

# DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW  
175 DERBY STREET, SUITE 30  
HINGHAM, MASSACHUSETTS 02043  
Telephone: (781) 749-7200 ~ Facsimile: (781) 740-4335  
[www.dtm-law.com](http://www.dtm-law.com)

JEFFERY A. TOCCHIO  
[jtocchio@dtm-law.com](mailto:jtocchio@dtm-law.com)

January 12, 2022

## **Via Email & Hand-Delivery**

Kevin M. Ellis, Chair  
Planning Board  
Town of Hingham  
210 Central Street  
Hingham, MA 0204

**RE: 213 and 215 Cushing Street, Hingham, MA  
Bristol Bros. Development Corp.**

Dear Chair Ellis and Members:

As you know, this office represents Bristol Bros. Development Corp. in connection with its proposed Flexible Residential Development, pursuant to Section IV-D of the Zoning By-Law, located at 213 and 215 Cushing Street, Hingham. Enclosed for filing please find the following materials:

1. Updated Preliminary Flexible Residential Development Plan Set, prepared by Crocker Design Group ("CDG"), revised through January 11, 2022, including:
  - a. Site Context Map;
  - b. Existing Conditions / Site Analysis Map;
  - c. Conventional Subdivision Lotting Sketch;
  - d. Conventional Subdivision Layout Sketch;
  - e. Conventional Subdivision Grading Sketch;
  - f. Preliminary Flexible Residential Development Layout Plan;
  - g. Preliminary Flexible Residential Development Grading Plan;
  - h. Preliminary Flexible Residential Development Fire Truck Turning Analysis;
  - i. Preliminary Flexible Residential Development Garbage Truck Turning Analysis;
  - j. Test Pit Location Plan;
  - k. Test Pit Details;
2. CDG Response to Amory Engineers Civil Engineering Peer Review Letter; and
3. CDG Response to VAI Traffic Engineering Peer Review Letter.

As reflected in the revised materials, the proposed Preliminary Flexible Residential Development plans and associated Conventional Subdivision Sketch materials have been modified

in order to address the Board and public's comments and the Board's peer-review consultants' letters. Specifically, the plans and reports have been updated in order to:

- Survey and add all trees with a diameter of 6" or greater located in upland areas of the site to the Existing Conditions Plan and preliminary plans, including identify existing trees to remain throughout the proposed Flexible Residential Development within the Open Space;
- Revise the proposed driveway geometry to provide for a 24' wide travelled way, and utilize a more traditional layout than the previously proposed loop;
- Incorporate a 4-foot wide grass strip between the back of curb and the proposed sidewalk;
- Provide a minimum 23-foot setback between the back of sidewalk (and back of curb when where sidewalk is not proposed) and garage(s);
- Develop a preliminary grading plan to show the anticipated site grading for the proposed Flexible Residential Development layout, including proposed drainage basins and drainage piping;
- Relocate proposed improvements to increase both overall open space area and retention of existing trees buffers for the proposed Flexible Residential Development by relocating the septic from the northerly portion to the southernly portion of the site, and the proposed drainage basins to the westerly portion of the site;
- Perform and incorporate soil test pits and percolation test results to support the proposed drainage and septic infrastructure for the Flexible Residential Development, as well as demonstrate that individual septic systems on each lot are possible for the Conventional Subdivision Sketch; and
- Prepare preliminary layout and grading plans for the Conventional Subdivision Sketch plans.

For your convenience, a .pdf copy of the attached filing will be forward to the Planning Board. Thank you for your continued attention to this matter.

Very truly yours,



Jeffery A. Tocchio

Enclosures

Cc: Board of Health, Conservation Commission, Fire Department, Dept. of Public Works