

January 18, 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 response to review comments. The plan was revised in response to comments from the review engineer, Patrick G. Brennan, P.E., PGB Engineering, LLC in a letter to the Hingham Planning Board, dated January 10, 2023. The revisions and response to comments are as follows:

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

- Test holes are required at the proposed subsurface infiltration systems to determine depth to seasonal high groundwater and soil textural analysis.*

Test holes shall be conducted as requested. Proposed test hole locations have been added to the Site Plan.
- Proposed inverts of the roof drain pipes should be shown to confirm that there is adequate slope to discharge into the subsurface infiltration systems (particularly from the front left of the dwelling).*

Inverts have been added to the roof drain pipes as requested.
- Stormwater Chamber System #1 should have two cast iron covers, one on each chamber with an inlet pipe.*

A cast iron cover is proposed at the inlet locations as requested.
- The plans specify cobblestone curbing along the east (right) side of the driveway, presumably to channel runoff to the proposed trench drain, which crosses the driveway, because the driveway is sloped toward the cobblestones. We suggest that the cobblestones be mortared, or some type of a swale be graded within the pavement adjacent to the cobblestones to insure that runoff is directed toward the trench drain and not through the cobblestones and onto the adjacent property.*

The cobblestone edging has been revised to a cape cod berm.

5. *The Operation and Maintenance Plan, During Construction lists hay bales and hay mulch as stabilization practices. The Hingham Conservation Commission does not allow the use of hay and for consistency, we recommend against the use of hay on this project.*
The Operation and Maintenance Plan has been revised to eliminate the use of hay as requested.

6. *The proposed silt sock in the southern corner (front left) of the property should be shifted north so that the two existing trees are on the down-gradient side of the silt sock (outside the limit of work).*
The silt sock has been shifted as requested.

7. *Attachment 5 – Design and Performance Standards attached to the Application for Site Plan Approval states that “proposed lighting shall be consistent with that of a single- family home and shall not project onto abutting properties.” Should the Board approve the project, we recommend this be a condition of approval.*
No comment.

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

Sincerely,

GRADY CONSULTING, L.L.C.



Paul Seaberg
Project Manager

cc.

Matthew & Stacey Corson
120 Downer Avenue
Hingham, MA 02043