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*Registered Professional Engineers, Land Surveyors
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November 7, 2023

Hingham Planning Board
210 Central Street
Hingham, MA 02043

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

Chair Ellis and Members of the Board,

This letter is intended to address comments on the above referenced project expressed in a peer review letter prepared by PGB Engineering, LLC, dated October 23, 2023 and comments sent by Michael Silveira, Senior Planner, in emails dated October 6, 2023 and October 10, 2023.

Submitted herewith are the following:

- Site Plan, revised November 7, 2023.
- Architectural Plans, revised November 2023
- Landscape Plans, revised November 2023
- Soil Logs (Form 11 & 12)
- Stormwater Letter and Analysis, revised November 7, 2023
- Retaining Wall & Guardrail Details, dated November 6, 2023

The following are responses to comments expressed by PGB Engineering, LLC in a peer review letter dated October 23, 2023 (*PGB Engineering, LLC's comments are in italics* and the **Morse Engineering responses are in bold**):

Comments

1. The proposed pipe connection from the grass depression to the Town's catch basin in Lazell Street should be removed unless approved by the Department of Public Works.

The proposed pipe connection from the grass depression to the Town's catch basin has been removed.

2. Morse should submit test pit information (logs and locations) for the existing septic system so that we may confirm soils information for the infiltration capacity of the porous asphalt driveway. If no test pit information is available, test pits should be excavated within the proposed porous asphalt driveway.

The soil logs for the existing septic system are attached herewith and the test pit locations have been added to the Site Plan.

3. The west end of the parcel is within Zone II of a public well. This should be shown and noted on the plan. The portion of the proposed porous asphalt driveway within Zone II should be eliminated as SMS recommends against the use of porous pavement in Zone II

The limit of the Zone II is now shown in greater detail in blue. The previously proposed porous asphalt driveway has been eliminated from the design. The stormwater control measures now consist of a crushed stone trench and grassed depression and the stormwater analysis have been adjusted accordingly.

4. *Morse should provide information on compliance with the MassDEP Stormwater Standards as this is a major site plan review (ZBL §I-1.5.1).*

A summary on compliance with the MassDEP Stormwater Standards is attached within the revised Stormwater Letter and Analysis.

5. *All proposed utilities (gas, electric and communications) should be shown on the Site Plan*

The proposed dwelling will be serviced by electric heat, not gas. The electric service is shown on the plan, connecting to the same utility pole that the current dwelling is connected to, which is the utility pole on the abutter's property to the north.

6. *Some of the proposed retaining walls will be over four feet high and will require design by a professional engineer and a building permit(s). We note that Mr. Silveira asked for details of the walls and the proposed guardrail along the driveway.*

A detail for the proposed retaining wall and guardrail along the driveway is attached herewith.

7. *We note that the existing and proposed dwellings are both two-bedroom homes. While not a Planning Board issue, the Board of Health may have some concerns about the potential for additional bedrooms within the proposed dwelling.*

The applicant has contacted the Board of Health in regards to this concern.

The following are responses to comments expressed by Michael Silveira, Senior Planner, in an email dated October 6, 2023 (*Mr. Silveira's comments are in italics* and the **Morse Engineering responses are in bold**):

1. *Please provide heights for the elevation plans and show the Grade Plane and Finished Grade.*

A revised set of Architectural Plans are attached herewith and now contain a Ridge Height Elevation Plan, detailing the Grade Plane and proposed elevations.

2. *Please provide a detail for the proposed retaining wall and guardrail along the driveway and northerly property line.*

A detail for the proposed retaining wall and guardrail along the driveway is attached herewith.

The following are responses to comments expressed by Weir River Water System in an email sent by Michael Silveira, Senior Planner, dated October 10, 2023 (*Weir River Water System's comments are in italics* and the **Morse Engineering responses are in bold**):

1. *Contact WRWS to shut off the water supply and remove the meter prior to demolition.*

Water service notes have been added to the Site Plan.

2. *Hire an approved contractor to excavate at the curbstop to cut and cap the existing water service to the property.*

See previous response.

3. *Existing water service is ¾" installed in 1964 and needs to be replaced and upgraded to 1" from the water main to the house at the owner's expense.*

See previous response.

4. *Exact location of the new water service must be verified and approved by WRWS, as the plans state "approximate" location.*

See previous response.

5. *Verify the distance from the street to the new house to determine if a meter pit will be required by WRWS.*

See previous response.

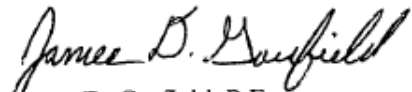
6. If new septic is less than 10 horizontal feet from water service, service must be sleeved in 2" PVC until 10' separation is achieved.

See previous response.

It is our opinion that this letter addresses all comments.
If you have any questions, please do not hesitate to call.

Respectfully Submitted,

MORSE ENGINEERING COMPANY, INC.


James D. Garfield, P.E.