

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

Certified #7018 1830 0000 1813 2548

IN THE MATTER OF:

Applicant: Canterbury Street LLC
15 Lewis Court
Hingham, MA 02043

Premises: 3A Jordan Way
Hingham, MA 02043

Date: March 12, 2019

Plan Reference: “Cover Sheet Plan of Land Lot 3A at Jordan Way Hingham, MA”, prepared by James Engineering, Inc., 125 Great Rock Road, Hanover, MASS, 02339, prepared for Canterbury Street LLC., 15 Lewis Court, Hingham, MA 02043, dated January 20, 2019, revised to 3/7/19, 4 sheets.

Summary of Proceedings:

This matter came before the Planning Board on the application Canterbury Street LLC for Site Plan Review under Section IV-B.6.b 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 C.

The Planning Board heard the application at the regular meetings of February 25, 2019 and March 11, 2019 in the Hingham Town Hall at 210 Central Street. Members of the Planning Board present were: Jennifer Gay Smith, Gary Tondorf-Dick, and Gordon Carr. John Chessia, of Chessia Consulting, served as the peer review engineer for the Board. The applicant team consisted of John Woodin and Gary James who presented the proposal to the Board.

Mr. James stated that this project triggers site plan review due to the proposed earthwork necessary for the construction of the single family home on this lot which has a sloping topography and a great deal of ledge. He provided a brief overview of the intended development for the parcel. This parcel shares a boundary with 39 Canterbury and some drainage infrastructure associate with the development of 39 and 47 Canterbury crosses through this lot. John Chessia noted that this lot is part of the Patterson Pond Definitive

Subdivision (“subdivision”) and the drainage design had been reviewed extensively as part of that process and the drainage connection for 39 and 47 Canterbury Street was designed as part of the subdivision also. The lot has a tree preservation area and the Board reminded the applicant that the tree preservation areas are required to be delineated with boulders. The Board reviewed the overall proposal with a focus on grading, drainage and site alteration and asked questions of the applicant. The Board discussed the tree preservation area and that more trees exist in this tree preservation area than on the adjacent lot. Nonetheless the Board expressed an interest in having the plantings supplemented with trees to the same quantity and mix of species as required on the adjacent lot to help restore this portion of Canterbury Street to more of a densely vegetated area because the screening was greatly diminished as part of the construction. The Board asked the applicant if they would be able to plant additional trees within the tree preservation area to help offset the loss of mature vegetation. The applicant indicated they were willing to plant trees and asked if they could plant some outside of the formal tree preservation area on the Jordan way frontage to help enhance the corridor. The Board agreed and noted that there would be a condition regarding the trees. 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 to ensure the limits of clearing correspond to the approved plans, erosion controls and orange construction fence to delineate the limits of clearing should be installed prior to the start of blasting or other work on this lot. The Board also found that given the lack of screening due to the loss of trees in the tree preservation areas the outdoor lighting will be highly visible.

- 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 this was not applicable.

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

The Board found that the tree preservation area corresponds to the definitive subdivision approval.

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 this was not applicable.

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 roof drainage system design needs to be revised per the peer review comments of 3/7/19 and access for maintenance needs to be provided. The maintenance requirements for this system including access manholes should be in the O&M plan for the subdivision. The drainage from Lots 39 & 47 Canterbury crosses this lot and ultimately discharges to the pond. The design of the drainage is being finalized now but it should be consistent with the subdivision approval. The Illicit Discharge Certification Statement has not yet been provided. The catch basins have been replaced with drop inlets in swales adjacent to the driveways, and that this will function as well or better than the approved plan.

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 Lot 3A Jordan Way as presented at the hearings and as shown on the plans titled “Cover Sheet Plan of Land Lot 3A at Jordan Way Hingham, MA”, prepared by James Engineering, Inc., 125 Great Rock Road, Hanover, MASS, 02339, prepared for Canterbury Street LLC., 15 Lewis Court, Hingham, MA 02043, dated January 20, 2019, revised to 3/7/19, 4 sheets, based on the findings and subject to the following conditions:

1. Orange construction fence shall be installed to delineate the limits of clearing prior to the start of work or blasting, and, erosion controls must be in place.
2. The Applicant shall submit a final plan set revised to incorporate all conditions and edits prior to start of site work.
3. The Applicant shall submit an exterior lighting plan that demonstrates “0” foot candles at the lot line and full cutoff and shielded exterior fixtures.
4. The Applicant shall plant not less than 14 trees, to be a mix of hemlock, pin oak and Norway spruce in a parallel arc on the North West and western portions of the lot.
5. The roof drainage system design shall be revised per the peer review comments of 3/7/19 and access manholes for maintenance must be provided.
6. The maintenance requirements for this system shall be added to the O&M plan for the subdivision.
7. The grading and elevations of the yard drain associated with Lot 37 Canterbury Street shall be revised to correspond with the approved plans. All structures and pipes must have sufficient cover.
8. A signed Illicit Discharge Certification Statement must be provided.

Gordon M. Carr
Chairman, Hingham Planning Board

Cc: Town Clerk; Building Department; Assessor; DPW; BOH; John Chessia, Gary James;