



Hingham Planning Board
APPLICATION FOR SITE PLAN APPROVAL
IN ASSOCIATION WITH APPLICATION FOR BUILDING PERMIT

Application Date: August 19, 2021

Applicant: Bristol Bros. Development Corp.

Contact Information for Applicant or Authorized Agent (Attorney, Contractor, etc.)

Name/Title: Jeffery A. Tocchio, Esq.
Attorney for Bristol Bros. Development Corp.

Phone: 781-749-7200

Address: 175 Derby Street, Suite 30, Hingham, MA 02043

Project Location: 213 Cushing Street and 215 Cushing Street

Site Plan Review Submittal Requirements

Please provide to the Planning Board office seven (7) hard copies and an electronic file of the Site Plan and submittal materials, except that only two copies of the drainage report are required. Submittal Requirements:

- a. locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures within 100 feet of property line;
- b. scaled and dimensioned plan of the location and footprint of existing and proposed buildings and structures; if applicable, building elevations and floor layouts;
- c. if applicable, plan showing proposed circulation of traffic within the development and in all adjacent public ways; dimensioned plan of loading and parking areas, aisles and driveways; plan with detail sheets if appropriate, profile and representative cross sections of proposed driveways and parking areas;
- d. analysis of compliance with all relevant dimensional provisions of this By-Law;
- e. detailed information on utilities, landscaping, refuse storage and removal;
- f. grading plan, estimated net import/export of material, drainage analysis, and traffic analysis, as applicable;
- g. analysis of the capacity of Town soils, water supply, ways and services to absorb the impact of the proposed development;
- h. analysis of compliance of the construction activities and the proposed project, including the extent the project incorporates low impact design and green infrastructure solutions, with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Policy and Standards including (i) the Massachusetts Stormwater Handbook, (ii) Massachusetts Erosion Sediment and Control

Guidelines, and (iii) 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 stormwater system;

- i. Site Lighting Plan showing the location, height, photometric, orientation, and specifications for all outdoor site lighting, including information on the intensity and range of illumination for each source of light proposed.
- j. an erosion control plan and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements; and
- k. such other materials necessary to enable Town boards to make a positive determination on the proposed development.

Brief Description of Work:

Petitioner, **Bristol Bros. Development Corp.**, seeks a Special Permit A3 with Site Plan Review pursuant to Section IV-D Flexible Residential Development (FRD) of the Zoning By-Law for the development of an eight (8) single-family dwelling FRD project and preservation of open space on approximately 7.48 acres of land at 213 and 215 Cushing Street. The application is submitted in accordance with the requirements outlined in Section IV-D of the Zoning By-Law. As such, Petitioner seeks waiver of Site Plan Review pursuant to Section I-I of the Zoning By-Law.

Request for Waiver from Site Plan Review Requirements

Upon written request of the applicant, the Planning Board may waive any of the submittal requirements set forth in Section I-I.6 deemed by the Planning Board to be not necessary for its review of the application. In addition, the Planning Board may waive other such requirements of Section I-I, including the requirement for a public hearing, where the Planning Board determines that the project constitutes a minor site plan. In order to constitute a minor site plan, the proposed work must be limited to (i) interior renovations to a building or structure that do not include a change of use or parking demand for which a Special Permit A2 or A3 is required and/or (ii) modifications to the site which, in the Planning Board’s determination, do not materially or adversely affect conditions governed by the site plan review standards set forth in Section I-I.6

Please indicate requested relief (for example, “I request a waiver from the requirement for a public hearing” or “I request a waiver from the requirement to submit a utilities plan and lighting plan”):

Petitioner seeks waiver of Site Plan Review pursuant to Section I-I of the Zoning By-Law, as part of the Preliminary Flexible Residential Development Plan review, as the Board will conduct Site Plan Review pursuant to Section IV-D of the Zoning By-Law for the proposed FRD project.

Waiver Granted

<input type="checkbox"/>
<input type="checkbox"/>

Waiver NOT Granted

Signature of Authorized Agent (Chairman of the Planning Board or Town Planner)

Date