wastes into the municipal storm water system shall be expressly prohibited;**

Construction will require temporary measures for dealing with construction debris and will be monitored by the building department through the building permit process. The proposed methods of disposal both during construction and occupancy have been addressed.

**f. Prevention or mitigation of adverse impacts on the Town's resources, including, without limitation, water supply, wastewater facilities, energy and public works and public safety resources;**

The site is currently supplied with potable water through the Weir River Water System and the existing home currently has a septic system.

**g. Assurance of positive storm water drainage and snow-melt run-off from buildings, driveways and from all parking and loading areas on the site, and prevention of erosion, sedimentation and storm water pollution and management problems through site design and erosion controls in accordance with the most current versions of the Massachusetts Department of Environmental Protection's Storm water Management Policy and Standards including the Massachusetts Storm water Handbook, the Massachusetts Erosion and Sediment Control Guidelines and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal storm water;**

The proponents provided a shallow lawn basin that receives run-off from the structures and the expanded driveway. At the driveway storm water run-off will go through a sand filter at the basin fore bay, improving the overall water quality run-off and there is an overflow to the rear of the lot. Based on the conclusion of the Amory Peer Review report, water quality and quantity will be accurately addressed with erosion and sediment measure from potential impacts.

**h. Assurance that appropriate Best Management Practices have been incorporated to minimize the amount of disturbed areas and protect natural resources, stabilize sites when projects are complete or operations have temporarily ceased, protect slopes on the construction site, protect storm drain inlets and armor all newly constructed outlets, install perimeter controls at the site, stabilize construction site entrances and exits to prevent off-**

**Motion:** Kevin Ellis made a motion to grant Site Plan Approval to Oak Development, LLC for the Site Plan entitled "Site Plan at 180 Hersey Street in Hingham, MA", dated 5/22/21 last revised on 6/17/21, prepared by Gregory Tansey (RPE #37219), based on the foregoing finding and conditions. **Second:** Rita DaSilva **In Favor:** Kevin Ellis, Gary Tondorf-Dick, Judy Sneath, and Rita DaSilva.

**Opposed:** None

For the Planning Board,



Kevin Ellis, Chair

June 22, 2021

This Decision shall not become effective until (i) the Town Clerk has certified on a copy of this decision that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that if such an appeal has been filed, that it has been dismissed or denied, and that (ii): a copy thereof has been duly recorded in the Plymouth County Registry of Deeds and indexed in the grantor index under the name of the owner of record