



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant: Spiros and Athena Giannaros
Owner: 25 Arnold Road LLC
392 Main Street
Hingham, MA 02043

Agent: Paul Gunn, P.E.
Morse Engineering Company, Inc.
PO Box 92
Scituate, MA 02066

Property: 25 Arnold Road, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 59776 Page 70

Plan References: Site plans entitled, "Proposed Site Plan & Septic Plan," prepared by Morse Engineering Company, Inc., dated November 4, 2025 and revised through December 17, 2025 (2 Sheets)

Landscape plan entitled, "Landscape Plan," prepared by Sean Papich landscape architecture, dated November 13, 2025 and revised through December 18, 2025 (1 Sheet)

Architectural plans entitled, "25 Arnold," prepared by National Design & Drafting, dated November 11, 2025 (11 Sheets)

RECEIVED

JAN 13 2026

Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Spiros and Athena Giannaros (collectively the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to reconstruct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 25 Arnold Road in Residence District A.

The Board opened a duly noticed public hearing on the application at a meeting held on January 5, 2026 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 its regular members Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly, and Gary Tondorf-Dick. Paul Gunn, P.E., of Morse 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 property consists of approximately 10,098 SF of land located on the north side of Arnold Road and opposite the wetland system on the common driveway property reviewed by the Board in 2024. It is currently developed as a single-family dwelling (ca. 1940).

The proposed project involves the demolition and reconstruction of the existing single-family dwelling, resulting in approximately 9,250 SF of disturbance overall and approximately 200 SF of disturbance on slopes greater than 10%. The project does not call for the removal of any trees existing within the Tree Yard, though a Protected Tree was removed several months ago that requires mitigation. The removed tree was a 10" evergreen, which is being mitigated with arborvitae and (3) Red Maples, (1) Eastern Redbud, (3) Eastern Red Cedars, and (2) American Hollies. As such, the total number of plantings will exceed the 5 caliper inches required to mitigate the removed evergreen. The plan also proposes a 2,000 SF mitigation planting area since a portion of the project lies within the 100-ft buffer to a Bordering Vegetated Wetland.

The house will be serviced by public water, a private septic system, as well as subsurface electric/cable/internet services. Since the project proposes an increase in impervious areas, a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone will be installed to manage runoff. Shallow swales will direct overland flow away from abutting properties. Proposed walkways and patios are also proposed to be constructed from pervious pavers to encourage infiltration. Lighting will be limited to wall sconces at the entrances and landscape lighting will not spill onto the adjoining properties.

The proposed 3-bedroom dwelling would result in 6,217 SF gross floor area and 3,541 SF of living area. In terms of absolute size, the structure would maintain similar massing to others in the neighborhood; however, the project would result in an FAR based on living area of 0.35 due to the modest size of the lot. Members noted that the scale was consistent with the surrounding streetscape.

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 and best engineering practices. His final report confirmed compliance with applicable standards.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Total land disturbance associated with the project consists of approximately 9,250 SF of disturbance overall and approximately 200 SF of disturbance on slopes greater than 10%. Approximately 2,000 SF of the proposed disturbance is related to mitigation plantings required by the Conservation Commission.

b. Site Design

The proposed dwelling and driveway are largely located within the same area as the existing. Mitigation plantings will enhance the site's scenic qualities.

c. Character and Scale of Buildings

The proposed dwelling was designed to comply with all dimensional standards for buildings. Homes in the neighborhood exhibit a variety of residential styles and periods. The living area of the proposed dwelling will be slightly lower than the neighborhood average. The building design and scale presents a reasonable departure from the existing home on the site.

d. Preservation of Existing Vegetation and Protected Trees

No Protected Trees are proposed for removal in connection with the project, though a Protected Tree was removed from the front Tree Yard several months ago requires mitigation. The removed tree was a 10" evergreen, which will be replaced with arborvitae and (3) Red Maples, (1) Eastern Redbud, (3) Eastern Red Cedars, and (2) American Hollies. As such, the total number of plantings will exceed the 5 caliper inches required to mitigate the removed evergreen. The plan also proposes a 2,000 SF of native plantings since a portion of the project lies within the 100-ft buffer to a Bordering Vegetated Wetland.

e. Limit of Clearing

A mulch sock will be installed as a perimeter erosion control barrier around site perimeter to control erosion during construction. The proposed work is largely located within previously disturbed areas to minimize clearing.

f. Finished Grade

Some modest grade changes will be made to provide stability for the structure and related improvements, but these largely blend into the existing topography.

g. Stormwater Management

A subsurface infiltration will be installed in the front yard to capture a portion of roof runoff from the proposed dwelling. Drainage swales will direct overland flow away from

abutting properties and the driveway will be pitched to direct runoff into landscaped areas prior to entering the right of way. Proposed walkways and patios will be constructed from pervious pavers to encourage infiltration.

h. Utilities

A new water service is proposed to connect to the existing water main in Arnold Road. A soil absorption system will treat wastewater generated onsite. Electric/cable/internet services will be installed underground.

i. Pedestrian and Vehicular Access; Traffic Management

There are no changes proposed with respect to traffic management or pedestrian access to the site. The proposed driveway meets design standards for parking and circulation.

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 unanimously to GRANT the application of Spiros and Athena Giannaros for Site Plan Review under § I-1 of the By-Law to reconstruct a single-family dwelling with related hardscaping, landscaping, grading, and drainage at 25 Arnold 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. 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. **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.
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. **Mitigation Trees.** As required under § I-I.6.d.(ii), each new deciduous tree to be planted shall have a minimum caliper of three (3) inches.
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, and all 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,



Tracy Shriver
January 13, 2026

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.