



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Jeffrey and Michelle Camuso
8 Brandon Woods Circle
Hingham, MA 02043

Agent: Scott Fanara, P.E.
Grady Consulting, LLC
71 Evergreen Street, Suite 1
Kingston, MA 02364

Property: 8 Brandon Woods Circle, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 52452 Page 333

Plan References: "Planting Plan," prepared by Sean Papich Landscape Architecture, 222 North Street, Hingham, MA, dated August 14, 2023 and revised through October 11, 2023 (1 Sheet)

"Plot Plan for Pool, #8 Brandon Wood Circle, Hingham, Massachusetts," prepared by Grady Consulting, LLC, 71 Evergreen Street, Suite 1, Kingston, MA, dated September 5, 2023 and revised through October 12, 2023 (1 Sheet)

"Preliminary Pool Cabana," prepared by Sean Papich Landscape Architecture, 222 North Street, Hingham, MA, dated October 13, 2023 (1 Sheet)



SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Jeffrey and Michelle Camuso (collectively the "Applicant") for Site Plan Review under § I-I of the Zoning By-

Law (the “By-Law”) to construct a pool and pool house with associated landscaping, hardscaping, and grading at 8 Brandon Woods Circle in Residence District C.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on October 16, 2023 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 temporarily suspending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Kevin Ellis, Chair, Gordon Carr, and Tracy Shriver. Scott Fanara, P.E., Grady Consulting, LLC, presented the application to the Board. The Board was assisted in its review by Patrick Brennan, P.E., PGB Engineering, LLC, P.C. At the conclusion of the review, the Board voted unanimously to grant Site Plan Approval under § I-I of the By-Law with conditions set forth below.

Throughout its deliberations, the Board was mindful of the statements of the Applicant, its representative, and the comments of the general public, all as made or received at the public hearing.

BACKGROUND

The subject property consists of 3.97± acres of land, improved by a single-family dwelling, paved driveway, landscaping, and wooded areas. The proposal calls for construction of a deck, pool house, an in-ground pool, patios/hardscaping, and landscaping. Total land disturbance consists of 19,000 SF – 9,000 SF of which is in areas with a slope greater than 10% – and a balanced net cut and fill.

Runoff from the proposed patio around the pool will be captured in a slot drain and discharged into a drywell infiltration system consisting of concrete drywell surrounded by crushed stone. No changes are proposed for utilities serving the existing dwelling. A compost filter sock is proposed as a perimeter erosion control barrier around the down-gradient limits of work. Two trees are proposed for removal but are outside of the Tree Yard and do not require mitigation. While mitigation is not required, the Applicant proposes 15 new trees and numerous plantings for additional landscaping.

In addition to staff, the Board’s civil peer review engineer Patrick Brennan, PGB Engineers, reviewed this project to evaluate conformance with MassDEP Stormwater Management Standards (SMS) and best engineering practices. Mr. Brennan’s initial report included comments related to test holes, stormwater calculations, stabilization material, zoning data, construction access, and the Tree Yard. The Applicant provided revisions that address all of Mr. Brennan’s comments.

During the course of the hearing, the Board raised questions and comments related to tree removal, plantings, retaining wall height, screening, and construction access. There was no public comment.

WAIVERS

The Applicant requested waivers of submittal requirements under § I-I, 5.I(ii) Site Lighting Plan, and I(iii), Transportation Impact Analysis given the residential nature of the project.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Total land disturbance consists of 19,000 SF – 9,000 SF of which is in areas with a slope greater than 10% – and a balanced net cut and fill. Additionally, the proposed work is located within previously disturbed areas onsite and the design does not substantially affect the drainage patterns.

b. Site Design

The proposed work is within the rear of the dwelling away from the streetscape, with proposed fencing along the property line to provide screening for abutters. A landscape plan is also proposed to improve the scenic qualities of the lot.

c. Character and Scale of Buildings

The character and scale of the proposed work is consistent with similar developments in the vicinity, as conditioned by this Approval.

d. Preservation of Existing Vegetation and Protected Trees

Two trees are proposed for removal but are outside of the Tree Yard and do not require mitigation. While mitigation is not required, the Applicant proposes 15 new trees and numerous plantings for additional landscaping.

e. Limit of Clearing

Two trees are proposed for removal but are outside of the Tree Yard. Additionally, a compost filter sock is proposed as a perimeter erosion control barrier around the down-gradient limits of work.

f. Finished Grade

This project proposes minimal grading and is designed to most closely match the existing topography and provide stability for the new structures.

g. Stormwater Management

Runoff from the proposed patio around the pool will be captured in a slot drain and discharged into a drywell infiltration system consisting of concrete drywell surrounded by crushed stone.

h. Utilities

No changes are proposed for utilities serving the existing dwelling.

i. Pedestrian and Vehicular Access; Traffic Management

There are no changes proposed with respect to traffic management or pedestrian and vehicular access.

j. Lighting

Typical residential lighting is proposed with this project.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the hearings, the Board made the following findings in accordance with the Approval Criteria under § I-1,7. of the By-Law:

- 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.

MOTION

Upon a motion made by Kevin Ellis and seconded by Tracy Shriver, the Board voted unanimously to GRANT the application of Jeffrey and Michelle Camuso for Site Plan Approval under § I-1 of the Zoning By-Law, with a waiver of submittal requirements under § I-1, 5.I. related to a Site Lighting Plan and Transportation Impact Analysis, to construct a pool and pool house with associated landscaping, hardscaping, and grading at 8 Brandon Woods Circle in Residence District C, subject to the following conditions:

- 1. Proof of Recording. 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. The Applicant shall submit final architectural plans to the Community Planning Department prior to issuance of a building permit to ensure consistency in character with the existing development onsite and those in the area.
- 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. **Construction Vehicles.** All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day. Construction vehicles shall turn right when exiting the premises and travel counterclockwise around the cul-de-sac.
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.

For the Planning Board,



Kevin Ellis
October 23, 2023

In Favor: Kevin Ellis, Gordon Carr, and Tracy Shriver

Opposed: None

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been

dismissed or denied, is recorded with the Plymouth County Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.