



May 18, 2016

By Hand and by Email

Zoning Board of Appeals
Hingham Town Hall
210 Central Street
Hingham, MA 02043
Attn.: Emily Wentworth, Senior Planner

Re: Application for Insubstantial Modification to Comprehensive Permit, Linden Ponds

Dear Ms. Wentworth,

Please treat this letter and the attached documents as the application of Hingham Campus LLC (Applicant) for approval of modification to the Comprehensive Permit for the Linden Ponds project. In the view of Applicant the modification requested is insubstantial and can be addressed and decided at a public meeting of the Hingham Zoning Board of Appeals (ZBA). Enclosed is a check for the application fee in the amount of \$400.

Applicant is now ready to move forward with the last remaining independent living building planned for Neighborhood 2 at Linden Ponds: Residential Building 2.5 (RB2.5). RB2.5 was included on the plans previously approved by the Hingham Zoning Board of Appeals for Linden Ponds pursuant to a Comprehensive Permit under M.G.L. c.40B and the ZBA's regulations (as previously modified, the Comprehensive Permit).

The proposed design for RB2.5 as modified is, in Applicant's view, substantially the same as that previously approved. Attached are a full-sized set of plans and six (6) copies of the plans sized 11" x 17", as well as three (3) Summary Tables numbered 1A, 2 and 3 laying out the modifications relative to values previously approved by the ZBA. Also attached is a copy of the 2015 traffic study. No new traffic impacts are expected from those previously analyzed for RB2.5. As noted on Summary Table 3, the Applicant is committed to following the affordability methodology as previously modified by the ZBA (i.e., the 27.7% interim affordable target mentioned in notes 2 and 3 to Summary Table 3) and proposes that the ZBA specify that such 27.7% unit affordability target applies to RB2.5 in a decision approving the insubstantial modification.

Following are narrative lists of those aspects of RB2.5 that have changed slightly, and those that remain the same as previously approved:



Insubstantial Changes from Previously Approved Plan:

- Building Unit Count and Bedroom Count Slightly Reduced: The proposed building will have 104 individual units, a reduction from the previously approved 120 units. The proposed design changes the unit mix to proportionally more 2-bedroom units than the previous design (69.2% vs 62.5%), but the total number of bedrooms under the proposed design is 176 (compared to 195 under the previously approved design).
- Building Gross Floor Area Slightly Reduced, Building Footprint Slightly Increased: The proposed building footprint is very slightly different from the previously approved design to accommodate the new individual unit layouts; the building footprint area is 24,324 sf, an increase of only 478 sf from the previously approved area of 23,846 sf. The total gross square footage of the proposed building is virtually unchanged, involving a mere 0.3% reduction from the previously approved design.
- Impervious Areas Slightly Decreased: The proposed design slightly decreases the area of impervious walkways and patios within the project area, with the total impervious area (building plus paved areas) proposed within the project area being reduced by a *de minimis* 0.03% from the previously approved design.

Unchanged from Previously Approved Plan:

- Elevations, Stories, Height: The building finish floor elevations, number of stories, and total building height remains unchanged from the previously approved design.
- Building Exterior Color: The east side of the proposed RB2.5 building will have the same "Darker Color" exterior as buildings RB2.3 and RB2.4 as per the previous design as required by the April 4, 2008 modification to the Linden Ponds Comprehensive Permit.
- Parking: The total number of parking spaces (108) and number of handicap spaces (5) remains unchanged from the previously approved design. The layout of the parking lot, sidewalks, sidewalk ramp locations, and parking space dimensions also remain substantially unchanged.
- Wetlands: The proposed design maintains the same distance from the proposed building and site work to existing wetlands as the previously approved design. Although the proposed design will involve construction within the 100-foot buffer zone surrounding jurisdictional Bordering Vegetated Wetland (BVW), the area of disturbance within the buffer and building setback from the BVW remain unchanged from the previously approved design. Under the existing Comprehensive Permit for Linden Ponds, the previously approved design received selected waivers from the Town of Hingham Wetlands By-Law; the proposed design remains unchanged from the previous design in locations within the 100-foot buffer zone where these waivers are applicable.



- Stormwater Design: The proposed design maintains the same stormwater drainage patterns and collection system as the previously approved design, with runoff from the parking lot and west side of building roof draining to the existing "Detention Basin 1," and runoff from the east side of the building roof flowing to the existing woods. The resulting peak rate and volume of stormwater runoff under the proposed design remains substantially unchanged from the previously approved design (as noted above, impervious area is slightly reduced in the proposed design).
- Building Entrances: The number and locations of primary building entrances and connection to other buildings in the complex remain unchanged from the previously approved design.
- Utilities: Utility services for the proposed building will be maintained from existing stubs installed during a previous construction phase, and will remain unchanged from the previously approved design. Domestic water and sanitary sewer demand for the proposed building will be equal to or less than the previously approved design; therefore, no change from the previously approved water purchase agreement or wastewater disposal facility will be required for the proposed RB2.5 project.
- Affordability: The same 27.7% unit affordability ratio will be maintained for RB2.5 as per the prior modifications to the Comprehensive Permit.

Please share a copy of this letter application with the Hingham Planning Board. In light of the insubstantial changes proposed for RB2.5, the Applicant requests that the ZBA determine that no further review by the Planning Board is warranted.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ting Chang".

Ting Chang, P.E.

cc: D.A., J.A., G.P., etc.

Enclosures (electronic copies provided with email copy):

- One full-sized plan set
- Six copies of reduced-size 11x17 plan set
- Six copies of 2015 traffic study
- Six copies of Summary Table 1A
- Six copies of Summary Table 2
- Six copies of Summary Table 3

