

June 1, 2025

Hingham Conservation Commission
c/o Shannon Palmer
Conservation Officer
Town of Hingham
210 Central Street
Hingham, MA 02043

A&M Project #: 1179-20A
Re: Request for Amended Order
of Conditions
55 Industrial Park Road

Dear Ms. Palmer,

On behalf of our client, Fifty-Five Saxon LLC. Saxon Partners, Allen & Major Associates, Inc. (A&M) is requesting an amended Order of Conditions to file 034-1516 as issued by the Hingham Conservation Commission on February 12, 2025. The request is made to allow changes to the site development drawings as follows.

The site plans have been revised from a two-story building with a gross floor area (GFA) of 19,995 square feet to a single-story building totaling 11,232 square feet GFA. The building has only been reduced in height as the proposed footprint remains largely consistent with the previous layout.

In accordance with the Town of Hingham's parking requirements of 3.5 spaces per 1,000 square feet of GFA, the required number of parking spaces has been reduced from 70 to 40. Of the 40 required spaces, 14 spaces throughout the site are designated as "banked". These spaces shall be constructed only if a confirmed need arises and in accordance with the Special Permit conditions issued by the Hingham Planning Board.

The reduction in overall parking has resulted in a decrease of 7,851 square feet of impervious area on the site. While the impervious area has been reduced, no modifications have been made to the previously approved drainage design. As a result, the existing stormwater management system provides improved performance relative to the revised site layout and over existing conditions.

Attached hereto are revised site development drawings as well as the Riverfront area graphics that were part of the Commission proceedings that outlined compliance with the Riverfront performance standards for redevelopment.

If you require additional information, please feel free to contact me.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.

Phil Cordeiro, P.E.
Branch Manager

Copy: Fifty-Five Saxon LLC. (by email)