



December 14, 2022

Ms. Emily Wentworth, Community Planning Director
Hingham Planning Board
210 Central Street
Hingham, MA 02043

**RE: Hingham Gas – Additional Gas Island
19 Whiting Street
Hingham, Massachusetts**

Dear Ms. Wentworth:

On behalf of the Applicant, Merhej and Sons Realty, LLC, CHA Consulting, Inc. (CHA) is pleased to submit this correspondence to address and respond to the preliminary comments provided by Mr. Jeffrey S. Dirk, P.E. of Vanasse & Associates, Inc. (VAI) as well as provide additional information in support of the proposed additional gas island project.

Please note that in the Application for Special Permit A3 dated October 11, 2022, counsel for the Applicant, Jeffery A. Tocchio, Esq, Drohan Tocchio & Morgan, P.C. (DTM) provided a Supplement to Application for Modification of Site Plan Approval and Modification of Special Permit A3 (attached for reference). As noted by DTM in that Supplement, the project consists of the additional of one gas island with two pumps (4 fueling spots). No additional impervious area is proposed as part of this project; therefore, no additional stormwater improvements are required. The existing canopy will be utilized as currently constructed which meets all required setbacks from property line (25' required with 25.5' provided). In addition, the amount of impervious provided for the total number of gas pumps exceeds the minimum requirement of 6,000 sq. ft. (1,000 sq. ft. per pump for 6 pumps) as presented in a previously provided supplemental plan provided to the Planning Dept.

Traffic Impact Study

During the previously approved Site Plan process, CHA provided a Traffic Impact Study for the project. Since the changes are limited to the addition of a gas pump island with no changes to entrances and exits, a Limited Transportation Impact Assessment is being provided as part of this supplemental information to the Planning Board as suggested by Mr. Dirk. Please see the attached Traffic Impact Study Update in Memo format for additional information on the traffic impacts by the proposed additional gas island.

AutoTurn Vehicle Turning Analysis

Also, during the previously approved Site Plan process, CHA provided vehicle turning analysis on the site for a fuel delivery truck, Hingham Fire Department design vehicle, a delivery truck, and refuse truck. The refuse truck movement on the site is the only vehicle turning movement impacted by the additional gas pump island. Included in this submittal package are updated AutoTurn Vehicle Turning Analysis Plans indicating the proposed pump island for reference.

The refuse truck movement can be impeded when vehicles are utilizing only the furthest northern fuel pumps (2) of the new island. Operation of the fueling truck was limited to certain times, Condition 5 of the Notice of Decision dated December 14, 2020. Condition 5 reads, "Fuel deliveries must be scheduled to occur while the site is closed to customers or during overnight hours, such as between 9 PM and 6 AM, or similar. Further, the fueling facility will need to be closed prior to the arrival of the fuel truck." We would

request that the condition on the refuse truck be in the same vein, except that only the furthest pump islands be closed (coned off or demarcated in some manner) to prevent impact to fuel customers. Since the portion of the movement that creates interaction is during the movement to initially pull forward in order to back into place to park in the loading zone, we do not feel the same limitation needs to be placed on the refuse truck as the fueling truck. The refuse truck will be able to pull out of the loading zone with cars located on the concrete pad for the fueling pumps as indicated on Vehicle Turning Plan (Refuse), Sheet C-908.

Site Circulation

Mr. Dirk also requested additional information on site circulation in respect to the new pump island. As noted previously, the additional pump island replaces the existing retail/pump service building. The location of the new pump island is predicated by the location of the vertical columns supporting the existing canopy as well as the preference for additional distance between vehicles at the pump station. In the previously approved Site Plan submittal, the additional space allowed for cars to maneuver around the north side of the cars fueling at the two existing pump islands. The Site Plan, Sheet C-101 has been updated to reflect additional dimensions for following discussion. The additional pump island will remove the additional open area previously indicated on the approved Site Plan. The result is approximately 16.8' between the pump island and curb (to be constructed). The 16.8' dimension will not likely allow a car to pass easily around (anecdotally, it can be done but it is not ideal). We do note, though, that this 16.8' distance is just 1' less than between the existing two pump islands which have two vehicles parked side by side for fueling at two different pumps. The potential lack of mobility around a car fueling is not ideal, but it also is the current situation with the existing retail/pump service building. Thus, the additional pump island does not create a condition the does not already exist today at this gas station.

Sight Lines

The addition of the pump island does not change the configuration of the site and site entrances a previously noted and therefore the sight distances previously provided during the initial Planning Board approval process are applicable. We have provided the Sight Distance Plan, G-003 for reference.

We trust that the responses provided above along with the attached plans and materials address each of Mr. Dirk's comments. We greatly appreciate your time and consideration. Should you have any questions or require any additional information, please don't hesitate to contact me at drose@chacompanies.com or (781) 792-2238.

Sincerely,
CHA Consulting, Inc.



Donald Rose, P.E.
Project Manager

**SUPPLEMENT TO APPLICATION FOR MODIFICATION OF SITE PLAN
APPROVAL AND MODIFICATION OF SPECIAL PERMIT A3
Merhej and Sons Realty LLC – 19 Whiting Street**

The Applicant, **Merhej and Sons Realty**, seeks modification of the previously granted Site Plan Approval, dated December 21, 2020 (the “Site Plan Approval”), and modification of the previously granted Special Permit A3 Parking Determination and/or Waivers under § V-A of the By-Law, dated December 21, 2020 (the “Special Permit A3”), and such waivers and other relief as necessary, in order to modify the existing independent automotive filling station to add an additional pump island for the property located at 19 Whiting Street, in the in the Business District B and Accord Pond Watershed and Hingham Aquifer Protection District. The Applicant is concurrently filing an application with the Board of Appeals for a Special Permit A1 under Section III-A, 5.1 of the Zoning By-Law.

Background

The property at 19 Whiting Street consists of 1.68± acres of land on the north-side of Whiting Street, with 294 linear feet of frontage. The property was previously two separate, independently improved parcels of land – 19 Whiting Street and 27 Whiting Street. The property at 19 Whiting Street has operated as an independent automotive filling station since approximately 1960. The property at 27 Whiting Street was improved with a single-family dwelling and associated improvements.

In 2020, Petitioner was granted Site Plan Approval and a Special Permit A3 Parking Determination / Waivers under § V-A of the By-Law from the Planning Board to combine the properties and (i) retain the existing Hingham Gas fueling station (pumps, canopy, storage tanks, concrete pad); (ii) raze the structures at 27 Whiting Street; (iii) raze the 192± s.f. building adjacent to the gas pumps at 19 Whiting Street; (iv) construct a new 2,531± s.f. retail/convenience store with associated storage areas; and (v) integrate the sites, including reducing the number of curb-openings accessing the combined site. Prior to construction of the redevelopment project, the properties were consolidated by the recording in 2021 of a so-called 81X plan. The redevelopment project is actively under construction. For reference, copies of the Site Plan Approval and Special Permit A3 are attached hereto as Exhibit A.

The long-existing independent automotive filling station has operated since approximately 1960, prior to the requirement of a Special Permit A1 and regulations related thereto. The filling station has two fueling pump islands with four pumps (8 fueling spots), a 1,760± s.f. canopy, 10,094± s.f. of pavement, and a 192± square foot retail building. Petitioner has owned and operated the filling station since May of 2017.

Proposed Project / Modifications

Petitioner seeks a Special Permit A1 under Section III-A, 5.1 of the Zoning By-Law to construct (i) a new gas island with two (2) gas pumps (4 fueling spots) to the north of the existing pumps, and (ii) convert the area around the new pump island from previously approved asphalt to concrete. Petitioner does not propose to alter the existing gas station canopy, pumps or

underground storage tanks – and no new underground storage tanks are required in order to construct the new gas pumps. No modifications to the previously approved site plan are proposed – except to add the pump island and concrete pad area. The proposed modifications are reflected on the Site Plan submitted herewith.

As required by Special Condition 3 of Section III-B, (i) the proposed gas pumps comply with all setback requirements of the zoning district and are not located within 25 feet of a property line or public way, (ii) a minimum of 1,000 square feet of paved area is provided for each filling pump, (iii) only one driveway of 26 foot width is provided along Whiting Street (Route 53), and (iv) curbing is/shall be installed along each line except at driveways.

As part of the redevelopment of the property, the Special Permit A3 Parking Determination / Waivers was granted to permit 16 parking spaces where 15 are required under Section V-A. The current traffic pattern for the gas station use will not be altered by the proposed additional gas island. As reflected on the site plan submitted herewith, all internal drive aisles and continue to comply with applicable dimensional requirements. No additional parking spaces are required for the additional pumps.

Based on the foregoing information and previous decisions, the Applicant requests that the previously granted Site Plan Approval and Special Permit A3 be modified, and such waivers and other relief as necessary be granted, to allow for an additional pump island to be added to the site.