



# TOWN OF HINGHAM

## Planning Board

### MEMORANDUM

**TO:** Planning Board

**FROM:** Christine Stickney, Interim Town Planner

**DATE:** August 9, 2021

**RE:** Comments re 220 Summer Street

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Here are my comments on the status of this application:

Back in April of 2021 emails between the applicant's engineer and staff discussed what it was the new property owner Ryan Sillery was trying to do – at that time the building department had a plan that had not been approved by the Planning Board. The Planning Board had approved in October of 2020 a site plan for the former property owners (Austin/Santos). The Building Department on 4/29/21 order the site shut down due to extensive grading, concerns from abutters and that the plan they were working under was not approved by the Planning Board.

The Site Plan Review Application was submitted on April 27, 2021 that provided aspects of the previously approved plan and new modifications. The engineer's letter of 2/28/21 noted that the site had approximately 1800 CY of material had been spread around the site – it was unclear if that was at the time of the letter writing or subsequent work after 2/28/21. The first public hearing held 5/24/21 the Planning Board heard the applicants and engineers comments – members requested certain information as did staff and the Peer Review Engineer, John Chessia. At the meeting of the applicant and their engineer were requested to address or provide the following:

- Encroachment on to the abutter's property with construction driveway – restore and move construction driveway; - can't confirm if it has ever been done.
- Delineate/stake clearly the mutual property line between lot and the abutters' property at Kilby Street (actual address #87 Justice Cushing Way)
- Clarify how much fill had been brought into the site by receipts from contractors and how much more was estimated to be added to the site. (Gary James stated at the meeting 4,000 CY was still to come – Question to reach grades approved or now proposed with new plan? - not answered.
- Staff has consistently asked for spot grades to be provided for the elevations seen on site now. Applicant has never provided these grades as requested.

- Test pits were requested – John Chessia noted in they were performed but some information not clear.

A second hearing was scheduled for 7/19/21 however the applicant's engineer submitted revised plans and materials on 7/13/21 too short of time for review by the Peer Engineer and Staff – the hearing was continued to 8/9/21.