
TO: Town of Hingham Zoning Board of Appeals, Building Commissioner
FROM: Michael Roberts, Ray Boghos
DATE: February 16, 2017
RE: Hingham Shipyard Avalon II, LLC – Quarterly Report
CC: Steven Schwartz, Paul Momnie

In satisfaction of the obligations of Hingham Shipyard Avalon II, LLC, set forth in Section B.4(c) of the Comprehensive Permit, AvalonBay hereby delivers to the Town of Hingham the following quarterly progress report detailing efforts to obtain the rights, permits, and approvals for the traffic improvements.

Since the last progress update was published on November 18, 2016, the following activities have occurred:

Route 3A / USS Amesbury Drive Sight Distance and Intersection Improvements

- MEPA ENF filed on 7/28/16 received favorable decision, certificate issued 9/9/16.
- Submitted plans for Town of Hingham review and comment on 11/2/16.
- Submitted response to comments to the Town of Hingham on 1/24/2017.
- Submitted Access Permit application and plans for formal approvals from MassDOT on 11/11/16.
- These intersection improvements will also require consent from the abutter located at 150 USS Amesbury Drive, which consent, pursuant to an easement agreement between the abutter and AvalonBay, may not be unreasonably conditioned, withheld, or delayed. AvalonBay is currently pursuing the requisite consent.

Shipyard Drive East / HMS Essington Drive Pedestrian Access Improvements

- This scope of work requires approval and a license agreement with the MBTA. Over the past three months, we have continued to be in contact with Greystone, who represents the MBTA in this matter, in order to solicit their feedback and the MBTA's approval.
- Received draft license from MBTA on 10/11/16.
- Submitted plans for Town of Hingham review and comment on 11/2/16.
- Submitted plans for MBTA review and comment on 11/4/16. Also submitted a memo from Howard Stein Hudson (traffic engineer) regarding the rationale for the ramp types indicated in the plans.
- A small portion of these improvements will also require consent from the abutter located at 150 USS Amesbury Drive, which consent, pursuant to an easement agreement between the abutter and AvalonBay, may not be unreasonably conditioned, withheld, or

delayed. AvalonBay is currently pursuing the requisite consent. Submitted revised plans and response to comments to the Town of Hingham on 1/24/2017.

Route 3A / Fottler Road / Bradley Woods Intersection Improvements

- MEPA ENF filed on 7/28/16 received favorable decision, certificate issued 9/9/16.
- Submitted plans for Town of Hingham review and comment on 11/2/16.
- Submitted Access Permit application and plans for formal approvals from MassDOT on 11/11/16.
- Submitted revised plans and response to comments to the Town of Hingham on 1/24/2017.

Route 3A / Downer Avenue / Thaxter Street / Lincoln Street Safety RSA

- MEPA ENF filed on 7/28/16 received favorable decision, certificate issued 9/8/16.
- RSA was held on 9/7/16, the report was finalized 10/12/16
- Submitted plans for Town of Hingham review and comment on 11/2/16.
- Submitted Access Permit application and plans for formal approvals from MassDOT on 11/11/16.
- Submitted revised plans and response to comments to the Town of Hingham on 1/24/2017.

Beal Street / Fottler Road Sight Distance Improvements

- To be coordinated with Town of Hingham.
- Submitted plans for Town of Hingham review and comment on 11/2/16.
- Submitted revised plans and response to comments to the Town of Hingham on 1/24/2017.

HMS Essington Drive / MBTA Parking Lot Improvements

- As discussed in the prior progress report, we consider the license fee for this scope to be cost prohibitive and do not consider this scope of the traffic mitigation to be achievable.

Traffic Signal Timing

- MEPA ENF filed on 7/28/16 received favorable decision, certificate issued 9/9/16.
- Submitted plans for Town of Hingham review and comment on 11/2/16.
- Submitted response to comments to the Town of Hingham on 1/24/2017.
- Submitted Access Permit application and plans for formal approvals from MassDOT on 11/11/16.
- At the request of MassDOT on 12/28/2016, HSH prepared and submitted a Functional Design Report (FDR) to MassDOT on 1/9/2017.
- HSH has received preliminary comments from MassDOT Boston Traffic on 1/30/2017 and from MassDOT District 5 Project Management Section on 2/10/2017. Review comments from District 5 Traffic Operations and Traffic Maintenance Sections are still pending.