



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/
Owner: 182 Newbridge LLC
c/o Leo Yazykov
377 Willard Street
Quincy, MA 02169

Agent: Bob Rego, P.E.
River Hawk Environmental LLC
511 W. Grove Street, Suite 301
Middleboro, MA 02189

Property: 14 Highview Drive, Hingham, MA 02346

Deed Reference: Plymouth County Registry of Deeds, Book 59043, Page 163

Plan References: Site plans entitled, "14 Highview Drive, Hingham, MA," prepared by River Hawk Environmental, dated October 20, 2025 and revised through January 19, 2026 (3 Sheets)

Architectural plans entitled, "New Single Family Residence for Atlantic Inc.," prepared by Aprea Design Inc., dated November 27, 2024 (6 Drawings)

Landscape plan entitled, "Mitigation Planting Plan," prepared by Patricia Van Buskirk Landscape Architecture, dated September 5, 2025 (1 Sheet)

RECEIVED
FEB 04 2026
Town Clerk
Hingham, MA

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Leo Yazykov (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 driveway, utilities, and landscaping improvements at 14 Highview Drive in Residence District A.

The Board opened a duly noticed public hearing on the application at a meeting held on January 26, 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, and Gary Tondorf-Dick. The Board was assisted in its review by peer review engineer, Patrick Brennan, P.E., of PGB Engineering LLC. The Applicant 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 18,155 SF of land located on the west side of the Highview Drive cul-de-sac. The lot is currently improved by a 1950s ranch-style single-family dwelling, sheds, paved driveway, inground pool, stone walls, and lawn areas.

The proposed plan calls for demolition of the existing dwelling and sheds, and removal of the inground pool. New construction includes a single-family dwelling with attached garage, expanded driveway, and hardscaping. The project would result in approximately 18,158 SF of land disturbance overall.

Runoff from the roof of the proposed dwelling would be discharged into a subsurface infiltration system, consisting of plastic chambers surrounded by crushed stone. The existing sewer and water services would be cut, capped and reconnected to the proposed dwelling. Electric and communication utilities would be relocated underground from an existing utility pole in front of the property. The Impact Report indicates that a natural gas service would be provided but none is shown on the Site Plan. A compost fiber roll is proposed as a perimeter erosion control barrier around the down-gradient limit of work and the existing driveway is proposed to be used as the construction entrance. There are two existing trees proposed to be removed from the site. While these trees are not located within the Tree Yard and do not require mitigation, the Applicant plans to plant a 3" caliper red maple in the front yard and install landscape perimeter beds around the front and side foundation walls.

The Board also discussed during the hearing how the existing driveway will be extended in length to access the new attached garage, but the curb cut, which exceeds the 24' maximum width by approximately 10', and the remainder of the existing driveway will stay in place. The existing driveway also serves as access to an abutting property and changes could negatively affect its owners. Finally, the existing utility pole in the right-of-way divides access to the driveway effectively into two lanes, so the current configuration is practical. To the extent that the curb cut is an existing condition that if remedied would produce more land disturbance, no waiver is required from the standard under § I-I.6.i.(i)(C).

During the hearing, the owners of adjacent property at 16 Highview Drive expressed interest in separating the shared driveway into two separate driveways. The Applicant agreed that separate driveways would be preferable and committed to discussing the option in more detail with his neighbors. He indicated that he would be willing to apply for a modification of Site Plan Approval if the driveway was altered in the future.

In addition to staff, the Board's civil peer review engineer reviewed the project for compliance with MassDEP Stormwater Management Standards (SMS) and best engineering practices. The initial report included technical comments related to modeling and details of the proposed stormwater management system that have all been addressed. His final report confirmed compliance with applicable standards. Mr. Brennan's report also noted that the existing fence, propane tanks, and shed associated with the pool encroach on the adjoining property at 12 Highview Drive. He recommended imposition of a condition that would require the Applicant to seek authorization from the abutters for removal of these improvements from their property and to provide documentation of such to the Community Planning Department prior to the commencement of any work.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Total land disturbance associated with the project consists of 18,158 SF of land disturbance, which is slightly more than the total lot area. Existing encroachments onto an adjoining property will be eliminated through the project.

b. Site Design

The proposed dwelling is largely located within the same area as the existing dwelling. The onsite stormwater system will be located in the same approximate area as the existing pool.

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 building design and scale presents a reasonable departure from the existing home on the site and is consistent with others in the area.

d. Preservation of Existing Vegetation and Protected Trees

No Protected Trees are proposed for removal in connection with the proposed project. One tree will be planted in the front yard.

e. Limit of Clearing

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

f. Finished Grade

Some minor grade changes are proposed, but these largely blend into the existing topography.

g. Stormwater Management

Runoff from the roof of the proposed dwelling would be discharged into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone.

h. Utilities

Water and sewer service will be maintained. Electric and telecommunications will be installed underground from the existing utility pole in the right of way.

i. Pedestrian and Vehicular Access; Traffic Management

There are no changes proposed with respect to traffic management or pedestrian access to the site.

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-I,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 Leo Yazykov for Site Plan Approval under § I-I of the By-Law to reconstruct a single-family dwelling with related driveway, utilities, and landscaping improvements at 14 Highview 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. The Applicant shall seek authorization from the owners of 12 Highview Drive to complete the removal of the shed, propane tanks, and fence associated with the pool that encroach

onto their property. Documentation of such authorization shall be submitted to the Community Planning Department prior to the commencement of any work.

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, 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
February 4, 2026

In Favor: Gordon Carr, Kevin Ellis, 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.