



December 12, 2022

Ms. Emily Wentworth – Community Planning Director
Town of Hingham
210 Central Street
Hingham, MA 02043

RE: Minor Site Plan Review for
Hingham Cronin Field Street Hockey Court
0 Burr Road (210 Central Street), Hingham, MA 02043
Parcel ID: 81-0-28

Dear Ms. Wentworth & Members of the Planning Board:

On behalf of the Applicant, the Town of Hingham, CHA Consulting, Inc., is pleased to submit the enclosed plans for the renovation of the existing Cronin Field Street Hockey Court located at the above-referenced address in the Official and Open Space Zoning District. The project includes the removal of the existing court and deteriorated pavement, the reconstruction of the existing street hockey court to include new post-tension concrete, surfacing, dasher boards, fencing, ADA pathways and areas for spectator seating portable bleachers.

The current site design maintains the existing street hockey court location in the park. The proposed project does not increase the number of hockey courts or the court surface area. The total area of the proposed land disturbance is approximately 9,000 square feet, as indicated on the attached site plans. The project area will be contained with construction fence throughout the duration of the project, the existing court will be removed and the new court installed. An access path will be constructed from Burr Road to the court. In accordance with Section I-I.2.b, the project is subject to the Site Plan Review process as a Minor Site Plan.

The construction is proposed to start in the spring of 2023 and proceed throughout the summer until July or August 2023. Construction access and materials will be brought into the site from the existing maintenance entrance on Burr Road as indicated on the project plans.

We respectfully request a waiver of the filing fee as this is a Town of Hingham project. The Applicant wishes to obtain a building permit soon and be able to start construction of the proposed courts during the construction season of 2023. We greatly appreciate your time and assistance in this matter.

In accordance with Section I-I (9), the Applicant submits the following to the Planning Board for their consideration of the Minor Site Plan Application.

- Cover letter
- Application for Site Plan Approval
- Project plans dated December 12, 2022

Below is an explanation of the Design and Performance Standards under Section I-I (6) of the Hingham Zoning By-Law and their applicability to the proposed project. , The Design and Performance Standards are shown below in **Bold Text**, followed by CHA's explanation in standard text.

a. Land Disturbance

Site/building design shall minimize land disturbance to natural topography to preserve natural drainage patterns on the site.

Land disturbance will be minimized, the proposed court will be built at the exact location as the existing court and the project will not require disturbing any additional land.

b. Site Design

Placement of buildings, structures, or parking facilities shall not detract from the site's scenic qualities and shall blend with the natural landscape.

Not applicable – the court will be constructed in the same location, so site design considerations are not needed. Refer to the attached plans, there are no buildings, structures, or parking facilities proposed. The court is already located in the middle of the park and its reconstruction will not detract from the site's scenic qualities.

c. Character and Scale of Buildings

The design of the project shall minimize unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on, or approved for, the site.

Not applicable – the project contains no buildings, refer to the attached project plans. Since there are no buildings proposed for the project the character and scale of the buildings is not applicable to this project

d. Preservation of Existing Vegetation, including Protected Trees, and mitigation priority shall be given to the preservation of existing stands of trees, trees at site perimeter, and contiguous vegetation with adjacent sites, as follows:

- (i) The landscape shall be preserved in its natural state insofar as practical by minimizing removal of Significant Trees. Every effort shall be made through the design, layout, and construction of any project to save as many Significant Trees as possible.**
- (ii) For each inch of Diameter at Breast Height (DBH) of the Protected Tree(s) removed no less than one-half (0.5) inch of caliper of new, non-invasive species of tree(s) shall be replanted. Each new tree must have a minimum caliper of three (3) inches. If the Protected Tree to be removed is an overstory tree species (being a tree with a typical mature height of over forty (40) feet), the replacement tree(s) shall be an overstory tree species.**
- (iii) Clearing of other vegetation and alteration of topography shall be replicated with native vegetation planted in disturbed areas as needed to enhance or restore wildlife habitat, if any.**

Not applicable. No trees or vegetation will be removed as part of this project, refer to attached plans.

e. Limit of Clearing

Development envelopes for structures, driveways, wastewater disposal, lawn and landscape areas, and utility work shall be designated to limit clearing and grading.

Not applicable There will be no clearing as part of this project, refer to attached plans The area of the project is already cleared as it is currently use as parkland.

f. Finished Grade

Finished grades should be limited to no greater than a 3:1 slope wherever possible, while preserving, matching, or blending with the natural contours of the land to the greatest extent possible. Where the finished grade will be greater than 3:1, the slope shall be protected with erosion control blankets or comparable slope stabilization practices to protect the slope from erosion until it is stabilized. Finished grade shall be no higher than the trunk flare(s) of Protected Trees to be retained.

Not applicable – The finished grades for the proposed court will be the same as the current grades on the site. There are no proposed slopes on the project, refer to attached plans.

g. Stormwater Management

The proposed project shall include adequate provisions or measures to prevent pollution of surface or groundwater, minimize erosion and sedimentation, prevent changes in groundwater levels, increased runoff, and potential for flooding, and minimize adverse impacts to neighboring properties by flooding from excessive runoff.

- (i) The applicant shall demonstrate compliance with the Massachusetts Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, 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 to ensure that the peak rate and total volume of surface water runoff from the site shall not be increased nor degraded in quality after construction.**
- (ii) Sustainable low impact design and environmentally responsible green infrastructure improvements shall be incorporated wherever feasible.**

We are providing a Demolition Plan that shows use of silt fence along the down slope of the project site to minimize erosion and sedimentation. The outdoor hockey court footprint is smaller than the existing court, so impervious area will be reduced or the same as existing conditions leading to proposed runoff that will be reduced or stay the same. Proposed grades will mimic existing grades leading to the same drainage patterns both pre and post construction, which will have no adverse impacts to neighboring properties. The disturbance is less than 9,000 square feet, so a stormwater report is not required.

h. Utilities

The proposed development shall be adequately served by public or private wastewater collection and treatment systems; public water system or private well; electrical distribution, telephone, cable, and fire alarm systems and may be served by a natural gas distribution system. All electrical distribution, telephone, cable, and fire alarm systems shall be installed underground.

Not applicable – there is no utility work as part of this project.

i. Pedestrian and Vehicular Access; Traffic Management

The proposed development and/or redevelopment shall be designed with a forecast for the next seven years from the time of application to (i) minimize hazards to public health and safety as a result of traffic; (ii) provide safe access and circulation to and within the site for expected vehicles, pedestrians, and emergency vehicles; (iii) provide off-site improvements, where required, to offset the predicted impact of the development on the transportation infrastructure; (iv) reduce the impact of the proposed development on the transportation infrastructure serving the area

and the Town by incorporating transportation demand management strategies; and (v) minimize the impact on scenic roads, historic districts, natural resources, and community character. The development shall not degrade safety for pedestrians, bicyclists, transit riders, motor vehicle occupants, or property.

There is no proposed parking or driveways as part of this project, refer to attached plans. Minor modifications are proposed for the pathways to allow for pedestrian access to the courts and spectator viewing areas, allowing for Americans with Disabilities Act (ADA) access to the courts and viewing areas.

j. Lighting

The proposed development shall not produce lighting so as to unreasonably interfere with the use and enjoyment of property within the Town. Lighting practices and systems shall: reduce light pollution, light trespass and glare in order to preserve and enhance the natural, scenic, and aesthetic qualities of the Town; conserve energy and decrease lighting cost without decreasing night-time safety, security, and productivity; and preserve the night sky as a natural resource to enhance nighttime enjoyment of property within the Town.

Not Applicable – There is no lighting proposed for the project. The court is not used at night, so no lighting is needed for the site.

We trust that the submitted plans and supporting documents to be informative and complete. We respectfully ask for your waiver of Site Plan Review for the proposed project. Should you have any questions, please do not hesitate to contact me at your earliest convenience at 401-787-0878 or mmoonan@chacompanies.com.

Sincerely,
CHA



Michael S. Moonan, RLA
Project Manager