

Ref: 9132

December 19, 2022

Mr. Michael B. Silveira
Senior Planner
Town of Hingham
210 Central Street
Hingham, MA 02043

Re: Traffic Engineering Peer Review
Definitive Flexible Residential Development Plan – 213 and 215 Cushing Street
Hingham, Massachusetts

Dear Michael:

Vanasse & Associates, Inc. (VAI) has completed a review of the materials submitted on behalf of Bristol Bros. Development Corp. (the “Applicant”) in support of the Definitive Flexible Residential Development (FRD) that has been proposed for the property located at 213 and 215 Cushing Street in Hingham, Massachusetts (hereafter referred to as the “Project”). The Project consists of an eight (8) single-family home FRD (seven (7) new homes and one (1) existing home (213 Cushing Street)) to be situated on approximately 7.48± acres of land that is being advanced under the Town’s Flexible Residential Development Zoning By-Law (Section IV-D). The Applicant is requesting Site Plan Approval and Site Plan Review for the Project. A Special Permit A3 was granted for the Project under Section IV-D of the Zoning By-Law for a FRD on March 25, 2022. Our review focused on the consistency of the materials that have been submitted for the Project with the conditions of the Special Permit A3 and the comments that were provided in our review letters of January 14, 2022 and January 21, 2022. The Applicant has submitted the following supporting materials which are the subject of this review:

1. *Application for Zoning Hearing*, Bristol Bros. Development Corp. c/o Jeffrey A. Tocchio, Esquire; November 28, 2022;
2. *Application for Site Plan Approval*, Bristol Bros. Development Corp. c/o Jeffrey A. Tocchio, Esquire as Attorney for Bristol Bros. Development Corp.; November 28, 2022;
3. *Application for Modification, Rescission or Amendment of Definitive Subdivision Plan*, Bristol Bros. Development Corp. c/o Jeffrey A. Tocchio, Esquire; November 28, 2022;
4. *Supplement to Application for Site Plan Review of Definitive FRD Plan Pursuant to Section VI-D Flexible Residential Development and Site Plan Review Pursuant to Section I-I, 213 & 215 Cushing Street, Hingham*; and
5. *Definitive FRD Plan* for 213 & 215 Cushing Street for WV Cushing LLC, Hingham, MA 02043, Map 156, Lots 9B & 8; Crocker Design Group; November 21, 2022, no revisions.

Based on our review of these materials, the Applicant should address the following comments that were identified as a part of our prior review of the Project:

1. The relocation of the retaining wall adjacent to and north of the proposed roadway should be shown on the Definitive FRD Plan along with the associated regrading and tree removal (see attached plan).
2. The sight distances are shown on Drawing No. C-4; however the corresponding sight triangle areas should be added along with a note to indicate: "Signs, landscaping and other features located within sight triangle areas shall be designed, installed and maintained so as not to exceed 2.5-feet in height. Snow windrows located within sight triangle areas that exceed 3.5-feet in height or that would otherwise inhibit sight lines shall be promptly removed."
3. A note should be added stating: "All Signs and pavement markings to be installed within the Project site shall conform to the applicable specifications of the Manual on Uniform Traffic Control Devices (MUTCD).¹"
4. Pedestrian crossing warning signs should be added at the crosswalk (W11-2 and W16-7P) and on Cushing Street 125 feet in advance of the crossing (W11-2) in both directions.

This concludes our review of the materials that have been submitted to date in support of the Project. If you should have any questions regarding our review, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.

Jeffrey S. Dirk

Jeffrey S. Dirk, P.E., PTOE, FITE
Managing Partner

Professional Engineer in CT, MA, ME, NH, RI and VA

JSD/jsd

Attachment

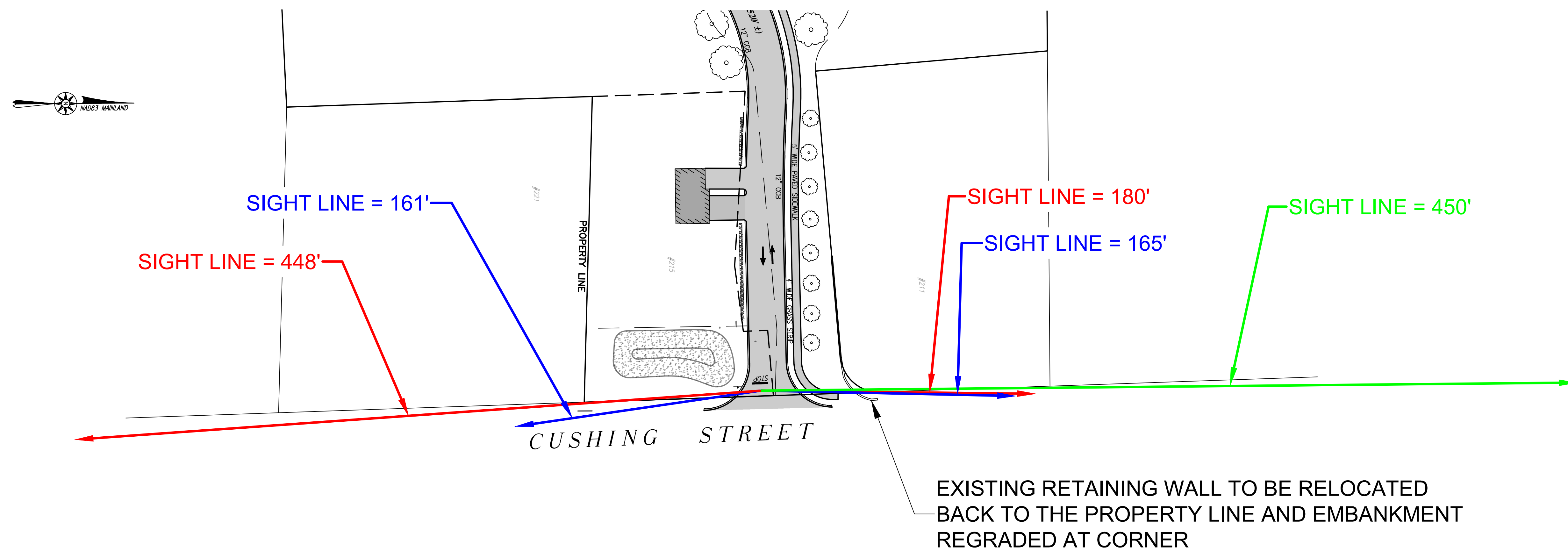
¹Manual on Uniform Traffic Control Devices (MUTCD); Federal Highway Administration; Washington, DC; 2009.



Legend

- Existing sight distance
- Sight distance with tree removal
- Sight distance with additional grading

85th Percentile Speed: 38 mph
 Required sight distance: 280 feet



| Date | Description | No. |
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| Revisions | | |
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GABRIEL R. CROCKER
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
 2 SHARP STREET, UNIT B
 HINGHAM, MA 02043
 P: 781-919-0808

Project
213 CUSHING STREET
 HINGHAM, MA 02043

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
 190 OLD DERBY STREET SUITE 11
 HINGHAM, MA 02043

Drawing Title
PRELIMINARY FRD SIGHT DISTANCE EXHIBIT

| | | | |
|-------------|-----------|-------------|------------|
| Project No. | 100-137 | Drawing No. | X-B |
| Date | 1/18/2022 | | |
| Scale | 1"=40' | | |
| Drawn By | CRM, MGC | | |
| Approved By | GRC | | |