

**HINGHAM PLANNING BOARD MINUTES
MARCH 9, 2026 @ 7:00 PM
REMOTE MEETING**

Planning Board Members Present Remotely: Gary Tondorf-Dick, Crystal Kelly, Kevin Ellis, Gordon Carr, Tracy Shriver

Planning Board Members Absent: None

Also Present: Emily Wentworth, Community Planning Director, Rachel Agiorgitis, Senior Planner

At 7:03 PM Chair Shriver called the Planning Board meeting to order and stated the following:

“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 suspending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify me at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that I, as Chair, may inform all other participants of said recording.”

Chair Shriver confirmed no other attendees requested to record the meeting.

Chair Shriver took roll call attendance of other members present including, Crystal Kelly and Tracy Shriver. Kevin Ellis and Gordon Carr joined the meeting after roll call.

Hearing(s) & Discussion

**1192 Main Street
Site Plan Review**

Chair Shriver started with an application from Anton Cela for Site Plan Review under § I-I of the Zoning By-Law to construct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 1192 Main Street in Residence District B.

Prior to the hearing, the Applicant requested a continuance to allow additional time for revisions.

Chair Shriver made a motion, seconded by Gary Tondorf-Dick, to CONTINUE the application of Anton Cela for Site Plan Review under § I-I of the By-Law to construct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 1192 Main Street in Residence District B to March 23, 2026 at 7 PM.

The motion passed by roll call vote.

In Favor:	Crystal Kelly, Gary Tondorf-Dick, Tracy Shriver
Opposed:	None

18 Elm Street
Site Plan Review Modification

Chair Shriver continued with an application from Matthew Falconeiri, Falconeiri Construction Inc. to modify a Site Plan Approval, originally issued June 18, 2025 under § I-I of the Zoning By-Law to authorize a sports court and retaining wall at 18 Elm Street in the Residence A District.

The application was filed following issuance of a stop work order, dated November 25, 2025 and amended and restates on December 18, 2025, from the Building Commissioner. The Order was issued after abutters complained about a new sports court on the property that was not permitted by the Board in its original Site Plan Approval.

The Board discussed that a site visit was scheduled, but was canceled due to the recent snow storms. The Board will reschedule the site visit.

Member Tondorf-Dick offered a reminder that a landscape plan was requested.

Chair Shriver made a motion, seconded by Kevin Ellis, to CONTINUE the application of Matthew Falconeiri, Falconeiri Construction Inc. to modify a Site Plan Approval, originally issued June 18, 2025 under § I-I of the Zoning By-Law to authorize a sports court and retaining wall at 18 Elm Street in the Residence A District to March 23, 2026 at 7 PM.

The motion passed by roll call vote.

In Favor:	Crystal Kelly, Gary Tondorf-Dick, Kevin Ellis, Tracy Shriver
Opposed:	None

16 Foley Beach Road
Site Plan Approval Modification

Chair Shriver continued with an application from Doug Keach, ALR Homes LLC, to modify a Site Plan Approval under § I-I of the Zoning By-Law, originally issued May 24, 2024, to revise hardscape, grading details, retaining wall, and stormwater management details at 16 Foley Beach Road in the Residence A District.

Patrick Easley, ALR Homes introduced David Klenert, Collins Civil Engineering Group. Mr. Klenert shared the As-Built Plans. He explained the three main changes were the addition of a front walkway, the location of the wall, and the construction of a patio instead of a deck at the back of the house. In addition, two trees that were to be removed remain in place and HVAC equipment was added. Mr. Klenert then shared a Google aerial view of the new house.

Ms. Wentworth commented that the notes on the as-built wall don't match the ones on the approved plan and the grass swale is missing.

Pat Brennan, PGB Engineering explained that he did not see any wall on the original plan and it is difficult to see the wall on the Google aerial. He went on to say that the swale does not appear to be there from the aerial view, but he could not tell from the as-built plan. Mr. Klenert agreed.

Mr. Klenert said the swale is no longer needed. Ms. Wentworth responded that the swale was specifically requested in the Site Plan Review and the applicant process needs to be followed. Mr. Easley said he is happy to make any conditional changes needed. Mr. Klenert added that nothing has changes on grading, only reshaped.

Chair Shriver commented that the wall was a problem as it is. Member Ellis said that it looks like there are water run-off issues from the front to back yard, along the sides of the house and elaborated on the issue of increased run-off.

In response, Mr. Klenert shared the original plan on the screen, which shows a red line indicating a retaining wall and explained that there was more flow of water to the neighbor in the original plan. Chair Shriver questioned the labeling of the red line as a wall and that he didn't see it on the landscape plan.

Ms. Wentworth said that she felt more review was needed. Member Tondorf-Dick agreed and went on to say that he sees grades that create a downward swale, and felt they were very different plans, and he could not see the complete picture.

Mr. Klenert disagreed, explaining that the slopes are less steep, as accomplished by the wall as built eliminating the original 3:1 slope. Member Tondorf-Dick asked if the wall was permeable and Mr. Klenert said that it is not.

Mr. Brennan shared his screen to compare the As-built to the Approved plans. Ms. Wentworth recommended the applicant re-do the As-built plan with the additional grade information shown.

Chair Shriver asked for public comment. There was none.

Chair Shriver asked if they could approve with conditions, to which Ms. Wentworth reiterated her reservations and Member Tondorf-Dick agreed. Chair Shriver said that the missing information included the grades adjacent to the top of wall, indicating the "lip" in this location. This was followed by was a short discussion of setting expectations for all applicants by being consistent in execution of the approval process.

Chair Shriver made a motion, seconded by Crystal Kelly, to CONTINUE the application of Doug Keach, ALR Homes LLC, to modify a Site Plan Approval under § I-I of the Zoning By-Law, originally issued May 24, 2024, to revise hardscape, grading details, retaining wall, and stormwater management details at 16 Foley Beach Road in the Residence A District to March 23, 2026 at 7 PM.

The motion passed by roll call vote.

In Favor:	Crystal Kelly, Gary Tondorf-Dick, Kevin Ellis, Gordon Carr, and Tracy Shriver
Opposed:	None

28 Arnold Road
Site Plan Approval Modification

Chair Shriver continued with an application from Breakwater Development to modify a Site Plan Approval under § I-I of the Zoning By-Law, originally issued June 28, 2024, to approve relocated subsurface utilities, driveway, retaining wall, grading, and landscaping details at 28 Arnold Road in the Residence A District.

Caroline Rees, Merrill Engineering and Land Surveyors, presented on behalf of the applicant. She described that changes included the septic area, the addition of a retaining wall, and reshaping of the emergency vehicle turnaround.

Members of the Board and Member Carr inquired as to how the turnaround was approved. The builder, Adam Fleury, said it was reviewed with the Fire Dept. and was widened for easier accessibility, although it is still a backup. Ms. Rees continued to explain that the areas were flatter, but water still goes to the same place. Mr. Fleury added that all the approved plants were installed along with a few extra Hollies.

Member Tondorf-Dick questioned the shape of the retaining wall by the driveway. It was “L” shaped and now it’s curved. Mr. Fleury said it was changed for easier driving. Member Tondorf-Dick added that the driveway looks larger, pointing out the abutters are very close and the driveway slopes towards neighbors. Ms. Rees responded to say the driveway slopes towards the wetlands. Member Tondorf-Dick asked if the 3-4’ height wall needed a railing, to which Mr. Fleury responded that there are plantings along top of wall and the Building Dept. signed-off.

Member Tondorf-Dick asked if there has been any abutter input about the noise of the HVAC equipment. Mr. Fleury said that he has talked to the neighbor at #30 and they are okay with it. Member Tondorf-Dick was reassured but added that the noise needs to be below 35 decibels. Mr. Fleury said he is working with the neighbors and his HVAC subcontractor. Member Kelly added that she is mostly interested in the abutter input and Member Carr said he will have follow-up comments.

Chair Shriver asked for public comment.

Karen Euler, 11 Linscott Road said that a neighbor’s house just sold at 22 Arnold.

Paul Mitchell, 16 Linscott Road, said he has had no communication from the applicant. Mr. Fleury said he will drop off his contact information and visit the site with him to discuss his concerns.

Member Carr asked about the ownership of Lot #1. Mr. Fleury said he thought the previous owner gifted it to the Town. Ms. Wentworth stated that it did not happen. There was a brief discussion of the ownership.

John Daly, 6 Leonard Street, shared current photographs to show the scale of the house in its surroundings, noting that the house is huge and very close to others. He was not expecting this.

Carol Sulis, 36 Linscott, said she echoes what Mr. Daly said. She also stated #22 has been empty for a long time and asked who said there is no noise next to the condensers and would like to see such an endorsement letter. Chair Shriver said he the abutter at 30 Arnold wrote a letter about the condensers as they are on the Arnold Road side.

Karen Euler, 11 Linscott Road wants the Board and public to know there is a certain quality of the neighborhood at “Linscott, Leonard, Colby and Fairview” with four streets containing 42 houses they have the feel of a cul-de-sac. There are smaller homes, more affordable, smack in the center of town. The new

house is very different. In the words of urban designers, Jane Jacobs's type terminology, this is a neighborhood "with very special quality".

Member Carr said that the Board spent a lot of time on this project, tried to address concerns, and it is objectively better now than originally proposed. Ms. Euler, replied with concern now that #22 Linscott had just sold and would like to tie this into the discussion. Member Tondorf-Dick said that he respects and enjoys Ms. Euler's reference to Jane Jacobs, and her analysis of scale and character of buildings and neighborhoods. He added the Board has been looking into developing a Lot Coverage Subcommittee, as Hingham does not have anything in their residential by-laws to speak to scale and massing, in terms of FAR's or system of standards. He went on to suggest that Ms. Euler might want to get involved in that. Mr. Daly, added that #22 Linscott was recently bought by a developer who specializes in distressed properties and flips.

Based on the information submitted and presented during the hearing Chair Shriver proposed the following finding(s):

- a) The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b) The proposed development meets all applicable Design and Performance Standards.

Tracy Shriver made the motion, seconded by Gary Tondorf-Dick, to GRANT the application Breakwater Development to modify a Site Plan Approval under § I-I of the Zoning By-Law, originally issued June 28, 2024, to approve relocated subsurface utilities, driveway, retaining wall, grading, and landscaping details at 28 Arnold Road in the Residence A District, subject to the following conditions:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
2. All conditions of the previous Site Plan Approval Decisions, dated June 28, 2024, remain in full force and effect unless specifically modified by this Decision.

The motion passed by roll call vote.

In Favor: Crystal Kelly, Gary Tondorf-Dick, Kevin Ellis, Gordon Carr, and Tracy Shriver
Opposed: None

4 Del Prete Drive Site Plan Review

Chair Shriver went on to an application from Stephen Niosi, 4 Del Prete Drive Realty Trust, for Site Plan Approval under § I-I of the Zoning By-Law to reconstruct a single-family dwelling with related driveway, utilities, stormwater improvements, and landscaping improvements at 4 Del Prete Drive in the Residence A District.

Prior to the hearing, the Applicant requested a continuance while awaiting peer review results.

Chair Shriver made a motion, seconded by Crystal Kelly, to CONTINUE the application Stephen Niosi, 4 Del Prete Drive Realty Trust, for Site Plan Approval under § I-I of the Zoning By-Law to reconstruct a single-family dwelling with related driveway, utilities, stormwater improvements, and landscaping improvements at 4 Del Prete Drive in the Residence A District to March 23, 2026 at 7 PM.

The motion passed by roll call vote.

In Favor:	Gary Tondorf-Dick, Kevin Ellis, Gordon Carr, Crystal Kelly, Tracy Shriver
Opposed:	None

19 Kimball Beach Road Site Plan Review

Chair Shriver moved on to an application from Jason Graca for Site Plan Approval under § I-I of the Zoning By-Law to reconstruct a single-family dwelling with related driveway, utilities, and stormwater improvements at 19 Kimball Beach Road in the Residence A District.

Ms. Wentworth said that applicant responses to staff and peer review comments were received today, but have not been reviewed yet. Chair Shriver stated that the Board will not be able to approve until that information is reviewed by Mr. Brennan, but we can still look at the project tonight.

Jason Graca presented as the applicant. Mr. Graca began with a review of the Project Fact Sheet dated 3/9/26. He shared that the height and setbacks are in compliance, with the front exceeding the required setback. He said that the FAR is below most other new houses in the area. The massing with two car garage minimizes the box effect and takes up 65.6% of the lot. He also noted the drainage system, roof solar zone, and erosion control. He concluded he felt that the project respects the Hingham Zoning and enhances the neighborhood character without overwhelming its scale. Mr. Graca then presented the Site Plan. He also reviewed some of the notes send by the Peer Reviewer regarding the driveway and trees.

Member Tondorf-Dick addressed the size and character of the new house, and asked the applicant how it relates to the nearby houses and the neighborhood. Mr. Graca shared a Google street view, and also pointed out that the existing garage does not meet setbacks. Member Tondorf-Dick asked how the new house compares to the existing, not just in overall size, but in the footprint. Mr. Graca said the new footprint is only about a 4% increase. Mr. Graca said he does not believe in filling the whole lot and shared a perspective view of what the house will look like.

Member Tondorf-Dick expanded on the style of the house and that it would typically have a porch and front door facing the street. He asked where the front door is located and Mr. Graca pointed to the location. Member Tondorf-Dick added that typically you might see a porch across the front, which would help the elements of the house gel. Mr. Graca said a porch would enlarge the roof line, and based on his research of the town, he wanted to keep the house as minimal a possible.

Chair Shriver asked about tree removal. A brief discussion of the removals and locations followed. Member Tondorf-Dick asked for the Tree Protection plan, and Chair Shriver agreed and added that a Landscape Plan is required. Member Kelly expressed her appreciation of the research and time the applicant has taken. She also mentioned that the removed trees were very large pines. Member Carr said

this neighborhood is busy with new homes and felt this project had some thought put into it. He added that the tree mitigation is needed and understands the minimal landscape plan. Mr. Graca said he will work with Sean Papich, Landscape Architect, if needed.

Member Ellis asked about the curbing along the right property line. Mr. Graca said it was meant to hold the grade and will be similar materials as the front steps, but might not be needed for the grading.

Mr. Brennan, pointed out the stump symbol on the plan, which shows the location of the removed trees. He added that most of his comments were addressed.

Chair Shriver asked for public comment.

Bob and Kathy Clifford, 15 Kimball Beach, expressed concern about water and storm drainage, adding they felt the huge trees helped. Mr. Clifford also asked what happens if the stormwater structures fail. Ms. Wentworth explained the layers of inspection and maintenance that would be in place and that she could not give legal advice. Mr. Brennan stated the new drainage conditions are better than existing.

Jean Garrity, 25 Kimball Beach Road, expressed concern about all of the construction in the neighborhood and stated the associated ledge removal was loud. She added that construction vehicles can be a problem, and this house is at a tight bend in the road. She shared that the contractors at #24 Kimball Beach gave neighbors contact information, which was very helpful and respectful to neighbors.

Chair Shriver summarized that the neighborhood analysis should include all homes within the radius, not just the big homes and the landscape plan needs to be submitted, unless they apply for a waiver.

Chair Shriver made a motion, seconded by Kevin Ellis to CONTINUE the application from Jason Graca for Site Plan Approval under § I-I of the Zoning By-Law to reconstruct a single-family dwelling with related driveway, utilities, and stormwater improvements at 19 Kimball Beach Road in the Residence A District to March 23, 2026 at 7 PM.

The motion passed by roll call vote.

In Favor:	Gary Tondorf-Dick, Kevin Ellis, Gordon Carr, Crystal Kelly, Tracy Shriver
Opposed:	None

Administrative Items

The new Senior Planner, Rachel Agiorgitis was introduced to the Board.

Tracy Shriver made a motion, seconded by Crystal Kelly, to approve the minutes of November 24, 2025, January 26, 2026, and February 23, 2026.

The motion passed by roll call vote:

In Favor:	Crystal Kelly, Gordon Carr, Kevin Ellis, Gary Tondorf-Dick and Tracy Shriver
Opposed:	none

Chair Shriver made a motion, seconded by Gordon Carr, to adjourn the Planning Board meeting at 9:11 PM.

The motion was passed by roll call vote:

In Favor:	Gordon Carr, Crystal Kelly, Gary Tondorf-Dick, Kevin Ellis, Tracy Shriver
Opposed:	None

Meeting Materials:

Agenda Summary, dated March 9, 2026

1192 Main Street

Site Plan Review Application, stamped July 22, 2025
Site Plan Review Application, revised September 4, 2025
Site and Landscape Plans, dated July 21, 2025
Stormwater Report, dated July 21, 2025
Architectural Plans, dated September 30, 2024
Response to Staff and Peer Review Comments, dated September 4, 2025
Site Plan, revised September 4, 2025
Stormwater Standards, updated September 4, 2025
Room Count, dated September 30, 2024
Revised Architectural Plan, received September 8, 2025
Explanation of Revisions, revised October 16, 2025
Site Plan, revised October 16, 2025
Architectural Plan, revised October 2, 2025
Site Plan, revised October 21, 2025
Architectural Plan, revised November 19, 2025
Architectural Plan, revised January 15, 2026
P. Brennan Peer Review Report, dated August 20, 2025
P. Brennan Peer Review Report, dated September 9, 2025

18 Elm Street

Site Plan Review Application, filed December 22, 2025
Site Plan, revised January 5, 2026
Site Plan Details, revised January 5, 2026
Stormwater Report, revised December 31, 2025
Photometric No Shield, dated January 19, 2026
Photometric Sport Court FRONT-REAR SHEILD, dated January 19, 2026
Photometric W-REAR SHEILD, dated January 19, 2026
Stormwater Narrative, revised January 20, 2026
Response to Comments, dated February 2, 2026
Site Plan, revised January 29, 2026
Stormwater Report, revised January 29, 2026

Revised Photometric Plan and Lighting Specification, received February 5, 2026

16 Foley Beach Road

SPR Modification As-Built Narrative, dated January 27, 2026

Final As-Built, revised January 27, 2026

Modification Application, filed February 4, 2026

Modification Narrative, dated January 27, 2026

Final As-Built, revised January 27, 2026

28 Arnold Road

Application Materials:

Modification Request, received February 9, 2026

As-Built Plan, dated January 8, 2026 and revised February 5, 2026

Revisions Cover Letter, dated March 2, 2026

Site Plan As Built, revised February 27, 2026

Revised Impervious Areas, received March 2, 2026

HydroCAD Report, revised February 27, 2026 P. Brennan Peer Review, dated March 5, 2026

0 & 30 Arnold Road Filed SPR Decision, June 28, 2024

0 & 30 Arnold Road Filed SPA3 Decision, June 28, 2024

New Single Family Residence for: Breakwater Development Group, LLC,) Arnold Road, Hingham, MA, dated April 25, 2024

Site Plan 0 Arnold Road, Assessor's Map 100 Block 0 Lot 65, Hingham, MA, dated July 31, 2024

C. Mercer Public Comment, dated March 2, 2026

S. Giannaros Public Comment, dated March 1, 2026

D. Keach Public Comment, received March 2, 2026

A, Novak Public Comment, dated March 6, 2026

4 Del Prete

Application, received February 9, 2026

Application Narrative, dated February 6, 2026

Contact List

Existing Conditions Plan, dated January 20, 2026

Site Plan, dated January 26, 2026

Architectural Drawings, dated December 30, 2025 and revised January 28, 2026

Stormwater Management Report, dated February 2026

Neighborhood Analysis, dated January 27, 2026

19 Kimball Beach Road

Site Plan Review Application, filed January 22, 2026

Civil Plan (1), dated, January 13, 2026

Construction Plans, dated November 4, 2025

O and M Plan, received January 22, 2026

Stamped Existing Condition Plan, dated December 4, 2025

Neighborhood Analysis, received January 22, 2026

Stormwater Report, received January 22, 2026
P. Brennan Peer Review, dated March 3, 2026
Response to Peer Review, dated March 6, 2026
Civil Plan, revised March 3, 2026
O and M Plan, revised March 3, 2026
Stormwater Report, revised March 4, 2026