

**NOTICE OF DECISION  
SITE PLAN REVIEW UNDER SECTION IV-B.6.b.2**

Certified #7018 1830 0000 1813 2647

**IN THE MATTER OF:**

Applicant:                Laura Weibley  
                                  199 Downer Ave  
                                  Hingham, MA 02043

Premises:                2 Mann Street  
                                  Hingham, MA 02043

Date:                      January 13, 2019

**Plan Reference:** “Site Plan 2 Mann Street, Hingham, MA 02043” prepared for Laura Weibley, 199 Downer Avenue, Hingham, MA 02043, prepared by Cavanaro Consulting, dated 12/19/18, revised to 1/4/19, 1 sheet.

**Summary of Proceedings:**

This matter came before the Planning Board on the application Laura Weibley, 199 Downer Ave, Hingham, MA 02043 for Site Plan Review under Section IV-B.6.b.2 relative to the disturbance of more than 2,500 square feet in an area with slopes greater than 10% for the construction of a single family home, property zoned Residence A.

The Planning Board heard the application at the regular meeting of January 7, 2019 in the Hingham Town Hall at 210 Central Street. Members of the Planning Board present were: Jennifer Gay Smith, William Ramsey, Judith Sneath, Gary Tondorf-Dick, and Gordon Carr. Patrick Brennan, Amory Engineering, served as the peer review engineer for the Board. Mr. Brendan Sullivan, Cavanaro Consulting was present with the Applicant, and presented the proposal to the Board.

Mr. Sullivan stated that this project triggers site plan review due to the proposed earthwork necessary for the construction of the single family home with associated parking, pool and yard on this lot which has a sloping topography. The property is currently vacant. The Pat Brennan, peer review engineer and the Department of Public Works provided comments and review of the drainage design during the process. Mr. Brennan stated in a letter dated January 4, 2019 that the rate and volume of runoff will not be increased under the proposed conditions for the 2, 10, and 100 year storm events.

Mr. Brennan also states that the erosion control plan is adequate to protect against erosion during construction and will mitigate impacts from storm water runoff. The Board reviewed the overall proposal and asked questions of the applicant.

Board members then reviewed the project in accordance with the Site Plan Review Criteria contained in Section I-I (6) as follows:

- 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 proposed construction is for a single family house. The drainage design was reviewed by the peer review engineer and the DPW. The DPW is satisfied and the peer review engineer states that the project as proposed will adequately protect against erosion during construction and mitigate impacts from storm water runoff.

- 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 this was not applicable.

- 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 off street parking is proposed for the residence.

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

The Board found that the site will be landscaped once the house and pool are built.

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

The Board found that this was not applicable.

- 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 that the Board of Health has this project on their next agenda.

*g. assurance of positive stormwater 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 stormwater 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 Stormwater Management Policy and Standards, and Massachusetts Erosion and Sediment Control Guidelines.*

The Board found that the plans have been reviewed by the Peer Review Engineer and his memorandum of January 4, 2019 indicates that all his comments have been satisfied. The Peer Review Engineer finds that the rate and volume of runoff will not be increased and the project as proposed will protect against erosion during construction and mitigate impacts from storm water runoff. The DPW is satisfied with the plans.

*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 this is not applicable.

*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 this is not applicable.

**DECISION AND VOTE:**

It was Moved, Seconded and SO VOTED to APPROVE the Site Plan Review application for 2 Mann Street as presented and as shown on the plans titled "Site Plan 2 Mann Street, Hingham, MA 02043" prepared for Laura Weibley, 199 Downer Avenue, Hingham, MA 02043, prepared by Cavanaro Consulting, dated 12/19/18, revised to 1/4/19, 1 sheet, based on the findings and subject to the following conditions:

1. Prior to Certificate of Occupancy applicant shall provide an as built in hardcopy, PDF and DWG format to the Planning Board and DPW as well as meeting the building department requirements.
2. Applicant is responsible for securing all other required state and local permits prior to the start of work including Board of Health approvals and the Street Opening Permit from DPW.

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Gordon M. Carr  
Chairman, Hingham Planning Board

Cc: Town Clerk; Building Department; Assessor; DPW; BOH; Cavanaro Consulting; Pat Brennan, Amory Engineering;