

HINGHAM PLANNING BOARD MINUTES

April 10, 2023 @ 7:00 PM

REMOTE MEETING

Planning Board Members Present Remotely: Gordon Carr, Kevin Ellis, Judith Sneath, Gary Tondorf-Dick; Rita DaSilva

Also Present: Emily Wentworth, Community Planning Director; Michael Silveira, Senior Planner

Members Absent: None

At 7:01 PM Chair Sneath 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 2023 and all other laws, temporarily amending 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 the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.”

Hearing(s)

166 Downer Avenue

Site Plan Review

Chair Sneath stated the Planning Board’s first matter would be a continuation of an application from Robert and Lisa Delmonico for Site Plan Review under § I-I of the Zoning By-Law and such other relief as necessary to raze and rebuild a single-family dwelling and make other improvements including grading, landscaping, and hardscaping in Residence District A.

Member Ellis noted for the record that he completed a Mullins Affidavit for the portion of the meeting he missed on April 4, 2023 and was eligible to participate in the continued hearing on this matter.

Attorney Robert Galvin, Esq. appeared on the applicant’s behalf and noted the revised plans submitted to the Board based upon comments at the end of the initial hearing on this matter on April 4, 2023. The revisions included reducing the mature height of trees at the rear of the property in response to neighbor concerns.

Chair Sneath asked for Planning Board Member comments.

Member Tondorf-Dick asked a question of clarity regarding proposed tree height.

Chair Sneath asked for public comment.

Mr. Bill Rockford at 9 Cushing Avenue noted his appreciation for the revisions and asked a question of clarity regarding erosion controls.

Chair Sneath noted the potential of including a condition of approval with respect to the support of the abutting driveway at 9 Cushing Avenue due to stormwater and grading.

Mr. Mike Kranzley at 18 Marion Street noted a public comment letter he sent earlier in the day and asked about construction travel and interdepartmental coordination.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed findings:

- 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.

Rita DaSilva moved to GRANT the application of Robert and Lisa Delmonico for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under § I-I, 5.I(ii) and (iii) related to a Site Lighting Plan and a Transportation Impact Analysis, to raze and rebuild a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at 166 Downer Avenue in Residence District A, 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. Site Lighting. Proposed outdoor lighting shall be consistent with that of a single-family home and shall not project onto abutting properties greater than the 0.25 foot-candle limit.
3. Public Works/Tree Warden Approvals. Prior to issuance of a building permit, the Applicant shall confirm issuance of a street opening permit with the Department of Public Works and approval to remove the shade trees in the right-of-way pursuant to MGL Chapter 87, Section 3.
4. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before issuance of a Building Permit.
5. Site Stability. The Applicant shall take adequate measures during and after construction to ensure proper stability of the existing driveway at 9 Cushing Avenue along the northerly property of 166 Downer Avenue.
6. Limits of Work; Tree Protection Areas. During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area. Without limiting the foregoing, Protected Trees to be retained shall be surrounded by temporary protective fencing or other appropriate measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Protective barriers shall be large enough to encompass the Critical Root Zone of all Protected

Trees to be preserved. Inspection of the protective barriers shall be required before issuance of a Building Permit.

7. Parking During Construction. All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day.
8. Inspections. Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control, limits of work, and the approved drainage and stormwater system installed for the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.
9. As-Built Plan Requirement. Upon project completion an as-built plan must be submitted to the Building Commissioner prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans.
10. Maintenance of Protected and Replacement Trees. Each Protected Tree retained, and all new trees planted to mitigate the removal of Protected Tree(s), shall be maintained in good health for a period of no less than twenty-four (24) months from the date of final inspection, or issuance of a Certificate of Occupancy, if applicable. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required to replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree or new tree.

Second: Kevin Ellis

In Favor: Rita DaSilva, Gordon Carr, Gary Tondorf-Dick, Kevin Ellis, Judith Sneath

Opposed: None

135 & 137 South Street Site Plan Review

Chair Sneath stated the next matter was an application from 135137 South St LLC filed an application for Site Plan Review under § I-I of the Zoning By-Law and such other relief as necessary to move an existing two-family dwelling onsite 20' to the east and 1'-3" to the south at 135-137 South Street in Residence District A.

Ms. Heidi Ragone, the Applicant, presented the application to the Board.

Chair Sneath asked for Planning Board Member comments.

Member Tondorf-Dick asked a clarifying question regarding the proposed location of the dwelling.

Member DaSilva asked a question regarding the timeline of the project.

Chair Sneath asked for public comment. There was none.

Chair Sneath noted the waivers requested of submittal requirements under § I-I, 5.c (architectural plans), g (landscape plan), and h (tree protection and mitigation plan), as they do not apply to the nature of the project. Additionally, given the limited scope of the project, the Applicant further requested a waiver of a submittal requirement under Section I-I, 5.i regarding a cut and fill analysis.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed findings:

- 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.

Gary Tondorf-Dick moved to GRANT the application of 135137 South St LLC for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under § I-I, 5.c, g, h, and i related to architectural plans, a landscape plan, a tree protection and mitigation plan, and a cut and fill analysis, to move an existing two-family dwelling onsite 20' to the east and 1'-3" to the south at 135-137 South Street in Residence District A, 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. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before issuance of a Building Permit.
3. Limits of Work; Tree Protection Areas. During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area. Without limiting the foregoing, Protected Trees to be retained shall be surrounded by temporary protective fencing or other appropriate measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Protective barriers shall be large enough to encompass the Critical Root Zone of all Protected Trees to be preserved. Inspection of the protective barriers shall be required before issuance of a Building Permit.
4. Parking During Construction. All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day.
5. Inspections. Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control, limits of work, and the approved drainage and stormwater system installed for the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee

account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.

6. **As-Built Plan Requirement.** Upon project completion an as-built plan must be submitted to the Building Commissioner prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans.
7. **Maintenance of Protected.** Each Protected Tree retained shall be maintained in good health for a period of no less than twenty-four (24) months from the date of final inspection, or issuance of a Certificate of Occupancy, if applicable. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required to replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree.

Second: Kevin Ellis

In Favor: Rita DaSilva, Gordon Carr, Gary Tondorf-Dick, Kevin Ellis, Judith Sneath

Opposed: None

261 Gardner Street Definitive Subdivision Modification

Chair Sneath stated that the next matter was an application from Joseph Cincotta for modification of a Definitive Subdivision, originally approved through a Certificate of Action dated January 19, 2023, under the Subdivision Control Law and the Rules and Regulations of the Hingham Planning Board, to modify condition 1.a(v), requiring plans to show radii for the property lines at street intersections, at 261 Gardner Street in Residence District B.

Mr. Philip Henry, the Applicant's representative, presented the application to the Board.

Mr. Silveira provided clarification regarding the subject Certificate of Action condition and how requiring said condition would deem Lot 1 unbuildable due to the lack of frontage when including the radii measurement. Further, said measurement is not a requirement of Hingham's regulations, but rather was a recommendation. Therefore, eliminating the condition would be consistent with the Town's regulations.

The Board's civil peer review engineer, Patrick Brennan, PGB Engineering, provided further technical clarification regarding the radii measurement for the property lines at street intersections.

Chair Sneath asked for Planning Board Member comments.

Member DaSilva asked a question of clarification, acknowledging understanding.

Member Tondorf-Dick asked further questions of clarification and felt that the radii for the property lines at street intersections measurement should be required.

Chair Sneath asked if there was any public comment. There was none.

Gordon Carr moved, as amended, to GRANT the application of Joseph Cincotta for modification of a Definitive Subdivision, originally approved through a Certificate of Action dated January 19, 2023, under the Subdivision Control Law and the Rules and Regulations of the Hingham Planning Board, to eliminate condition 1.a(v), requiring plans to show radii for the property lines at street intersections, at 261 Gardner Street in Residence District B, subject to the following condition:

1. All other conditions of the Certificate of Action, dated January 19, 2023, shall remain in full force and effect.

Second: Kevin Ellis

In Favor: Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath

Opposed: Gary Tondorf-Dick

261 Gardner Street (Vineyard Lane)

Site Plan Review

Chair Sneath stated that the next matter was an application from Joseph Cincotta for Site Plan Review under § I-I of the Zoning By-Law and in accordance with a Certificate of Action dated January 19, 2023, and such other relief as necessary, to construct a Limited Residential roadway as, two single-family dwellings on Lots 3 and 4, a drainage lot on Lot 5, and make other improvements including grading, landscaping, and hardscaping at 261 Gardner Street (Vineyard Lane) in Residence District B.

Mr. Joseph Cincotta, the Applicant, presented the application to the Board and noted that there were no changes from the original approval during the subdivision stage, other than the new landscape plans.

Mr. Thomas Mulcahy, Landscape Architect for the Applicant, presented the landscape plans to the Board.

Chair Sneath asked for Planning Board Member comments.

Member Tondorf-Dick as a question of clarification regarding the landscape plan and fencing around the detention basin.

Chair Sneath asked if there was any public comment. There was none.

Chair Sneath noted that The Applicant requested waivers of submittal requirements under § I-I, 4.i Site Lighting Plan given the residential nature of the project.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed findings:

- a. **Protection of abutting properties against detrimental uses by provision for surface water drainage, fire hydrant locations, sound and site buffers, and preservation of views, light and air, and protection of abutting properties from negative impacts from artificial outdoor site lighting.**

The project provides for adequate site drainage, including appropriate drainage flow, and associated roadway drainage infrastructure. The project proposes fifty-six deciduous and evergreen trees, to provide a sound and site buffer and minimize impacts to abutting properties. Fire hydrant locations are appropriate and in accordance with the Definitive Subdivision plans approved January 19, 2023.

- b. Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets; the location of driveway openings in relation to traffic or to adjacent streets, taking account of grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections; sufficiency of access for service, utility and emergency vehicles.**

The project proposes no changes to vehicular and pedestrian movement, location of driveway openings, or access for service, utility and emergency vehicles, and is both sufficient and in accordance with the Definitive Subdivision plans approved January 19, 2023.

- c. Adequacy of the arrangement of parking, loading spaces and traffic patterns in relation to the proposed uses of the premises; compliance with the off-street parking requirements of this By-Law.**

The project proposes no changes to parking or traffic. Proper storage and movement of construction vehicles shall remain within the development and be a condition of this approval herein.

- d. Adequacy of open space and setbacks, including adequacy of landscaping of such areas.**

The proposed construction complies with all applicable setback requirements specified under Section IV-A for Residence District B. Furthermore, fifty-six deciduous and evergreen trees, and other plantings are proposed.

- e. Adequacy of the methods of disposal of refuse and other wastes during construction and resulting from the uses permitted on the site including, but not limited to, discarded building materials, concrete truck wash out, chemicals, litter and sanitary wastes; provided, that discharge of refuse or other wastes into the municipal stormwater system shall be expressly prohibited;**

A silt fence and compost filter sock are proposed as a perimeter erosion control barrier around the limit of work and a stabilized construction entrance is proposed at the proposed driveway entrance off Gardner Street.

- f. Prevention or mitigation of adverse impacts on the Town's resources, including, without limitation, water supply, wastewater facilities, energy and public works and public safety resources.**

Individual onsite septic systems will serve each dwelling. Water service will be provided by new 6-inch ductile iron water main and gas service will be provided by a new gas main – both connecting to existing services in Gardner Street. Further, electric, telephone, and cable utilities will be connected underground from an existing utility pole in front of the property.

- g. Assurances of positive stormwater drainage and snow-melt run-off from buildings, driveways and from all parking and loading areas on the site, and prevention of erosion, sedimentation and stormwater pollution and management problems through site design and erosion controls in accordance with the most current versions of the Massachusetts Department of**

Environmental Protection's Stormwater Management Policy and Standards including the Massachusetts Stormwater Handbook, the Massachusetts Erosion and Sediment Control Guidelines and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system.

The proposed stormwater system consists of catch basins, drain manholes, high-density polyethylene (HDPE) pipe, a hydrodynamic separator, and an open basin within the proposed drainage lot (Lot 5). Private roof runoff from future proposed dwellings on Lots 3 and 4 will outlet into subsurface infiltration systems on their respective lots, consisting of plastic chambers surrounded by crushed stone. Sediment and erosion control measures are incorporated into the plan and will be implemented at the outset of construction commencement.

- h. Assurance that appropriate Best Management Practices have been incorporated to minimize the amount of disturbed areas and protect natural resources, stabilize sites when projects are complete or operations have temporarily ceased, protect slopes on the construction site, protect storm drain inlets and armor all newly constructed outlets, install perimeter controls at the site, stabilize construction site entrances and exits to prevent off-site tracking of material, and to provide for regular inspection of stormwater controls at consistent intervals.**

Based upon PGB Engineering's review, implementation of best management practices with the stormwater design are sufficient and are in accordance with section g. above.

- i. Protection of natural and historic features including minimizing: the volume of cut and fill, the number of removed trees of 6 inches caliper or larger, the removal of stone walls, and the obstruction of scenic views from publicly accessible locations.**

The project proposes fifty-six deciduous and evergreen trees to mitigate the tree removal onsite associated with the subdivision construction.

- j. Minimizing unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on or approved for the site.**

The proposed project is aligned with the character and scale of similar residential structures in the neighborhood and vicinity.

Rita DaSilva moved to GRANT the application of Joseph Cincotta for Site Plan Approval under § I-I of the Zoning By-Law and in accordance with a Certificate of Action dated January 19, 2023, to construct a Limited Residential roadway, two single-family dwellings on Lots 3 and 4, a drainage lot on Lot 5, and make other improvements including grading, landscaping, and hardscaping at 261 Gardner Street (Vineyard Lane) in Residence District B, 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. Pre-Construction Meeting. Prior to any construction on the site, the applicant shall schedule a pre-construction review meeting with inspection of the erosion control installation and marked limits of clearing.
3. Construction Vehicles. All construction vehicles shall be parked onsite, within the development, and no construction vehicles shall enter the premises before 7 AM on any given construction day.

4. Inspections. Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control during construction, including during installation of the approved drainage and stormwater system. There shall be established, at the applicant's expense, a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.
5. As-Built Plan Requirement. Upon project completion an as-built plan must be submitted to the Building Commissioner prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans.
6. Future Development. Since this Site Plan Approval is for a common plan of development that will disturb more than one acre, the applicant shall apply to the Board for a modification of this Site Plan Approval prior to any construction on Lot 2.

Second: Gordon Carr

In Favor: Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

Opposed: None

213 & 215 Cushing Street

Definitive Flexible Residential Development (FRD) & Site Plan Review

Chair Sneath stated that the next matter was the continuation of an application from Bristol Bros. Development Corp. filed an application for Modification of a Definitive Subdivision, originally approved May 25, 1965, under the Subdivision Control Law and the Rules and Regulations of the Hingham Planning Board to construct a minor street, along with a Definitive Flexible Residential Development Review under § IV-D and Site Plan Review under § I-I of the Zoning By-Law for a Flexible Residential Development consisting of eight single-family dwellings on 7.48± acres of land in Residence District C and the Accord Pond Watershed and Hingham Aquifer Protection District.

Chair Sneath noted that prior to the hearing, the Applicant requested a continuance of the hearing and an extension of the decision deadline to allow additional time to respond to peer review comments.

Rita DaSilva moved CONTINUE the applications of Bristol Bros. Development Corp. for Modification of a Definitive Subdivision, originally approved May 25, 1965, under the Subdivision Control Law and the Rules and Regulations of the Hingham Planning Board to construct a minor street, along with a Definitive Flexible Residential Development Review under § IV-D and Site Plan Review under § I-I of the Zoning By-Law for a Flexible Residential Development consisting of eight single-family dwellings on 7.48± acres of land in Residence District C and the Accord Pond Watershed and Hingham Aquifer Protection District to May 1, 2023 at 7 PM and extend the decision deadline to June 1, 2023.

Second: Kevin Ellis

In Favor: Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

Opposed: None

**Other
Business**

Master Plan Implementation

Chair Sneath moved to the next item on the agenda, Master Plan Implementation.

Member Carr reviewed a potential scope of the formation of a Master Plan Implementation Committee, as previously discussed with Ms. Wentworth. Member Carr noted potential methods for how members would be selected.

Board members agreed to continue discussion on the Master Plan Implementation Committee to April 24, 2023 at 6 PM.

Chair Sneath MOVED to adjourn at 8:35 PM

Second: Kevin Ellis

In Favor: Gordon Carr, Kevin Ellis, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

Opposed: None

Respectfully submitted,
Michael Silveira
Senior Planner

Meeting Materials:

Agenda Summary, dated April 10, 2023

166 Downer Avenue:

Site Plan Review Application, received January 20, 2023

Site Plans, dated January 12, 2023

Architectural Plans, dated January 18, 2023

Stormwater Report, dated January 13, 2023

Arborist Report, dated October 17, 2022

Public Comment from M. & M. Mullaley, dated March 7, 2023

Continuance Request, dated March 10, 2023

Response to Staff and Peer Review Comments, dated March 14, 2023

Stormwater Report, revised March 14, 2023

Supplementary Arborist Report, dated February 22, 2023

Site Plan, revised March 14, 2023

Attachment 4, revised March 16, 2023

Response to Peer Review Comments, dated March 17, 2023

Site Plan, revised April 3, 2023

Letter to Planning Board from R. Galvin, dated April 4, 2023
Aerial Photo, submitted April 4, 2023
Additional Photos, submitted April 4, 2023
Continuance and Extension, dated April 5, 2023
Public Comment from B. Rockford, received April 5, 2023
Public Comment from J. Forgays, received April 5, 2023
Public Comment from J. Forgays and B. Rockford, dated April 6, 2023
Landscaping Revisions Explanation, dated April 6, 2023
Supplemental Photo from R. Galvin, dated April 6, 2023
Site Plan, revised April 6, 2023
Explanation of Revisions, dated April 6, 2023
Public Comment from M. Kranzley, dated April 10, 2023
P. Brennan Peer Review Report, dated February 14, 2023
P. Brennan Peer Review Report, dated March 16, 2023

135-137 South Street:

Application Package, dated February 21, 2023
Stormwater Letter, dated March 17, 2023
ZBA Variance, dated January 20, 2022
Supplemental Submission to ZBA, dated June 22, 2022
Site Plan, revised April 7, 2023
P. Brennan ZBA Peer Review Report, dated June 27, 2022
P. Brennan Peer Review Report, dated April 4, 2023
P. Brennan Peer Review Note, dated April 10, 2023

261 Gardner Street – Site Plan Review:

Definitive Subdivision Modification Request, dated March 10, 2023
Certificate of Action, dated January 19, 2023

261 Gardner Street – Site Plan Review:

Site Plan Review Application, received March 17, 2023
Plan Set, dated March 13, 2023
Lot 3 (Unit 2) Architectural Plans, dated March 15, 2023
Lot 4 (Unit 3) Architectural Plans, dated March 15, 2023
Lot 3 and Lot 4 Landscape Plans, dated March 6, 2023
Stormwater Report, dated December 7, 2022
Certificate of Action, dated January 19, 2023
Cut and Fill Analysis, dated April 4, 2023
Grading and Drainage Plan, revised April 6, 2023
Building Height Diagrams, dated April 6, 2023
Lot 3 (Unit 2) Architectural Plans, dated April 6, 2023
Lot 4 (Unit 3) Architectural Plans, dated April 6, 2023
Cut and Fill Analysis, revised April 7, 2023
P. Brennan Peer Review Note, dated April 4, 2023

213 & 215 Cushing Street:

Application for a Definitive FRD, dated November 28, 2022
Definitive FRD Plan Set, dated November 21, 2022

Stormwater Report, dated November 21, 2022
Fire Marshal Comments, dated December 28, 2022
Board of Health Comments, dated January 4, 2023
Continuance Request of FRD and SPR Application, dated January 11, 2023
Continuance Request of Subdivision Application, dated January 11, 2023
Continuance and Extension, dated January 24, 2023
Resubmission Cover Letter, dated February 10, 2023
Response to Peer Review Comments, dated February 10, 2023
Stormwater Report, revised February 9, 2023
Plan Set, revised February 9, 2023
Continuation and Extension Request, dated February 28, 2023
Revised Submission Cover Letter, dated March 27, 2023
Response to Comments, dated March 24, 2023
Explanation of Subdivision History and Waiver Requests, dated March 27, 2023
Plan Set, revised March 27, 2023
Elevation Plan, dated June 24, 2022
Stormwater Report, revised March 27, 2023
Letter of Support from A. and R. Gomez, dated March 31, 2023
Continuance and Extension Request, dated April 10, 2023
Peer Review Report from J. Dirk, dated December 19, 2022
Peer Review Report from P. Brennan, dated December 22, 2022
Peer Review Report from P. Brennan, dated February 14, 2023
Peer Review Report from J. Dirk, dated February 14, 2023
Peer Review Report from P. Brennan, dated April 3, 2023
Peer Review Report from J. Dirk, dated April 6, 2023
Preliminary FRD - Special Permit A3 Decision, dated March 28, 2022
Preliminary FRD Plan, revised through February 24, 2022