

NOTICE OF DECISION
Site Plan Review for Hull Street Playground

Applicant: Hingham Recreation Commission
210 Central Street

Project Site: 0 Hull Street (Map 43 Lot 19)

Title Reference: Book 1759 Page 270

PROCEEDINGS

The Hingham Recreation Commission came before the Planning Board for Site Plan Review under Section I-G, I-H and I-I for the improvement of the property with the installation of a playground and parking lot, on land zoned Official and Open Space. The Planning Board heard this matter at their meeting of August 13, 2018. In attendance were regular members Gordon Carr, Judith Sneath, Gary Tondorf-Dick and Jennifer Gay Smith. Mark Thorell, Recreation Director, Vicki Donlan, Recreation Commission Chair, Bruce Thompson, Vice Chair, and Nandita Scott from the Recreation Commission were in attendance as the applicants with their engineer, John Cavanaro from Cavanaro Consulting.

Mr. Cavanaro described the site and underutilized and lacking access or parking. The intent of this application is to install a small playground and a 12 space parking lot. The parking lot is proposed to be paved and the drainage will be collected in a gravel trench and ultimately flow overland interior to the site towards the existing wetlands with the intent being for the drainage to infiltrate as much as possible. There will be no lighting installed so the playground will be a dawn until dusk facility. There will be trash cans provided by the DPW and the Recreation Department will coordinate with the DPW to have the cans emptied regularly. The Board did discuss that this site would likely be used more with the addition of the parking lot. Board members were supportive of the playground installation but noted that Canterbury Street lacked sidewalks for safe pedestrian access. They also felt that if the property had more programming added the adequacy of parking might need to be reevaluated. The applicant reviewed the trees that are proposed for removal, and the landscape improvements proposed. Two parking lot trees will be planted as well as evergreens to screen the headlight glare and prevent impacts on the public way. The Board noted that trees that are shade trees also may require a shade tree hearing before being removed. There was no additional public comment. The Board then began deliberation and went through the site plan review criteria, as follows.

SITE PLAN REVIEW CRITERIA AND FINDINGS

- a. *protection of abutting properties against detrimental uses by provision for surface water drainage, fire hydrant locations, sound and site buffers, and preservation of views, light and air, and protection of abutting properties from negative impacts from artificial outdoor site lighting.*

The Board found that the drainage will be retained on site and infiltrated via a stone trench with the excess flowing overland, ultimately to a wetland. This project is not expected to worsen drainage conditions off-site. No outside lighting is proposed.

- b. convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets; the location of driveway openings in relation to traffic or to adjacent streets, taking account of grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections; sufficiency of access for service, utility and emergency vehicles;*

The Board found that the site works for the proposed use as designed. A sidewalk is needed on Canterbury Street.

- c. adequacy of the arrangement of parking, loading spaces and traffic patterns in relation to the proposed uses of the premises; compliance with the off-street parking requirements of this By-Law;*

The Board found that this is a recreational use. The Board has found that there is adequate parking. Two parking lot trees are required. Applicant will be placing evergreens between the parking and the street are acceptable for screening of headlights. The park is dawn to dusk so headlights shouldn't be a big issue. This isn't expected to be a big traffic generator at this level of development.

- d. adequacy of open space and setbacks, including adequacy of landscaping of such areas;*

The Board found that the site is mostly undisturbed. They also noted that shade tree hearings may be needed.

- e. adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site*

The Board found that trash cans are proposed to be placed on the site.

- f. prevention or mitigation of adverse impacts on the Town's resources, including, without limitation, water supply, wastewater facilities, energy and public works and public safety resources;*

The Board found the erosion control will be as shown on the plan.

- g. assurance of positive storm water drainage and snow-melt run-off from buildings, driveways and from all parking and loading areas on the site, and prevention of erosion, sedimentation and storm water pollution and management problems through site design and erosion controls in accordance with the most current versions of the Massachusetts Department of Environmental Protection's Storm Water Management Policy and Standards, and Massachusetts Erosion and Sediment Control Guidelines.*

The Board found that the drainage will be infiltrated on site or allowed to run overland and soak in naturally. Peer review engineer reviewed and signed off on the design.

- h. protection of natural and historic features including minimizing: the volume of cut and fill, the number of removed trees of 6 inches caliper or larger, the removal of stone walls, and the obstruction of scenic views from publicly accessible locations;*

The Board found that the removal of trees was discussed.

- i. minimizing unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on or approved for the site.*

The Board found that no buildings are proposed. This is a large natural site that has been used for recreational purposes for years. Used to be flooded in winter for ice skating. The playground equipment is low profile.

VOTE AND CONDITIONS

The Board then moved, seconded and so voted to waive the requirement to meet the storm water standards and to submit drainage calculations, landscape plan, utility plan, lighting plan, profiles and cross sections, traffic analysis, locus plan and to show structures within 100' of locus finding the existing materials provided are sufficient. The Board then moved, seconded and so voted to APPROVE the Site Plan Review for the Town of Hingham Recreation Department for land at 0 Hull Street (Map 43 Lot 19), as represented at the hearings and as shown on the plan titled SITE PLAN HULL STREET PLAYGROUND HINGHAM, prepared by Cavanaro Consulting, dated 7/20/18, revised to 8/8/18, 1 sheet, with the waivers and pursuant to the findings and conditions discussed herein:

1. If an increase in development or programming on the site is proposed a modification to the site plan review is required.
2. The plan must be revised to show the parking lot trees as discussed.
3. Applicant must contact the tree warden to discuss the shade trees.
4. Applicant will work with the DPW to discuss the location and frequency of service for the trash cans.
5. A preconstruction meeting with the Conservation Agent, Planner or planning board engineer, police chief and DPW is required at least two weeks prior to start of work.

Gordon M. Carr, Chairman
Hingham Planning Board

Cc: Town Clerk, Police Chief, Building Commissioner, R. Fernandes, L. Fournier, R. Sylvester, Assessor, J. Cavanaro