

## HINGHAM PLANNING BOARD MINUTES

May 15, 2023 @ 7:00 PM

REMOTE MEETING

**Planning Board Members Present Remotely:** Kevin Ellis, Gordon Carr, and Tracy Shriver

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

**Members Absent:** Rita DaSilva and Gary Tondorf-Dick

At 7:03 PM Chair Ellis 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) & Discussion**

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#### **82 Gardner Street**

##### **Approval Not Required (ANR)**

Chair Ellis noted that the first item was an application from 82 Gardner LLC for a Form A Application For Endorsement of an Approval Not Required (ANR) plan under the Subdivision Control Law at 82 Gardner Street in Residence District B.

Deb Keller, engineer for the Applicant of Merrill Engineers & Land Surveyors, presented the application to the Board.

Chair Ellis invited questions/comments from the Board.

Member Carr asked if there had been an analysis regarding the buildability of the lot, to which Ms. Keller noted there would be soil testing in the near future.

Chair Ellis asked a question of clarification about the width of the lots.

Kevin Ellis made a motion, seconded by Tracy Shriver, to endorse, pursuant to MGL c. 41 § 81P, the plan entitled “Plan of Land, 82 Gardner Street, Hingham, Massachusetts,” for the property located at 82 Gardner Street, prepared by Merrill Engineers and Land Surveyors, 427 Columbia Road, Hanover, MA, dated April 26, 2023.

The motion passed unanimously by roll call vote.

#### **Vineyard Lane (261 Gardner Street)**

##### **Form D – Performance Guarantee and Plan Endorsement**

Chair Ellis stated that the next item on the agenda was a request from Vineyard Lane LLC for Acceptance of a performance guarantee in the form of a Performance Bond and Form D Application for Endorsement of a Definitive Subdivision plan at Vineyard Lane (261 Gardner Street) in Residence District B.

Joe Cincotta, representative for the Applicant, presented the request and outstanding work to the Board.

There were no questions or comments from the Board.

Kevin Ellis made the following motions, seconded by Gordon Carr:

1. To accept a performance guarantee in the form of a Performance Bond to secure the construction of ways and installation of municipal services for a three lot residential subdivision, to be known as Vineyard Lane, at 261 Gardner Street; and

2. To endorse the plans entitled, "Definitive Subdivision Plan for 261 Gardner Street, Hingham, MA 02043," prepared by Civil Design Group, LLC, 21 High Street, Suite 207, North Andover, MA, dated July 22, 2022 and revised through January 30, 2023 (16 Sheets).

The motion passed unanimously by roll call vote.

### **14 & 0 Bay View Avenue Site Plan Review**

Chair Ellis noted that the next item on the agenda was an application from Jerrold and Seema Sgobbo for Site Plan Review under § I-I of the Zoning By-Law to construct an addition onto an existing single-family dwelling and a cabana and make other improvements including grading, landscaping, and hardscaping at 14 and 0 Bay View Avenue in Residence District A.

Dan Smith, engineer for the Applicant, Joshua Knapper, builder for the Applicant, and Tricia Van Buskirk, landscape architect for the Applicant, presented the application to the Board.

Patrick Brennan, the Board's peer review engineer, reviewed the requested waiver for the proposed curb cut and noted the work within the right of way.

Member Shriver asked questions of clarification related to the proposed curb cut.

Member Carr asked a question of clarification regarding the proposed grading.

Chair Ellis invited public comment.

Mr. Richard Norman, at 3 Shute Avenue, provided commentary related to the deed of the subject property.

Chair Ellis duly noted Mr. Norman's comments for the record, but noted that the comments were outside of the Board's purview.

Member Carr noted appreciation for the low impact development proposed with this project.

Chair Ellis echoed these comments.

Based on the information submitted and presented during the hearing Chair Ellis 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, with the exception of a Standard under § I-I, 6.i(i)(C) requiring a 24'-wide driveway entrance limitation. A waiver of this Standard to allow a 34'-wide driveway entrance will not adversely impact the interests set forth in subsection a. above.

Kevin Ellis made a motion, seconded by Gordon Carr, to GRANT the application of Jerrold and Seema Sgobbo for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under Sections I-I, 5.h and I(ii) and (iii) related to a Tree Protection and Mitigation Plan, Site Lighting Plan, and Transportation Impact Analysis, to construct an addition onto an existing single-family dwelling and a cabana and make other improvements including grading, landscaping, and hardscaping at 14 and 0 Bay View 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. 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 Trees. 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.

The motion passed unanimously by roll call vote.

### **3 Planters Field Lane Site Plan Review**

Chair Ellis skipped two items on the agenda as the Applicant was in attendance at the Conservation Commission meeting and noted that the Board would return to them later in the meeting. He noted that the next item to discuss was an application from 3 Planters Field Lane Hingham, LLC filed an application for Site Plan Review under § I-I of the Zoning By-Law to reconstruct a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at 3 Planters Field Lane in Residence District A.

Jeffrey Hassett, engineer for the Applicant, and Sean Papich, landscape architect for the Applicant, presented the application to the Board.

Patrick Brennan, the Board's peer review engineer, noted satisfaction with the stormwater system.

Chair Ellis asked for clarity regarding the proposed ledge removal, to which Mr. Hassett responded that there would be a combination of drilling and blasting.

Chair Ellis invited other Board questions. There were none.

Chair Ellis invited public comment. There was none.

Based on the information submitted and presented during the hearing Chair Ellis 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.

Kevin Ellis made a motion, seconded by Tracy Shriver, to GRANT the application of 3 Planters Field Lane Hingham, LLC for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under Sections I-I, 5.1(ii) and (iii) related to a Site Lighting Plan and Transportation Impact Analysis, to reconstruct a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at 3 Planters Field Lane 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 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.

The motion passed unanimously by roll call vote.

**28 & 32 Union Street  
Site Plan Review**

**and**

**28 Union Street  
Scenic Road Permit**

Chair Ellis returned to two applications to be heard simultaneously, as they were related applications, of Falconeiri Construction, Inc. for Site Plan Review under § I-I of the Zoning By-Law to reconstruct a single-

family dwelling and make other improvements including grading, landscaping, and hardscaping at 28 & 32 Union Street in Residence District A as well as an application of Falconeri Construction, Inc. for a Scenic Road Permit pursuant to MGL c. 40, § 15C and the Rules and Regulations of the Planning Board Adopted Under the Scenic Road Act to remove two Eastern red cedar trees with diameters of 19 and 27 caliper inches from the right of way in front of 28 Union Street in Residence District A.

Mr. Brendan Sullivan, engineer for the Applicant of Merrill Engineers and Land Surveyors, presented the application.

Pat Brennan, the Board's peer review engineer, noted his satisfaction with the project design with respect to stormwater.

Chair Ellis invited comments/questions from the Board.

Member Carr noted the abutter support for the removal of the numerous dead trees onsite and that a landscape plan be submitted to Town Hall staff at some point. Chair Ellis echoed these comments.

Chair Ellis invited public comment on these applications.

Matt Bienfang, 5 Meadow view Road, asked a clarifying question regarding tree removal along the easterly property line. Mr. Sullivan noted there would be none along the easterly property line.

Chair Ellis moved to the findings and vote for the Site Plan Review application.

Based on the information submitted and presented during the hearing Chair Ellis 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.

Kevin Ellis made a motion, seconded by Tracy Shriver, to GRANT the application of Falconeri Construction, Inc. for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under Sections I-I, 5.g and I(ii) and (iii) related to a Landscape Plan, Site Lighting Plan, and Transportation Impact Analysis, to reconstruct a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at 28 & 32 Union 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. Plan Revisions. Prior to commencement of any work, the Applicant shall submit to the Community Planning Department a Landscape Plan consistent with the representations made to the Board during the public hearing and a revised stormwater analysis and plan as applicable.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. Maintenance of Protected Trees. 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.

The motion passed unanimously by roll call vote.

Chair Ellis moved to the findings and vote for the Scenic Road Permit.

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

1. **Preservation of natural resources:** The cedar trees are dead and at high risk of failure.
2. **Environmental values:** There no impacts to environmental values.
3. **Historical values:** Removal of the cedar trees will not affect historical values.
4. **Scenic and aesthetic characteristics:** The subject trees are dead. Due to their deteriorated condition, the trees offer limited canopy. Their removal will improve the scenic and aesthetic characteristics of Union Street.
5. **Public safety:** Removal of the dead cedar trees will improve public safety by eliminating hazardous trees.
6. **Compensatory actions proposed, such as replacement of trees or walls:** Not applicable.
7. **Other sound planning considerations:** Not applicable.

Kevin Ellis made a motion, seconded by Gordon Carr, to GRANT the application of the Falconeiri Construction, Inc. for a Scenic Road Permit pursuant to MGL c. 40, § 15C and the Rules and Regulations of the Planning Board Adopted Under the Scenic Road Act to remove two Eastern red cedar trees with diameters of 19 and 27 caliper inches from the right of way in front of 28 Union Street in Residence District A.

The motion passed unanimously by roll call vote.

### **16 & 0 Bishops Lane Definitive Subdivision**

Chair Ellis noted that the next item on the agenda was an application of The Young Family Trust for Definitive Subdivision Plan Approval under the Subdivision Control Law and the Rules and Regulations of the Planning Board to create four residential lots to be served by a Minor Street at 16 and 0 Bishops Lane in Residence District A.

Mr. Steven Young, of the Young Family Trust, requested to record the meeting, but due to technology limitations, the Mr. Young noted he would request the recording from Town Hall staff later instead. Mr. Young addressed the Board reviewing a brief background of the project.

Ms. Deb Keller, engineer for the Applicant of Merrill Engineers and Land Surveyors, and Mr. Young presented the application to the Board.

Mr. Patrick Brennan, civil peer review engineer for the Board, reviewed his comments and concerns outlined in his letter regarding this project.

Mr. Jeffrey Dirk, traffic peer review engineer for the Board, reviewed his comments and concerns outlined in his letter regarding this project, noting that the waiver requests should be viewed together as they are interrelated. Mr. Dirk noted safety concerns regarding the roadway waivers and does not support the granting of these waivers.

Chair Ellis invited preliminary thoughts of the Board.

Member Carr asked the Applicant to submit the history/background read at the beginning of the hearing from Mr. Young to the Board.

Member Shriver noted that other than issues related to the roadway, he wanted clarification at a future meeting with respect to the stormwater system.

Chair Ellis encouraged the Applicant to redesign the project to address the waivers, as he does not see the project being approved as is given the significance of the waiver requests and the public input.

Chair Ellis invited public comment.

Kaja Fickes, 2 Bishops Lane, expressed her concerns related to the sidewalk waiver and a previous conversation with Mr. Young several years ago about roadway work.

Nicole Makela, 248 South Street, noted concern related to the stone wall, existing landscaping along Bishops Lane that would be displaced, construction/stormwater runoff, retaining wall, and safety.

Peter Howell, 26 Del Prete Drive, noted concern related to the roadway, sidewalk, vernal pool and wetlands, and length of construction. He also felt the Board should take a site visit to the site and also asked if there would be input from the Historic Districts Commission.

Chair Ellis noted that the Board would look to schedule a site visit in the near future.

Mr. Silveira noted that Town Hall staff would check with the Historical Administrator for any comments related to this project from a Historical prospective.

Heidi and Barry Invernizzi, 266 South Street, noted that he planned to submit a letter with comments.

Eric Cornetta, 204 South Street, noted concern in relation to a walking trail and a nearby pond.

Michelle Kenn, 210 South Street, spoke to clarify a comment from the previous speaker.

Chair Ellis clarified next steps for the Applicant including a proposed construction schedule of the project to understand the impact to the neighbors and a 3D rendering of what the project may look like from various perspectives.

Member Carr expressed interest for a site visit.

The Board discussed possible scheduling for the site visit but did not select a date or time.

Kevin Ellis made a motion, seconded by Gordon Carr, to CONTINUE the application of The Young Family Trust for Definitive Subdivision Plan Approval under the Subdivision Control Law and the Rules and Regulations of the Planning Board to create four residential lots to be served by a Minor Street at 16 and 0 Bishops Lane in Residence District A, to June 26, 2023 at 7 PM.

The motion passed unanimously by roll call vote.

## **Board Reorganization**

Chair Ellis noted that the Board needed to appoint a Board member as Clerk of the Board.

Kevin Ellis made a motion, seconded by Tracy Shriver, to APPOINT Gordon Carr as Clerk of the Planning Board.

The motion passed unanimously by roll call vote.

Chair Ellis also noted that the Board needed to vote on an authorization to allow a member other than the majority of the Board to endorse documents under the Subdivision Control Law.

Mr. Silveira further clarified this aspect of the statute.

Kevin Ellis made a motion, seconded by Tracy Shriver, to AUTHORIZE Kevin M. Ellis, Chair, and Gordon Carr, Clerk, to individually endorse the approval of the Planning Board on any plan or to make certification of any other action of the Board under the Subdivision Control Law until further notice.

The motion passed unanimously by roll call vote.

Ms. Wentworth also clarified that each member of the Board would need to come into Town Hall to sign the authorization.

Chair Ellis and the members of the Board decided to table minutes to the next meeting to allow additional time for review.

Chair Ellis made a motion to adjourn at 9:25 PM, seconded by Gordon Carr.

The motion passed unanimously by roll call vote.

### Meeting Materials:

*Agenda Summary, dated May 12, 2023*

#### 82 Gardner Street

*Form A Application, received May 1, 2023*

*ANR Plan, dated April 26, 2023*

#### Vineyard Lane (261 Gardner Street)

*Form D Application*

*Cost to Complete Roadway*

*Definitive Subdivision Plans, revised January 30, 2023*

#### 14 & 0 Bay View Avenue

*Site Plan Review Application, received March 9, 2023*

*Project Description and Waiver Requests*

*Site Plans, dated February 20, 2023*

*Landscape Plan, dated January 19, 2023*

*Architectural Plans, dated January 6, 2023*

*Stormwater Report*

*Stormwater Management Policy*

*Response to Peer Review Comments, dated May 8, 2023*

*Design and Performance Standards Narrative*

*Site Plans, revised May 8, 2023*

*Landscape Plan, revised May 11, 2023*

*Landscape Plan at 20' Scale, dated May 11, 2023*

*Cut & Fill Analysis, dated May 12, 2023*

*P. Brennan Peer Review Report, dated April 24, 2023*

*P. Brennan Peer Review Report, dated May 9, 2023*

#### 28 & 32 Union Street Site Plan Review

*Site Plan Review Application, received March 16, 2023*

*Site Plan, dated March 16, 2023*

*Architectural Plans, dated November 3, 2022*



*Stormwater Report*

*Public Comment from B. and R. Chamberlain, dated March 15, 2023*

*Tree Risk Assessment, dated March 28, 2023*

*Site Plan, revised March 21, 2023*

*Response to Peer Review Comments, dated May 8, 2023*

*Response to Staff Comments, dated May 8, 2023*

*Abutter Letter Regarding Tree Removal, received May 8, 2023*

*Stormwater Report, revised May 8, 2023*

*Site Plan, revised May 5, 2023*

*Architectural Plans, revised May 5, 2023*

*P. Brennan Peer Review Report, dated April 24, 2023*

*P. Brennan Peer Review Report, dated May 8, 2023*

*28 Union Street Scenic Road Permit*

*Scenic Road Permit Letter, received April 20, 2023*

*Tree Risk Assessment, dated March 28, 2023*

*Tree Inventory Site Plan, revised March 21, 2023*

*3 Planters Field Lane*

*Site Plan Review Application and Stormwater Report, received March 24, 2023*

*Site Plan, dated March 20, 2023*

*Architectural Plans, dated March 17, 2023*

*Landscape Plan, dated March 22, 2023*

*Site Plan, revised April 13, 2023*

*Landscape Plan, revised April 12, 2023*

*Architectural Plans - Sheet A9, revised April 13, 2023*

*Response to Peer Review Comments, dated April 19, 2023*

*Site Plan, revised April 19, 2023*

*P. Brennan Peer Review Report, dated April 13, 2023*

*P. Brennan Peer Review Report, dated April 20, 2023*

*16 & 0 Bishops Lane*

*Form C Application, dated March 28, 2023*

*Plan Set, dated March 24, 2023*

*Waiver Requests, dated March 28, 2023*

*Stormwater Report, dated March 24, 2023*

*Board of Health Comments, dated March 29, 2023*

*Conservation Officer Comments, dated May 1, 2023*

*Public Comment from N. Makela, dated April 30, 2023*

*Public Comment from K. and D. Fickes, dated May 8, 2023*

*Public Comment from K. and C. Shames, dated May 8, 2023*

*Public Comment from W. Collins, dated May 10, 2023*

*Public Comment from J. McGuire, dated May 10, 2023*

*Public Comment from P. Howell, dated May 12, 2023*

*Supplemental Photo from P. Howell*

*Supplemental Map from P. Howell*

*J. Dirk Peer Review Report, dated May 1, 2023*

*P. Brennan Peer Review Report, dated May 10, 2023*