



TOWN OF HINGHAM

Planning Board

CERTIFICATE OF ACTION DEFINITIVE SUBDIVISION

IN THE MATTER OF:

Applicant: New Boston Golf Club, Inc.
19 Old County Road
Hingham, MA 02043

Owner/s: Same as Applicant

Property: 101 Gardner Street (portion of Assessor Lot 178-0-5)

Deed References: Plymouth County Registry of Deeds, Book 41642, Page 285

Subdivision Plan: Definitive Subdivision Plan #101 Gardner Street in Hingham Massachusetts” (13 Sheets), dated February 26, 2021, revised 4/22/21, 4/29/21 and last revision 6/28/21, prepared by Grady Consulting LLC

SUMMARY OF PROCEEDINGS

The Board reviewed the application during a hearing held on May 3, 2021, and continued to June 14, 2021 and July 19, 2021 via Zoom as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts, dated March 12, 2020, and pursuant to Chapter 20 of the Acts of 2021, each suspending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Kevin Ellis, Chair, Judith Sneath, Rita DaSilva, Gordon Carr, and Gary Tondorf-Dick.

The Board was assisted in its review by peer reviewer Patrick Brennan of Amory Engineers. At the conclusion of the hearing on July 19, 2021, the Board voted 4-1 to grant definitive subdivision approval with conditions. Throughout its deliberations, there was significant public input as to impacts the abutters had experienced and the Board has been mindful of the statements of the applicant’s representative all as made or received at the public hearing.

DISCUSSION

The 4.95± acre site contains an existing single-family dwelling, detached garage, shed, gravel driveway, lawn area and wooded area. It is part of a larger, 50.92± acre parcel that is a part of the Boston Golf Club. The proposed definitive subdivision would create three new residential

lots, a drainage lot and the roadway layout. The property is located at 101 Gardner Street and is within the Residence B Zoning District. The site is not located in any Hingham zoning overlay district but it is located within a Zone II of a public well.

The proposed roadway would be a 308± foot long dead-end cul-de-sac roadway off Gardner Street. The road would be a "Limited Residential Street" with twenty-foot wide travel way, twelve-inch Cape Cod berms and grass strips located within a forty-foot wide right-of-way. No sidewalk is proposed and it is not required on Limited Residential Streets.

The stormwater system would consist of catch basins, drain manholes, high-density polyethylene (HDPE) pipe, sediment forebay and an open infiltration basin. Roof runoff from the dwellings on Lots 1 and 2 would be directed into subsurface infiltration systems consisting of concrete chambers surrounded by crushed stone. Roof runoff from the dwelling on Lot 3 would be directed into an existing depression at the southwest portion of the lot, where it would be infiltrated. Water service would be provided by new 8-inch ductile iron watermain connected to the Town's distribution system in Gardner Street. Each dwelling would be served by individual on site subsurface sewage disposal systems. Electric, telephone¹ and CATV¹ utilities would be located underground. No other utilities (natural gas) are shown on the plans.

The subdivision is compliant with the Hingham Planning Board Rules and Regulations and no waivers were requested or granted. The applicant has also provided for "no clear zones" on each of the subdivision lots as shown on the Subdivision Plan in order to preserve mature trees and to provide a buffer from abutting neighbors, install certain privacy fences, and to plant additional trees within the subdivision, in addition to the required street trees.

VOTE

I, Kevin Ellis, Chair of the Hingham Planning Board, certify that at a regularly scheduled meeting of the Hingham Planning Board on July 19, 2021, the Board voted to grant subdivision approval to New Boston Golf, Inc. for the development of a three lot residential subdivision located off Gardner Street on a portion of the parcel shown as Assessor Map 178, Lot 5, more particularly shown on that certain plan set entitled "Definitive Subdivision Plan #101 Gardner Street in Hingham Massachusetts" dated February 26, 2021 revised 4/22/21, 4/29/21 and last revision 6/28/21, prepared by Grady Consulting LLC (the "Plan"), subject to the following conditions:

A. Prior to endorsement of the Subdivision Plan:

1. The location map on the Plan shall be revised or supplemented to show the relation of the subdivision to the approximately 50.92 acre parcel of which it is a portion.
2. The title reference for the parcel shall be corrected on the Plan.
3. A note shall be added to the Plan to clarify that the number of acres within the subdivision and noting that the subdivision is portion of the land described in the recorded deed and shown on the assessors' parcel, with appropriate references thereto.

4. A note shall be added to the Plan stating the approved plan is subject to a Certificate of Action issued by the Planning Board and separately recorded.
5. Sheet 9 of the Plan shall be revised to reference the total number of proposed new trees to be installed.
6. Sheet 9 and Sheet 10 will be revised to show the installation of a row of 5'-6' arborvitae trees along the privacy fence on Lot 2, adjacent to 121 Gardner Street.

B. Prior to Commencement of Construction

1. Limits of clearing as depicted on the subdivision plan, including the “no clearing zones”, shall be clearly marked in the field with the installation of a staked mulch log, silt fence, or orange construction fence and shall be inspected prior to the start of work.
2. No work on the Subdivision shall commence without an approved Storm Water Pollution Protection Plan (SWPPP) in place. The SWPPP must be submitted to the Planning Board and Board’s peer review engineer a minimum of one month prior to the start of construction for review. The SWPPP must be phased consistent with any proposed phasing of the project and shall identify the detailed Erosion & Sedimentation Controls during the different phases of the work.
3. Prior to the start of construction or site clearing there shall be a preconstruction meeting attended by the applicant team, the Town Planner, and the engineer for the Planning Board, to review the installation of the erosion control measures and answer any questions on the SWPPP and discuss the project timeline.

C. Conditions During Construction

1. All of the subsurface drainage systems must be shown on the as-built.
2. Police details shall be required at the discretion of the Chief of Police to assist in managing construction traffic entering or exiting site, and when material is being exported from the site during construction of roads or individual lots.
3. The Bounds should be set at the start of the project as possible (outer areas of work) and be surveyed to provide a frame of reference as the work proceeds.

D. General Conditions

1. All work shall be performed in accordance with the Plan, this Certificate, and in conformity with the Rules and Regulations of the Hingham Planning Board in effect as of the date of the application.
2. The Applicant shall complete all work shown on the Plan, including all ways, drainage facilities, and utilities, within two years of the date of endorsement of the Plan or this approval of the Plan shall be null and void, unless, at the request of the Applicant, the Planning Board extends the time for performance of such work.

3. At the completion of work and prior to final release of the final lot or all surety, as applicable, the applicant shall submit an As-Built plan showing all field modifications and any major modifications as approved by the Planning Board.
4. Each area shown on the Plan as “no clearing zone”, including existing mature trees and trees planted as shown on the Plan, and privacy fences to be installed as shown on the Plan, shall be maintained.

In Favor: Kevin Ellis, Gordon Campbell, Judith Sneath and Rita DaSilva

Opposed: Gary Tondorf-Dick

For the Planning Board,

Kevin Ellis, Chair

July 27, 2021