



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Lori and Gillis Cashman
100 Otis Street
Hingham, MA 02043

Agent: Chuck Willette
Brooks & Falotico Associates, LLP
199 Elm Street
New Canaan, CT 06840

Property: 100 Otis Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 55168 Page 257

Plan References: "Cashman Residence," prepared by Brooks & Falotico Associates, LLP, 199 Elm Street, New Canaan, CT, dated September 19, 2023 (11 Sheets)

"Erosion and Sediment Control Plan, #100 Otis Street in Hingham, Mass (Plymouth County)," prepared by Metrowest Engineering, Inc., 75 Franklin Street, Framingham, MA, dated September 18, 2023 and revised through October 10, 2023 (1 Sheet)

"Existing Conditions Site Plan, #100 Otis Street in Hingham, Mass (Plymouth County)," prepared by Metrowest Engineering, Inc., 75 Franklin Street, Framingham, MA, dated September 18, 2023 and revised through October 10, 2023 (1 Sheet)

"Grading Plan," prepared by Gregory Lombardi Design, Inc., 221 Boston Road, North Billerica, MA, dated September 18, 2023 and revised through October 11, 2023 (1 Sheet)



“Landscape Plan,” prepared by Gregory Lombardi Design, Inc., 221 Boston Road, North Billerica, MA, dated September 18, 2023 and revised through October 11, 2023 (1 Sheet)

“Proposed Details Plan, #100 Otis Street in Hingham, Mass (Plymouth County),” prepared by Metrowest Engineering, Inc., 75 Franklin Street, Framingham, MA, dated September 18, 2023 and revised through October 10, 2023 (1 Sheet)

“Proposed Layout Plan, #100 Otis Street in Hingham, Mass (Plymouth County),” prepared by Metrowest Engineering, Inc., 75 Franklin Street, Framingham, MA, dated September 18, 2023 and revised through October 10, 2023 (1 Sheet)

“Proposed Site Plan, #100 Otis Street in Hingham, Mass (Plymouth County),” prepared by Metrowest Engineering, Inc., 75 Franklin Street, Framingham, MA, dated September 18, 2023 and revised through October 10, 2023 (1 Sheet)

“Proposed Surface Sewage Disposal System Plan, #100 Otis Street in Hingham, Mass (Plymouth County),” prepared by Metrowest Engineering, Inc., 75 Franklin Street, Framingham, MA, dated September 18, 2023 and revised through October 10, 2023 (1 Sheet)

“Site Details,” prepared by Gregory Lombardi Design, Inc., 221 Boston Road, North Billerica, MA, dated September 18, 2023 and revised through October 11, 2023 (2 Sheets)

“Site Layout Plan,” prepared by Gregory Lombardi Design, Inc., 221 Boston Road, North Billerica, MA, dated September 18, 2023 and revised through October 11, 2023 (1 Sheet)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the “Board”) on the application of Lori and Gillis Cashman (collectively the “Applicant”) for Site Plan Review under § I-I of the Zoning By-Law (the “By-Law”) to construct an addition and landscape at 100 Otis Street in Residence District A.

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. Brian Nelson, Metrowest Engineering, Inc., Rebecca Verner, Gregory Lombardi Design, Inc., and Frank Pereira, Brooks & Falotico Associates, LLP, 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 1.88 ± acres of land improved by a single-family dwelling, pool, sports court, paved driveways, and landscaping. The proposal calls for an addition onto the dwelling, a new gravel driveway, hardscaping, and landscaping. The total land disturbance consists of 15,600 – 750 SF of which is in areas with a slope greater than 10% – and a net cut of 635 CY.

Stormwater runoff from the roof of the addition, the gravel driveway and hardscaped surfaces will direct into a subsurface infiltration system consisting of concrete chambers surrounded by crushed stone. A new septic system is proposed for the site and existing utilities will continue to serve the dwelling. A filter mitt is proposed as a perimeter erosion control barrier around the limits of work and stabilized construction entrances are proposed at the access points to the work area. Additionally, the project proposes removal of two Protected Trees, for a total of 34 caliper inches – requiring 17” of mitigation planting. The Applicant proposes 20” of mitigation planting as a result.

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 drainage calculations, stormwater system design, impervious surface calculations, erosion control detail, 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 elevation plans and relation to other homes in the vicinity, an incorrect reference to a guest house on the plans, construction access, and the number of curb cuts. There was no public comment.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

The total land disturbance consists of 15,600 – 750 SF of which is in areas with a slope greater than 10% – and a net cut of 635 CY. The proposed addition and associated improvements will maintain existing topography and drainage patterns onsite. Additionally, the proposed project will reduce peak flow rates and volumes of stormwater runoff leaving the site and flowing on to abutting properties in the post-development condition.

b. Site Design

The proposed addition is situated and designed so as to no minimize visual impacts from the street and will not detract from the site's scenic qualities. The landscape improvements will be limited to the rear portion of the property.

c. Character and Scale of Buildings

The character and scale of the proposed addition is consistent with other homes in the vicinity.

d. Preservation of Existing Vegetation and Protected Trees

The project proposes removal of two Protected Trees, for a total of 34 caliper inches – requiring 17” of mitigation planting. The Applicant proposes 20” of mitigation planting as a result. The minimal tree removal will allow the landscaping to be preserved in its natural state. Protective fencing is proposed around any Protected Trees proposed to remain.

e. Limit of Clearing

Limits of clearing are shown on the Proposed Layout Plan, Sheet C3. The majority of land clearing will occur in the northwest corner of the site for work associated with the construction of the new building addition, guest parking area and new subsurface sewage disposal system. Additionally, a filter mitt is proposed as a perimeter erosion control barrier around the 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, and is limited to the rear yard.

g. Stormwater Management

Stormwater runoff from the roof of the addition, the gravel driveway and hardscaped surfaces will direct into a subsurface infiltration system consisting of concrete chambers surrounded by crushed stone.

h. Utilities

A new septic system is proposed for the site and existing utilities will continue to serve the dwelling.

i. Pedestrian and Vehicular Access; Traffic Management

An additional gravel driveway is proposed for secondary access off of the Way off Burditt Avenue. There are no changes proposed with respect to traffic management or pedestrian 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 Gordon Carr, the Board voted unanimously to GRANT the application of Lori and Gillis Cashman for Site Plan Approval under § I-1 of the Zoning By-Law to construct an addition and landscape at 100 Otis Street in Residence District A, 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. 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. The Applicant shall submit revised plans to the Community Planning Department prior to issuance of a building permit to remove references to the phrase “Guest House”.
- 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. Construction Vehicles. 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, 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.

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.