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January 9, 2018

Ms. Emily Wentworth, Senior Planner/Zoning Administrator
Hingham Zoning Board of Appeals
210 Central Street
Hingham, MA 02043

Subject: **River Stone – Comprehensive Permit**

Dear Ms. Maguire:

This is to advise that we have reviewed the following documents related to the subject Comprehensive Permit Application:

- River Stone – Hingham, MA, Comprehensive Permit Application, filed with the Town Clerk on March 29, 2016
- Comprehensive Permit Plan, River Stone (3 sheets), dated October 7, 2015, prepared by McKenzie Engineering Group, Inc. (MEG)
- Comprehensive Permit Plan, River Stone (1 sheet), revised December 20, 2017, prepared by MEG
- Letters to the Applicant:
 - December 19, 2017 from Ms. Emily Wentworth, Senior Planner/Zoning Administrator
 - December 22, 2017 from Attorney Susan C. Murphy, Town of Hingham Special Counsel
- Letters to the Zoning Board of Appeals/Zoning office:
 - December 21, 2017 from Ms. Susan B Spratt, P.E., Project Manager for MEG
 - January 5, 2018 from Attorney Warren F. Baker, Applicant's Counsel

The purpose of our review has been to evaluate conformance with the Hingham Zoning By-law (ZBL), Massachusetts Department of Housing and Community Development Comprehensive Permit Regulations (760 CMR 56.00), Hingham Board of Appeals Rules and Regulations, Section II, E, Comprehensive Permit Submittal Requirements and good engineering practice. We understand that traffic peer review is being performed by Vanasse & Associates, Inc.

Background

The 6.67± acre site is located off the east side of Ward Street about 800 feet south of High Street. Autumn Circle is located east of the site. There is approximately 0.36 acres of wetland on the east side of the site. Viking Lane, an unfinished cul-de-sac roadway¹, accessed

¹ We understand that the lots on Viking Lane were approved in 1970 and the roadway was constructed sometime in the late 1990's to early 2000's.

off Ward Street, is located on the site. A single-family dwelling at 70 Ward Street is also located on site. The remainder of the site is comprised of treed and grassed areas. The site is located in the Residence B Zoning District.

The proposal calls for demolition of the existing dwelling and construction of thirty-two residential units located in thirteen buildings. The proposed buildings would include three 1-unit, five 2-unit, one 3-unit and four 4-unit buildings. Viking Lane is proposed to be straightened and extended to provide a through connection to Autumn Circle. Proposed Road B would provide access to nine units and would be a loop road off the north side of Viking Lane. Proposed Road C would provide access to nineteen units and would be an approximately 540-foot long dead-end off the south side of Viking Lane. There would be a hammerhead-type turnaround at the end of Road C. The remaining four units would be accessed directly off Viking Lane. All proposed roadways² would have a 20-foot width of pavement, with one-foot Cape Cod berms.

While the revised Comprehensive Permit Plan (revised plan) does not show any utilities, the October 7, 2015 Comprehensive Permit Plan (original plan) shows a watermain, natural gas and underground electric/telephone/CATV connections to existing utilities in Ward Street. The original plan shows existing stormwater piping in Viking Lane connecting 1) to a stormwater system in Ward Street and 2) to a drainage easement adjacent to the wetlands on the east side of the site. The original plan also shows proposed additional stormwater infrastructure that would be routed to the drainage easement. The original plan shows an on-site sewer collection system of piping and manholes along with tanks and an onsite soil absorption system rated for 9,900 gallons per day. The revised plan shows only an area for a proposed onsite soil absorption system.

Comments

We believe that the information submitted to date lacks the detail required for us to provide a comprehensive review of the materials and offer detailed comments to the Board. We request that the Applicant provide the following in order for us to offer advice to the Board as to the viability of the project and its potential effects on adjacent properties:

1. The list of requested waivers in the application materials includes many ‘general waivers’ from various regulations. The waivers should explain the exact regulation from which relief is being requested so that the Board fully understands the implications of each requested waiver.
2. Updated plans³ to include the following:
 - a. Grading and drainage plan – there is one included in the plan set received today.

² Including the existing portion of Viking Lane, which would be widened to match the proposed roadways.

³ We note that at 11:30 AM this morning, a revised Comprehensive Permit Plan (13 sheets) and Preliminary Hydrologic Analysis, dated January 8, 2018, were received via email. However, we have not had time to review these materials and provide comment prior to the January 11, 2018 continued public hearing.

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- b. Utilities plan – there is one included in the plan set received today.
 - c. Landscaping plan – there is no landscaping shown on the plan set received today.
 - d. Construction details – there are details included in the plan set received today.
 - e. Exterior lighting plan with photometrics.
3. Stormwater management report and drainage calculations. We have not reviewed the calculations in the Preliminary Hydrologic Analysis received today.
 4. Soil information including test pits logs. We note that some test pit logs and locations are included in the Preliminary Hydrologic Analysis received today. However, there are none located within the footprint of the detention basin and many of the subsurface infiltration systems shown on the plan set received today.
 5. Documentation to demonstrate that adequate water supply is available for domestic use and fire protection. We note that two fire hydrants are shown on the plan set received today and suggest the Applicant consult with the Fire Department about the location and number of hydrants.
 6. Sizing calculations for the septic soil absorption system to demonstrate that there is sufficient area for the system and required reserve area.

We anticipate that we will have technical comments on the proposal once we have had an opportunity to properly review the newly submitted information.

Please give us a call should you have any question.

Very truly yours,

AMORY ENGINEERS, P.C.

By:



Patrick G. Brennan, P.E.



PGB