

HINGHAM PLANNING BOARD MINUTES

May 10, 2021 @ 7:00 PM

REMOTE MEETING

Board Members Present Remotely: Kevin Ellis, Gary Tondorf-Dick, Judith Sneath, Gordon Carr, Rita Da Silva

Also Present: Christine Stickney, Interim Planner

Meeting Agenda:

1. **128 Hersey Street - Steve & Juliet Fulgoni**
Site Plan Review with Building Permit/Land Disturbance
Request for Site Plan Review under § I-I and § IV-B.6 for land disturbance exceeding 5,000 SF and slopes greater than 10% with development of new residential home.
2. **10 Martins Cove - Deborah L. Zildjian**
Site Plan Review with Building Permit/Land Disturbance
Request for Site Plan Review under § I-I and § IV-B.6 for land disturbance exceeding 5,000 SF and slopes greater than 10% with development of new residential home.
3. **Jordan Way/Lot 4 – Canterbury LLC (Cont. 4/26/21)**
Site Plan Review with Building Permit/Land Disturbance
Request for Site Plan Review under § I-I and § IV-B.6 for land disturbance exceeding 5,000 SF and slopes greater than 10% with development of new residential home.
4. **274 South Street - Hingham Country Club**
Site Plan Review with Building Permit
Request for Site Plan Review under § I-I and § IV-B.6 for land disturbance exceeding 5,000 SF and slopes greater than 10% with development of new maintenance building.
5. **Crane Drive Subdivision - Christopher Shaughnessy**
As-Built Approval & Reduction of Surety

Other Business:

- Adoption of Minutes
- Administrative Reports

This meeting is being held remotely as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 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 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)

128 Hersey Street - Steve & Juliet Fulgoni

Tim Power, a civil engineer from PBI Site Design, presented the application to the Board on behalf of the applicants. He explained that the land disturbance for the project exceeds 5,000 square feet and therefore they needed to provide storm water mitigation and receive site plan review for the project. He added that last year, they had the sewer connection approved by the Sewer Commission. The proposed stormwater mitigation system includes two infiltration systems to catch any increased runoff. Additionally, they are working to review the minor comments made by peer review engineers on the project.

Town Peer Review Consultant, Pat Brennan, gave the Board an overview of the 11 comments that he made on the plans. He noted that his comments are minor and that he has already spoken with the Applicants about reviewing these comments.

Members of the Board commented on the stormwater mitigation systems, the slope of the property, the history of the lot, and preserving any historic features on the lot. Additional comments and questions were raised about blasting during construction, with the Applicants explaining that they have not made any decisions about the use of blasting yet but will take into consideration the neighboring properties if it is determined that blasting is needed.

The Chair suggested that the application be continued to the May 24 meeting of the Planning Board to allow the Applicant's engineer to address the remaining concerns of the Town Peer Review Consultant.

Motion: Kevin Ellis made a motion to extend the site plan review approval for the 128 Hersey Street application to May 24, 2021

Second: Gary Tondorf-Dick

In Favor: Judy Sneath, Gary Tondorf-Dick, Gordon Carr, Rita Da Silva, Kevin Ellis

Opposed: None

10 Martins Cove - Deborah L. Zildjian

Jeff Tocchio presented the application to the Board. He explained that they are looking for site plan approval in association with a building permit for the construction of a single-family home. He noted that the project has already gone in front of the Conservation Commission and received a negative determination of applicability and that the Board of Health has granted approval for the construction of a new septic system.

Members of the Board questioned if any trees would need to be removed for this project, with the Applicant explaining that there is not much vegetation on the lot to begin with but only one tree will be removed for this project. Additionally, he explained that the septic for this project will be big enough for the proposed 3-bedroom house but would not be large enough to accommodate 4 bedrooms.

As there were no further questions from the Board, the Chair invited a motion.

Motion: Kevin Ellis made a motion to approve Site Plan Review for 10 Martins Cove under § I-I and § IV-B.6.

Second: Judy Sneath

In Favor: Judy Sneath, Gary Tondorf-Dick, Gordon Carr, Rita Da Silva, Kevin Ellis

Opposed: None

Jordan Way/Lot 4 – Canterbury LLC (Cont. 4/26/21)

Gary James presented the application to the Board. He updated the Board on any changes that had been made since the last hearing, including reducing the size of the home and rotating the garage. John Chessia, Peer Review Consultant on the project, commented on the disturbance of the tree preservation area on the property. He raised concerns about the fencing around the preservation area, part of the proposed driveway being located in this area, and general disturbance on the land in the tree preservation area.

There was extensive discussion among board members and the Applicant regarding the removal of trees in the tree preservation area and the steps that need to be taken to plant new trees and create a landscaping plan. Member Gary Tondorf-Dick questioned why if the rotation of the garage is what caused the trees to be removed, the garage wasn't left in its original location. The Applicants explained that the location of the garage in the original plan required a lot more grading. There was additional discussion about the grading on the property and confusion related to inconsistencies between old and updated plans.

The Chair suggested that before the Applicants come back before the Board, they should work on addressing the concerns and answering questions raised by the Board and the Peer Review Consultant about the proposed project.

Motion: Kevin Ellis made a motion to extend the Site Plan Review approval for Jordan Way/Lot 4 to June 21, 2021.

Second: Judy Sneath

In Favor: Judy Sneath, Gary Tondorf-Dick, Gordon Carr, Rita Da Silva, Kevin Ellis

Opposed: None

274 South Street - Hingham Country Club

Jim Jackson, the civil engineer representing the Applicant, presented the application to the Board. He explained that the proposed project includes the construction of a new maintenance facility area for the Country Club consisting of 3 buildings to be constructed in 3 phases. To address stormwater for this project, they have proposed a stormwater basin which has already been reviewed by Town Peer Review Consultant Pat Brennan for the Conservation Commission. He added that the project has already gone before both the Conservation Commission and the Historic Districts Commission and are anticipating approval from the Conservation Commission at their next meeting. Additionally, the project proposes landscaping plans including trees and shrubs to buffer the project at the entrance and along the street.

Members of the Board raised concerns about the amount of water that will be flowing into the stormwater basin where the water table is already high and how future projects may impact the efficacy of this proposed system. The applicants explained that there is 4 feet of separation from the bottom of the detention area to the water table and that this stormwater management design takes into account the rest of the phases for this project.

The Chair suggested that the hearing be continued to a future meeting date to allow the Applicants to respond to questions raised by the Peer Review team and the Board.

Motion: Kevin Ellis made a motion to extend the Site Plan Review Approval for 274 South Street to May 24, 2021 to afford the Applicant's engineer time to address issues raised by the staff and the Peer Review team.

Second: Judy Sneath

In Favor: Judy Sneath, Gary Tondorf-Dick, Gordon Carr, Rita Da Silva, Kevin Ellis

Opposed: None

Crane Drive Subdivision - Christopher Shaughnessy

As the Applicants were not present on the meeting, the Chair suggested that the hearing be continued to a future meeting date.

Motion: Kevin Ellis made a motion to continue the Crane Drive Subdivision hearing until the May 24, 2021 meeting of the Planning Board.

Second: Judy Sneath

In Favor: Judy Sneath, Gary Tondorf-Dick, Gordon Carr, Rita Da Silva, Kevin Ellis

Opposed: None

Other Business:

• **Adoption of Minutes**

Motion: Kevin Ellis made a motion to approve the Planning Board meeting minutes from 4/12/21 & 4/26/21 meetings of the Planning Board as amended at this meeting.

Second: Gary Tondorf-Dick

In Favor: Gary Tondorf-Dick, Judy Sneath, Gordon Carr, Rita Da Silva, Kevin Ellis

Opposed: None

• **Administrative Reports**

- The Interim Planner noted for the Board that a new administrative assistant had been hired and would be starting on June 1.
- The Board scheduled a meeting to discuss the use of the turf field at the High School for an event beyond normal hours of operation.

As there was no other business, the meeting was adjourned at 9:08 P.M.