



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant: Jennifer and Phillip McGuire
Owner: 22 Del Prete Drive
Hingham, MA 02043

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

Property: 22 Del Prete Drive, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds Book 58799 Page 286

Plan References: Site plans entitled, "Proposed Site Plan," prepared by Morse Engineering Company, Inc., dated November 13, 2025 and revised through December 29, 2025 (2 Sheets)

Landscape plan entitled, "Landscape + Mitigation Plan," prepared by Sean Papich landscape architecture, dated November 20, 2025 and revised through December 23, 2025 (1 Sheet)

Architectural plans entitled, "Design Development," prepared by Tiryaki Architectural Design, LLC, dated March 19, 2025 (14 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 Jennifer and Phillip McGuire (collectively the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to construct two additions and a pool with related hardscaping, landscaping, grading, and drainage at 22 Del Prete Drive 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 31,181 SF of land with topography that falls from front (el. 59) to a wetland resource area, including a certified vernal pool, in the rear (el. 35). The site is improved by a single-family dwelling (ca. 1986).

The proposed project involves construction of two additions to the south side and rear of the dwelling; installation of a 16'x38' in ground swimming pool; and completion of related stormwater and landscape improvements. The proposed work results in approximately 10,242 SF of disturbance overall and 1,700 SF of disturbance in areas with slopes greater than 10%. A mulch sock will be installed around the limit of work to control erosion during construction. Two Protected Trees totaling 18 caliper inches would be removed while eighteen arborvitaes and red cedars totaling 54 caliper inches would be planted.

A new stormwater system will maintain the existing drainage patterns and control the peak rates and volumes of runoff. Runoff from the rear of the dwelling will be captured by subsurface drywells that will provide recharge and reduce runoff rates and volumes. The proposed patio will be constructed of pervious pavers, and any new lighting will be limited to wall sconces at the entrances and landscape lighting which will not cause light to spill onto the abutting properties. No changes are proposed to existing utility services.

The proposed additions would increase the dwelling's gross floor area (GFA) from 4,899 SF to 6,320 SF. According to the neighborhood analysis submitted in support of the application, the resulting GFA is approximately 300 SF larger than the average home in the area; however, the proposed floor area ratio is virtually the same as the average (0.20 proposed, 0.19 average).

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 10,242 SF and of disturbance overall and 1,700 SF of disturbance in areas with slopes greater than 10%. The project has been designed to minimize land disturbance and limit changes in topography so as to not affect existing drainage patterns on-site. Much of the disturbance from this project comes from the proposed conservation mitigation planting area and not the proposed building additions or pool.

b. Site Design

The existing dwelling will be maintained and expanded by approximately 1,420 SF. Neither the additions, which are located to side and rear of the dwelling, nor the pool will detract for the scenic qualities of the property. Landscaping and mitigation plantings will complement the natural features on the site.

c. Character and Scale of Buildings

The proposed additions comply with all dimensional standards for buildings. The floor to area ratio of the proposed project will be similar to the average of nearby homes.

d. Preservation of Existing Vegetation and Protected Trees

The project results in the removal of an 8" non-native blue spruce and a 10" ornamental cherry within the Tree Yard, while the plan proposes (18) new native evergreen trees with a total caliper of approximately 54" inches. The proposed plantings exceed the mitigation standards under Site Plan Review by six times.

e. Limit of Clearing

A mulch sock is proposed as a perimeter erosion control barrier around the limit of work.

f. Finished Grade

Some minor grade changes are proposed, but these largely blend into the existing topography. Retaining walls are proposed only in locations where retaining walls already exist.

g. Stormwater Management

Runoff from rear portion of the roof will discharge into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone.

h. Utilities

No new utilities are required in connection with the project.

i. Pedestrian and Vehicular Access; Traffic Management

There are no changes proposed with respect to traffic management or access. The existing driveway will be modestly reconfigured, though the curbcut will not be impacted.

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 Jennifer and Phillip McGuire for Site Plan Review under § I-1 of the By-Law to construct two additions and a pool with related hardscaping, landscaping, grading, and drainage at 22 Del Prete Drive 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. 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.
7. 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.