

10 New Driftway  
P.O. Box 92  
Scituate, MA 02066  
(781) 545-0895  
www.Morsecoinc.com

*Registered Professional Engineers, Land Surveyors  
Project Managers & Environmental Consultants*

October 4, 2023

Hingham Planning Board  
210 Central Street  
Hingham, MA 02043

Re: 26 Lazell Street, Hingham, MA  
Application for Site Plan Approval  
Owner/Applicant: Julia & Alejandro Rodriguez

Chair Ellis and Members of the Board,

On behalf of the Owner/Applicant, Morse Engineering Company, hereby submits an Application for a Major Site Plan Approval for a raze and rebuild project at 26 Lazell Street.

Submitted herewith are the following:

- Application for Site Plan Review
- Filing Fee - \$500
- Site Plan dated October 4, 2023
- Landscape Plan dated August 11, 2023
- Architectural Plans
- Stormwater Letter and Analysis dated October 4, 2023
- Cut & Fill Plan dated October 4, 2023

**Background:**

The project involves the raze and rebuild of a single family dwelling and construction of a porous asphalt driveway, various hardscape areas, pervious patios utilities, grading, landscaping, ledge removal and tree removal. The total project disturbance area is approximately 21,500 s.f. with 10,890 s.f. of that being on slopes of greater than 10%. This disturbance requires Major Site Plan Review under ZBA Section I-I.2.a.

The following is a brief discussion of how the project meets the Design and Performance Standards outlined in the Zoning Bylaw:

**Land Disturbance**

The majority of the project area is within previously maintained areas (house, driveway, walkways, lawn, landscaping). The project has been designed to maintain the existing drainage patterns.

**Site Design**

The proposed dwelling is to be constructed in the same general location on the lot as the existing dwelling.

**Character and Scale of Buildings**

The reconstructed house is in character and scale with buildings in the vicinity.

**Preservation of Existing Vegetation**

Any trees that are removed within the "10' tree yard" are being replaced and a Landscape Plan is submitted herewith. The majority of the proposed work is within previously disturbed areas.

**Limit of Clearing**

The project has been designed to minimize tree clearing to the maximum extent practicable given the site's dimensional and grading constraints.

**Finished Grade**

All final grading will be fully stabilized to protect from erosion. No finished grade is proposed higher than the trunk flares of protected trees. A mulch sock is proposed along the down-gradient limit of work.

**Stormwater Management**

A stormwater analysis is submitted herewith.

**Utilities**

The house is serviced by a municipal water, septic and underground utilities.

**Pedestrian and Vehicular Access; Traffic Management**

The property will continue to be used as a single family home, and therefore will not impact traffic in the area. The Applicant requests a waiver from the requirement for a Transportation Impact Assessment.

**Lighting**

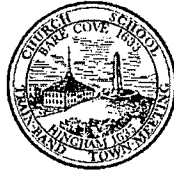
All lighting will be shielded to prevent spillover to adjacent properties or into the sky. The Applicant requests a waiver from the requirement for a Site Lighting Plan.

Please contact me at (781) 545-0895 if you have any questions or require additional information.

Respectfully Submitted,

Morse Engineering Company, Inc.

  
James D. Garfield, P.E.



**Hingham Planning Board**  
**APPLICATION FOR SITE PLAN APPROVAL**

In association with: (check all that apply)

- Major Site Plan (Zoning By-Laws Section I-I.2.a.)       Minor Site Plan (Zoning By-Laws Section I-I.2.b.)

**COVER SHEET**

Application Date: 9/26/2023

Applicant\*: Julia & Alejandro Rodriguez  
(\*Record owner; if not record owner (e.g. purchaser, tenant), record owner must consent to application)

Project Address: 26 Lazell Street

Assessor Map/Lot(s): Map 119 Lot 10

Zoning District(s): Residence C

Title Reference (Book/Page or Certificate of Title): Cert. 135356

**APPLICANT CONTACT INFORMATION**

Name/Title: Julia & Alejandro Rodriguez

Phone: 617-510-6331

Email: juliargentina@hotmail.com

Address: 30 Patriot Parkway, Unit 112, South Weymouth, MA 02190

**CONTACT INFORMATION OF AUTHORIZED AGENT**

(if different from Applicant – e.g. Attorney, Engineer, Contractor)

Name/Title: Engineer: Morse Engineering Company, Inc. c/o James D. Garfield, P.E.

Phone: 781-545-0895

Email: JGarfield@MorseCoInc.com

Address: PO Box 92, Scituate, MA 02066

**SIGNATURES**

APPLICANT OR AUTHORIZED AGENT:

James D. Garfield  
Name: (Morse Engineering Co., Inc.)

RECORD OWNER (if not Applicant):

Julia A Rodriguez  
Name:

**SITE PLAN REVIEW APPLICATION CHECKLIST**

<input checked="" type="checkbox"/>	Application Cover Sheet	
<input checked="" type="checkbox"/>	Check for application fee (Note: Fees are listed on the Planning Board's page of the Town's website and can be accessed by clicking the link below.): <a href="#">Fee Schedule</a>	Check should be made payable to the Town of Hingham and hand delivered or mailed to:  Attn: Planning Board 210 Central Street Hingham, MA 02043
<input checked="" type="checkbox"/>	Attachment 1	A completed and initialed copy of this Checklist
<input type="checkbox"/>	Attachment 2	Contact List (include a separate sheet with name, email and phone #s of all applicable Applicant representatives involved in design or presentation of project, such as engineers, landscape architects, counsel)
<input checked="" type="checkbox"/>	Attachment 3	Submittal Requirements Checklist Together with the Submittal Requirements set forth in Zoning By-Laws Section I-I.5.  (*per subsection (k) additional submissions may be required upon review of application)
<input checked="" type="checkbox"/>	Attachment 4	Brief Written Description of the Project  (Note: Be sure to include the following <b>if applicable</b> ):  1. The site plan review criteria your project meets under the Zoning By-Laws Section I-I.2.  2. The number of square feet of land disturbance or alternation of drainage patterns under the Zoning By-Law Section I-I.2.a (Major Site Plan) or Section I-I.2.b (Minor Site Plan);  3. Specific exemption(s) under Section I-I.3. of the Zoning By-Laws you are requesting)
<input checked="" type="checkbox"/>	Attachment 5	Narrative description of how the Project will satisfy the Design and Performance Standards in Section I-I.6. and Approval Criteria in I-I.7
<input checked="" type="checkbox"/>	Attachment 6	List of Supplemental Materials, if applicable (if materials are provided in addition to the Submittal Requirements, provide a list of those materials and relevance to project).

**\*An Application will not be considered complete and review may be delayed if all required submissions are not included.**

**Applicant is responsible for compliance with all provisions of the Zoning Bylaw governing Site Plan Review applicable to its project.**

**NOTE: If, in accordance with Section I-G, peer review is required of any portion of the Site Plan submissions you will be notified by Planning Department staff of the amount of peer review funds required to be deposited with the Town and the delivery deadline for receipt of such funds. If peer review funds are not timely delivered, the period of review may be extended.**

***Applicant acknowledges that it will be responsible for peer review fees (if applicable) in accordance with Section I-G of the Zoning Bylaw***

Initials (required) 

**SUBMITTAL REQUIREMENTS CHECKLIST**

Please provide to the Planning Board office two (2) hard copies and an electronic file of the Site Plan and submittal materials.

Section I-1.5 “Upon written request of the applicant, the Planning Board may waive any of the submittal requirements deemed by the Planning Board to be not necessary for its review of the application.”

**NOTE REGARDING WAIVER REQUESTS:** *If any submittal waivers are requested, Applicant must submit a separate page entitled “Submittal Requirements Waiver Request” specifically identifying the waiver requested (by subsection and description) and the reason the Applicant believes it is not necessary for review of the Application. If Applicant is notified by Planning Department staff that submission will be necessary, the Applicant will be advised to submit such materials for review. If the Applicant elects not to submit such materials, and the request for such waiver is denied, review of the Application may be extended if such materials are required for the Planning Board to act.*

<input checked="" type="checkbox"/>	a.	Existing conditions and locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures, other site improvements and conditions, and wetland resources within 100 feet of property line;
<input checked="" type="checkbox"/>	b.	Site layout plan showing the scaled and dimensioned location and footprint of existing and proposed buildings and structures, traffic circulation, access and egress drives, parking, fences, walls, walks, outdoor lighting, loading facilities, refuse facilities, and areas for snow storage, and applicable zoning setback lines;
<input checked="" type="checkbox"/>	c.	Architectural plans, if applicable, including building elevations and floor layouts;
<input checked="" type="checkbox"/>	d.	Detail sheets if applicable, including profile and representative cross sections of proposed driveways and parking areas;
<input checked="" type="checkbox"/>	e.	Zoning analysis of compliance with all relevant dimensional provisions of this By-Law, including parking requirements;
<input checked="" type="checkbox"/>	f.	Utility plan, which shall include all facilities for wastewater disposal and location of fire hydrants;
<input checked="" type="checkbox"/>	g.	Landscape plan, which shall include the following: (i) the location, general type and quality of existing vegetation, wooded areas, and other landscape features such as earth berms, walls, fences, and other hardscape, and (ii) the location of proposed plantings, including schedule with botanical and common name, quantity, and size of all proposed landscape material, and proposed earth berms, walls, fences, and other hardscape.
<input checked="" type="checkbox"/>	h.	Tree Protection and Mitigation Plan for Protected Trees, which shall include: (i) A tree protection plan which shall include the following information; provided, that the tree protection plan may be combined with the landscape plan (in subsection g) provided that all Protected Trees can be clearly identified; otherwise, a separate tree protection plan shall be required at such scale as is necessary to identify all Protected Trees.  (A) The location, height, species, and Critical Root Zone of all existing Protected Trees, including Significant Trees, and all Protected Trees, including Significant Trees, that were removed within twelve (12) months prior to application for any demolition permit, building permit or other application for zoning approval or relief, with an indication of those Protected Trees to be removed and those to be retained, as applicable;  (B) The location, caliper, species, and planting schedule of trees to be replanted to mitigate the removal of any Protected Tree(s), if applicable; and  (C) For any Single-Family Dwelling lots or Two-Family Dwelling lots, the tree protection plan shall also show the Tree Yard.

HINGHAM PLANNING BOARD

		(ii) A narrative maintenance plan for the protection of the Critical Root Zone for all Protected Trees that are within an area of the site to be disturbed during construction.
<input checked="" type="checkbox"/>	i.	Grading and drainage plan, which shall include existing and proposed topography at 1-foot intervals, spot grades where applicable, drainage analysis, stormwater improvements, calculated area of disturbance, cut and fill analysis, and erosion controls;
<input checked="" type="checkbox"/>	j.	A construction schedule and construction traffic management plan that shall include the proposed travel route for construction vehicles and material deliveries, the location of parking for construction workers, and measures that will be undertaken to reduce construction related traffic; and
<input type="checkbox"/>	k.	such other materials necessary to enable the Planning Board to make a positive determination on the proposed project, including, without limitation, any information required under subsection j below if necessary; and
<input checked="" type="checkbox"/>	l.	Major Site Plans shall require the following additional submissions: (i) Analysis of compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Town's Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements; (ii) Site Lighting Plan showing the location, height, photometric, orientation, and specifications for all outdoor site lighting, including information on the intensity and range of illumination for each source of light proposed with low cutoff dark sky compliant lighting fixtures and no overspill onto adjoining properties greater than 0.25 foot candle; and (iii) Transportation Impact Assessment (TIA) detailing the expected impact of the development on transportation infrastructure. For proposed development and/or redevelopment in excess of 25,000 gross square feet or generating more than 100 vehicle trips in any one hour as determined using the latest edition of Trip Generation published by the Institute of Transportation Engineers for the appropriate land use(s), the required TIA shall substantially conform to the Institute of Transportation Engineers' "Traffic Access and Impact Studies for Site Development: A Recommended Practice," latest edition and the Massachusetts Department of Transportation's (MassDOT's) Transportation Impact Assessment (TIA) Guidelines. In addition, the applicant shall submit a Transportation Demand Management (TDM) plan as part of the TIA.