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February 19, 2025

Hingham Planning Board
210 Central Street
Hingham, MA 02043

Subject: **85 Tower Road, Site Plan**

Dear Planning Board Members:

This is to advise that we have reviewed the following documents pertaining to the proposed dwelling at the subject site:

- Site Plan, revised February 18, 2025, prepared by Merrill Engineers and Land Surveyors (Merrill)
- Architectural plans (5 sheets), dated February 10, 2025, prepared by Eckstrom Home Designs
- Landscape Plan, undated
- Revised Stormwater Report, dated February 18, 2025, prepared by Merrill
- Major Site Plan Review Revised Application, dated February 18, 2025, prepared by Merrill
- Soil Logs, dated September 6 & 17, 2024, prepared by Merrill
- Response to comments letter, dated January 31, 2025, prepared by Merrill

The documents have been prepared to address comments contained in our February 5, 2025 letter to the Board. Below are the comments from our February 5th letter in plain text, followed by the current status of each in **bold text**.

1. The Site Plan indicates that there have been fourteen test holes excavated on the site. The logs of these test holes should be submitted. Due to the proximity of the ledge, test holes should be excavated at the location of the proposed subsurface infiltration system to verify that the system may be installed as designed. **The test hole logs have been submitted. The test hole nearest to the subsurface infiltration system was excavated to ten feet without encountering ledge. Based on the information provided, it appears that the subsurface infiltration system may be installed as designed.**
2. The existing and proposed watershed plans should be submitted. **Addressed – the watershed plans are included in the Revised Stormwater Report.**

3. The roof of the entire dwelling is proposed to be discharged into the subsurface infiltration system. The Site Plan should show how the downspouts on the front side of the house will be connected to the subsurface infiltration system. **The plan shows some lines from the front downspouts to the subsurface infiltration system. A note should be added to the plan specifying that ALL downspouts are to be connected to the subsurface infiltration system.**
4. The components of the proposed septic system should be shown on the Site Plan. There is a note in the backyard that reads “Approx. septic area,” we assume this was the septic system for the former dwelling. If so, it should be noted as such and it should be specified to be abandoned as is it fairly close to the proposed subsurface infiltration system. **Addressed – the components of the proposed septic system are now shown and a note, pointing to the “Approx septic area,” has been added, which states that the existing septic system is to be abandoned.**
5. The Construction Period Sequencing and Stormwater Operation and Maintenance Plans should specify installation of the subsurface infiltration system prior to the foundation for the dwelling as access to the backyard will be limited once the foundation is installed. **The revised Construction Period Sequencing and Stormwater Operation and Maintenance Plans have the installation of the subsurface infiltration system above the construction of the dwelling, however, the description of the subsurface infiltration system states that it is to be installed “once the dwelling is constructed.”**
6. The Silt Sock Detail should specify that the sock is to be filled with mulch or compost. **Addressed – a note has been added to the detail specifying that the silt sock is to be filled with compost or mulch.**
7. The Tree Yard and all protected trees should be shown on the Site Plan. Protected trees to be removed, if any, should also be identified along with mitigation trees and tree protection measures. **The Tree Yard and trees to be removed have been shown on the Site Plan. A table has also been added noting that 11 trees totaling 120 inches in diameter are to be removed and twenty, 3-inch oak trees are proposed as mitigation. We note that Mr. Silveira has requested additional information related to protected trees.**
8. We note that the proposed retaining walls will be over four feet in height. These will require a Building Permit. A guardrail should be considered between the driveway and retaining walls. **A retaining wall detail has been added to the plan which contains a note specifying that a stamped design is required. A guardrail is now proposed as recommended. A Building Permit will be required for retaining walls over four feet in height.**
9. The Zoning Requirements table on the Site Plan should include existing and proposed information (setbacks, etc.). **Addressed – the Zoning Requirements includes existing and proposed dimensional data.**

Please give us a call should you have any questions.

Very truly yours,

PGB Engineering, LLC

By:



Patrick G. Brennan, P.E.



PGB