



# TOWN OF HINGHAM

## Planning Board

### NOTICE OF DECISION SITE PLAN REVIEW

#### IN THE MATTER OF:

Applicant/Owner: Emily Schnure  
2 Weston Road  
Hingham, MA 02043

Agent: Michael DiBenedetto  
Grady Consulting, LLC  
71 Evergreen Street, Suite 1  
Kingston, MA 02364

Property: 2 Weston Road, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 57652 Page 198

Plan References: "Landscape Plan," prepared by Sean Papich Landscape Architecture, 222 North Street, Hingham, MA, dated April 24, 2025 and revised through July 17, 2025 (1 Sheet)

"Operation and Maintenance Plan," prepared by Grady Consulting, LLC, 71 Evergreen Street, Suite 1, Kingston, MA, dated June 2, 2025 and revised through July 31, 2025 (6 Sheets)

"Plot Plan for Addition," prepared by Grady Consulting, LLC, 71 Evergreen Street, Suite 1, Kingston, MA, dated June 20, 2025 and revised through July 25, 2025 (1 Sheet)

"Watershed Plan," prepared by Grady Consulting, LLC, 71 Evergreen Street, Suite 1, Kingston, MA, dated June 20, 2025 and revised through July 25, 2025 (1 Sheet)

RECEIVED  
AUG 14 2025  
Town Clerk  
Hingham, MA

#### SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the “Board”) on the application of Emily Schnure (the “Applicant”) for Site Plan Review under § I-I of the Zoning By-Law (the “By-Law”) to construct a sports court with related hardscaping, landscaping, grading, and drainage at 2 Weston Road in Residence District A.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on August 11, 2025 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 temporarily suspending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly, and Gary Tondorf-Dick. Michael DiBenedetto, of Grady Consulting, LLC, presented the application to the Board. At the conclusion of the review, the Board voted 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 property consists of 44,437± SF improved by a single-family dwelling, shed, paved driveway, hardscaping, and landscaping. The proposal calls for construction of a new sports court and patio area. Total land disturbance associated with the project consists of 9,900 SF and a net fill of 64 CY.

Stormwater runoff from the sports court and patio area will collect in a trench drain and discharge into a subsurface infiltration system consisting of concrete chambers surrounded by crushed stone. A silt sock is proposed as a perimeter erosion control barrier. No trees are proposed for removal. While no mitigation is required, the Applicant proposes eleven new trees.

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 report included comments related to the proposed drainage system detail, overflow discharge, and soil logs. 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 the patio/lawn area, existing landscape wall removal and elevation, screening along Bradford Road, sport court uses, material and fencing, and site lighting. There was no public comment.

**DESIGN AND PERFORMANCE STANDARDS**

The following Design and Performance Standards under Section I-I.6 are applicable to the hardscaping and landscaping project:

- a. Land Disturbance

Total land disturbance associated with the project consists of 9,900 SF and a net fill of 64 CY. The proposed work is designed to maintain existing drainage patterns to the greatest extent practicable.

**d. Preservation of Existing Vegetation and Protected Trees**

No trees are proposed for removal. While no mitigation is required, the Applicant proposes eleven new trees.

**e. Limit of Clearing**

No trees are proposed for removal. Additionally, a silt sock is proposed as a perimeter erosion control barrier.

**f. Finished Grade**

Minor grade changes are proposed to provide stability for the sports court and improvements and match the existing topography to the greatest extent practicable.

**g. Stormwater Management**

Stormwater runoff from the sports court and patio area will collect in a trench drain and discharge into a subsurface infiltration system consisting of concrete chambers surrounded by crushed stone.

**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 Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted to GRANT the application of Emily Schnure for Site Plan Approval under § I-1 of the Zoning By-Law to construct a sports court with related hardscaping, landscaping, grading, and drainage at 2 Weston Road 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. Prior to issuance of a building permit, the Applicant shall submit a revised Site Plan to the Community Planning Department to show the portion of the southerly landscape wall to remain.
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. In the event it is not feasible for construction vehicles to park onsite, the Applicant shall schedule a police detail to safely direct traffic.
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 and Community Planning Department 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. The as-built plan must also demonstrate substantial conformance with all other aspects of the approved project plans, including landscaping.

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,



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Tracy Shriver  
August 14, 2025

**In Favor:** Gordon Carr, Kevin Ellis, Crystal Kelly, 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.

