



TOWN OF HINGHAM
COMMUNITY PLANNING DEPARTMENT

MEMO

TO: Emily Wentworth, Senior Planner

FROM: Mary F. Savage-Dunham, 

DATE: January 2, 2020

RE: Initial Staff Comments: 302-304 Whiting Street 40b

I have reviewed the material submitted and offer the following comments and suggestions for your consideration as you review the matters before you:

1. It is not clear if sidewalks are proposed to be installed along Whiting Street. I recommend that they be incorporated into the site design if they are not yet proposed. This would be consistent with recent site plan approvals by the Planning Board in this area (LCB) and in town as a whole. There is a compelling public interest in installing sidewalks as properties are developed. Public input during the Master Plan process indicates a desire for more complete streets and pedestrian networks, and, the need for sidewalks on Whiting Street was identified at the December 13th visioning session at Linden Ponds. Grading should be such that water does not flow over the sidewalks towards Whiting Street as possible.
2. It appears that a common driveway is proposed. There is also a utility and access easement which would likely cover maintenance and snow removal. Snow storage areas could be contemplated and shown on the site plan.
3. Staff would recommend that the grading be reviewed closely and that the high point on the driveway be moved so as to reduce to the greatest extent possible the discharge of storm water into the public way from the driveway. The driveway is also very close to the property line so the driveway may need to have a skim coat directing or keeping drainage on site so as to not flow into abutters property. Is the catch basin public or private and are any rights to flow indicated? Is there a hood in the basin? Will the O&M requirements of the catch basin be incorporated into the common driveway easement as the basin will collect water from the driveway?
4. Roof drains should be infiltrated via dry wells or discharged over lawn areas and not flow onto the driveway.

5. Is a sign with the street numbers/addresses proposed adjacent to the driveway entrance?
6. I do not see a proposed landscape plan. Landscaping can provide a visual buffer between neighbors, add privacy, and help soften the views onto and off of the property and muffle noises from traffic. Planting deciduous trees would also help establish a tree canopy and create shady areas.
7. Have the sightlines been quantified? The traffic review will likely also comment on the turning radii for the driveway entrance and make sure vehicles can efficiently access/exit the site.
8. Where will the staging areas be during construction? This will be a tight site to build on, store materials and accommodate construction worker parking needs. Any on-site dumpster during construction should ideally have a lid to prevent refuse from blowing. The phasing, construction sequence, etc. should be shown on a separate plan sheet and incorporated into the set of plans. In addition, the construction sequence should include the installation of erosion controls and provisions for site stabilization and dust control.
9. Police details may be required during demolition and construction.
10. Is any blasting anticipated? Will this be a balanced site or will there be a net export/import? Please quantify # trucks/hour and # days hauling relative to this item.

Thank you for the opportunity to provide comments on this important project.

Cc: Chief Olsson
Planning Board