

January 10, 2023

Hingham Planning Board  
210 Central Street  
Hingham, MA 02043

RE: 102 Downer Avenue — Application for Site Plan Approval (Minor Site Plan)  
Owner: Matthew and Stacey Corson

Dear Board Members:

On behalf of the owner, we hereby submit the revised Site Plan and additional information requested. The plan was revised in response to comments from the Planning Office and Building Department in an emailed dated December 29, 2022. The revisions and response to comments are as follows:

Review comments are shown in *italic* font and response to comments in **bold** font.

*Planning Office*

- *What is the combined height of the retaining wall and fence to the left of the pool? It looks like the fence is on top of the wall. This height cannot exceed 6' within the setback.*

**The retaining wall is approximately 3.5' in height. The pool fence shall be set back a minimum of 2' from the back face of the retaining wall. The fence shall be a minimum of 6' in height to comply with Board of Health Regulations.**

- *Please provide floor plans.*

**Floor Plans have been provided as requested.**

- *Permission is required from the DPW related to the curb cuts for the new driveway. Please also reach out to the DPW regarding Public Shade Trees removed within the Town layout.*

**The plans shall be provided to the DPW for review. There are no shade trees in the Town Layout.**

- *There appear to be grade changes proposed on the abutting property at 16 Hayes Road. Please clarify this.*

**There are no grade changes proposed on 16 Hayes Road property. The silt sock erosion control is the limit of work and is located on 102 Downer Avenue along the left property line.**

- *Is there any ledge removal proposed?*

**There are existing ledge outcroppings around and in the rear of the existing house that will require removal for construction and grading. The house elevations have been designed to minimize the amount of ledge removal required. No blasting is proposed.**

- *A stabilized construction entrance should be shown.*

**The construction entrance is shown on the Site Plan as requested.**

- *Please provide a brief construction schedule in accordance with Section I-I, 5.j.*

**A construction schedule has been provided as requested.**

#### *Building Department*

- *The location of the mechanical equipment for the house and pool should be shown.*

**The location of the mechanical equipment for the house and pool is shown as requested.**

- *Question the height of the retaining wall and fence within the setback on the left side of the pool.*

**The retaining wall is approximately 3.5' in height. The pool fence shall be set back a minimum of 2' from the back face of the retaining wall. The fence shall be a minimum of 6' in height to comply with Board of Health Regulations.**

- *The overall height of the building should be shown from the widows walk to the lowest grade next to the house.*

**The overall height of the building has been shown as requested.**

- *The offset line at the top of the driveway does not look correct.*

**The offset line has been revised.**

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

A handwritten signature in black ink, appearing to read 'P. Seaberg', written over a horizontal line.

Paul Seaberg  
Project Manager

cc.

Matthew & Stacey Corson  
120 Downer Avenue  
Hingham, MA 02043