



TOWN OF HINGHAM

Planning Board

RECEIVED

MAR 06 2024

Town Clerk
Hingham, MA

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Town of Hingham
210 Central Street
Hingham, MA 02043

Agent: Michael Moonan, RLA
CHA Companies
141 Longwater Drive, Suite 104
Norwell, MA 02061

Property: 0 Burr Road, Map 81 Lot 28, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 1135, Page 316

Plan References: "Town of Hingham, Cronin Field Playground Renovation," prepared by CHA, 272 West Exchange Street, Suite 101, Providence, RI, dated January 24, 2024 and revised through February 6, 2024(9 Sheets)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of the Town of Hingham (the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to reconstruct an existing playground at 0 Burr Road, Map 81 Lot 28 in the Official and Open Space District.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on February 26, 2024 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, Rita DaSilva, Tracy Shriver, and Gary Tondorf-Dick. Michael Moonan, RLA, CHA Companies, and Mark Thorell, Hingham Recreation Department, presented the application to the Board. 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 & DISCUSSION

The subject parcel, part of Cronin Field, is located behind Hingham Town Hall along Burr Road. The overall site is currently improved by a soccer field, gravel track, baseball field, playground, sand volleyball court, tennis courts, basketball court, and street hockey rink. While the Board issued Site Plan Approval in February and October 2023 for the street hockey rink and basketball court projects, there are no existing Planning Board permits for the playground given its age.

The project proposes the replacement of the existing playground equipment, fencing, and surfacing, in addition to new ADA pathways. The project design maintains the existing location and footprint – allowing for land disturbance to be limited to the already disturbed area of the playground. Total land disturbance consists of 18,300 SF and a net cut of 93 CY. Stormwater will collect into subsurface drainage basins and outlet into a small riprap area in the northeasterly corner of the site. There is minimal grading and 11 trees are proposed for removal. Since trees on public property are exempt from tree mitigation requirements, the Applicant noted that the Recreation Department does not want to plant new trees near the playground for maintenance and safety reasons and will instead provide shade sails for shade. The Applicant intends to explore planting trees at other locations, either within Cronin Field or elsewhere. Additionally, the project area will be contained with construction fence throughout the duration of the project, including a silt fence as an erosion control measure.

During the course of the hearing, the Board provided questions and comments related to ADA access, tree removal/planting, construction bolts, fencing, and shade. There was no public comment.

WAIVERS

The Applicant requires waivers of submittal requirements under § I-I, 5.f (utility plan) and g (landscape plan). No utilities or landscaping are proposed in connection with the project and trees on public property are not considered Protected Trees.

DESIGN AND PERFORMANCE STANDARDS

With the exception of the following, none of the Design and Performance Standards under Section I-I.6. are applicable to the proposed removal and replacement of the playground:

a. Land Disturbance

Total land disturbance consists of 18,300 SF and a net cut of 93 CY. The proposed playground will be built in the exact location as the existing playground and will only require disturbing minimal additional land area.

b. Site Design

The proposed playground is consistent with the existing playground use onsite.

e. Limit of Clearing

Eleven trees are proposed for removal throughout the site, but trees on public property are exempt from mitigation requirements. The Applicant intends to explore planting trees at other locations, either within Cronin Field or elsewhere. The project area will be contained with construction fence throughout the duration of the project, including a silt fence as an erosion control measure.

f. Finished Grade

The Applicant proposes minimal grading to the site and will maintain the majority of the existing grades to keep a flat surface.

g. Stormwater Management

The project area will be contained with a silt fence as an erosion control measure. Additionally, stormwater will collect into subsurface drainage basins and outlet into a small riprap area in the northeasterly corner of the site.

i. Pedestrian and Vehicular Access; Traffic Management

No new parking areas or driveways are proposed as part of this project. New pathways are proposed to allow for pedestrian access to the playground, allowing for ADA access to the playground.

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 Gary Tondorf-Dick, the Board voted unanimously to GRANT the application of the Town of Hingham for Site Plan Approval under § I-

I of the Zoning By-Law, with a waiver of submittal requirements under § I-I, 5.f and g related to a utility plan and landscape plan, to reconstruct an existing playground at 0 Burr Road, Map 81 Lot 28 in the Official and Open Space District, 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. 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.
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. 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.

For the Planning Board,



Kevin Ellis

March 5, 2024

In Favor: Kevin Ellis, Gordon Carr, Rita DaSilva, Tracy Shriver, and Gary Tondorf-Dick

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.