

From: [Silveira, Michael](#)
To: [Silveira, Michael](#)
Subject: RE: 261 Gardner Street Subdivision Submission Docs
Date: Monday, November 14, 2022 3:53:42 PM

From: jcincotta2@gmail.com <jcincotta2@gmail.com>
Sent: Monday, November 14, 2022 10:56 AM
To: Silveira, Michael <silveiram@hingham-ma.gov>
Cc: Wentworth, Emily <wentworthe@hingham-ma.gov>; phil.henry@cdgengineering.com; 'Walter Sullivan Jr.' <wsullivanjr@sulsul.com>
Subject: 261 Gardner Street Subdivision Submission Docs

Below is our responses to Michael's comments from 10/03/2022:

- The type of Edge Treatment proposed is different from what is required. The Board may view this as a more favorable option depending on the narrative you provide defending this curbing option. This is less of a waiver process and more of a consideration by the Board.

CDG Response: Acknowledged, no response required.

- After speaking with you over the phone I understand your reasoning for the subsurface infiltration system in the drainage lot, but we still recommend connecting into the Town system with the recommendations provided by Pat Brennan.

CDG Response: The Hingham DPW does not support a drainage connection to Gardner Street, therefore, a connection is not shown on the plans.

- Please show how frontage is being measured for each of the lots.

CDG Response: The lot frontage lines for Lots 3 and 4 are shown as dashed lines measured at the front yard setback extended and the distance is reflected as the same in the zoning information table. The lot frontage for Lots 1 and 2 are the summation of the line segments along the existing and proposed right of way lines.

- As discussed, the frontage calculation for Lot 2 should be revised. The Right of Way accessing Kress Field is a paper street and is not an approved "Way" by the Town and cannot be included in the frontage calculation. The only way 265 Gardner Street was able to be built, was by obtaining a waiver of the original subdivision requiring a "Way" to be built.

CDG Response: The Lot 2 frontage has been revised to deduct the 173.25' fronting on the 'Way' and ½ of the length of the radius of lot line at the intersection of the 'Way' and Gardner Street. As such, the Lot-2 site frontage is now 400.1 feet.

- Lot 1 needs to be accessed via Vineyard Lane. This would require a waiver otherwise.

CDG Response: Proposed Lot 1 includes an existing house that faces Gardner Street with an existing driveway connection to Gardner Street. A driveway connection to the new subdivision road is impractical and would require unnecessary expense to construct a new driveway and to incorporate garage modifications. A waiver from this requirement has been added to the revised plans.

Thanks,

Philip R. Henry, P.E.
Principal

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Thanks,

Joe Cincotta