



January 12, 2022

Hingham Planning Board  
Attn: Emily Wentworth, Community Planning Director  
210 Central Street  
Hingham, MA 02043

RE: 213-215 Cushing Street, Preliminary Flexible Development Plan  
Response to Amory Engineers Peer Review Letter

Dear Emily and Members of the Board;

This letter is being submitted in response to the supplemental peer review comments provided by Amory Engineers, P.C. dated September 21, 2021, regarding the proposed Flexible Residential Development project at 213 & 215 Cushing Street in Hingham, MA. On behalf of the Applicant, Bristol Bros. Development Corp., Crocker Design Group, LLC (CDG) offers the following responses to each comment below.

The original comments provided by Amory Engineers, P.C. indicated below in standard text with CDG's response in **bold text**.

### **COMMENTS**

1. The Conceptual Subdivision Plan (Sheet FRD-4), or yield plan, shows six residential lots accessed from a 475 foot long dead-end cul-de-sac roadway layout. We have the following concerns about the yield plan:

- a. The roadway geometry in front of Lot 5 is incorrect. The radius shown to be 244 feet should be 223 feet, the length of that curve should be 44.63 feet, the length of the tangent to the west should be 86.18 feet and the tangent to the east should be 0.02 feet. The frontage of Lot 5 should be 150.09 feet total. **CDG Response: Previously addressed via CDG's interim response letter dated September 23, 2021. No further changes have been made to the conventional roadway or lotting geometry. We note we added color shading to the latest version to be consistent with the presentation graphic presented at the last hearing.**
- b. We calculate the frontage of Lots 2 and 3 to be 149.94 feet and 149.97 feet respectively. Please see the red geometry shown on the attached mark-up of Sheet FRD-4. **CDG Response: Previously addressed via CDG's interim response letter dated September 23, 2021. No further changes have been made to the conventional roadway or lotting geometry.**

- c. The area of the FEMA flood zone should be listed for each lot (3, 4 & 5). ZBL §IVB.13.d does not allow flood zone to be counted toward the required 40,000 s.f. of upland area. **CDG Response: Previously addressed via CDG's interim response letter dated September 23, 2021. No further changes have been made to the conventional roadway or lotting geometry.**

2. The open space calculation shown on the Preliminary Flexible Development Plan (Sheet FRD-3) needs to be corrected. The calculation notes that there is 147,966 s.f. of green space and 11,172 s.f. of basins, the sum of these is 159,138 s.f. but the plan indicates that the sum is 169,692 s.f. The 147,966 s.f. of green space is 45.38% of the total site area and it meets the minimum 40% open space without including wetlands and basins. When basins and wetlands are included, the total open space would be 199,841 s.f., which is about 61.3% of the total site area. **CDG Response: The Flexible Residential Development Plans have been revised based on feedback from the Board at the hearing and site visit as well the peer reviews. The overall plan updates include:**

- **Existing Conditions:** A tree survey, to identify any/all trees with 6" diameter or greater in uplands were located and have been added to the Existing Conditions Plan (Sheet C-1). The trees to remain are also now identified on the proposed Flexible Residential Development (Sheets C-3.1 and C-3.2).
- **Conventional Yield Sketch:** Preliminary Layout and Grading plans have been prepared for the Conventional Yield subdivision plans. These plans also address the conventional yield septic system locations requested by the Board of Health. Please refer to Sheets C-2.2 and 2.3 accordingly. These plans identify the proposed conventional yield roadway section,
- **Flexible Residential Plans (FRD):** The FRD plans have been revised including:
  - Proposed driveway geometry was revised to provide for a 24' wide travelled way. We note the large one-way loop has been eliminated.
  - A 4-foot-wide grass strip was incorporated between the back of curb and the proposed sidewalk.
  - The minimum setback between the back of sidewalk (and back of curb where sidewalk is not proposed) has been lengthened to provide at least 23-feet.
  - The proposed septic system location has been revised. Previously, the Soil Absorption Systems were shown to be on the north end of the property, behind Units 1 and 2. The primary SAS is now proposed on the south side of the property, south of Unit 5. The reserve SAS is shown between Units 7 & 8.
  - The proposed trees to remain throughout the FRD are identified and are identified to be within the defined Open Space. The perimeter Open Space alone accounts for 53.0% of the property, exceeding the minimum 40% Open Space required for an FRD.

- **The proposed drainage areas are now more defined including two basins at the rear (west) end and one basin in front of the existing house (east end) of the property.**
- **A preliminary Grading Plan has been developed to show the anticipated site grading for the FRD layout. Locations for drainage basins and drainage piping have been included.**

3. ZBL §IV-D.9.d requires an open space buffer along the perimeter of the site, and it is to be a minimum of 100-feet wide along abutting properties. The proposed perimeter open space buffer is only fifty feet wide along some of the north, south and east abutting properties. **CDG Response: The FRD plans have been revised and now identify the extents of both natural tree buffer to remain as well as the extents of lawn and landscape areas. The FRD plan provides for perimeter tree preservation areas of at least 50-feet or more where abutting residential properties and has sited all proposed homes 65 feet or further away from the abutting property lines.**

4. ZBL §IV-D.5.a.ii requires trees with a caliper of 6 inches or greater to be shown on the Preliminary Flexible Development Plan. **CDG Response: All trees with a diameter of 6" or greater located in upland have been surveyed and added to the Preliminary Plans accordingly.**

5. ZBL §IV-D.5.a.iii requires the Preliminary Flexible Development Plan to comply with the requirements of Planning Board Rules and Regulations §3.B(1) and (2), which require percolation tests in accordance with Board of Health (BOH) regulations. We understand that the Applicant is coordinating percolation testing with the BOH. **CDG Response: Soils Test Pits and percolation tests have been performed as requested by the Board of Health. Additional test pits for proposed FRD drainage were also performed. All test pits performed are now shown on Sheet C-4.1 – Test Pit Plan. The Applicant will be presenting the revised Preliminary FRD plans to the Board of Health at their next available meeting date.**

6. The driveway for proposed Unit 1 on the Preliminary Flexible Development Plan is only fifteen feet long between the structure and the sidewalk. A vehicle parked in this driveway would block the sidewalk. Additionally, ZBL §IV-D.9.c requires a minimum of twenty-three feet from the edge of Sidewalk (or road when no sidewalk) to a structure when parking in the driveway is proposed. We Note that the twenty-three feet is also not provided at Units 2 and 6. **CDG Response: The revised FRD plans now provide for at least 23-feet between back of sidewalk (or curb where no sidewalk is proposed) as required.**

7. ZBL §IV-O.9.c also requires dedicated guest parking to be provided when building layouts or street design does not provide for adequate on-street or off-street parking. At twenty feet wide, parking along the street should be prohibited and dedicated guest parking spaces should be considered. **CDG Response: The travelled way has been widened to 24-feet accordingly.**

8. The proposed sidewalk is shown to be immediately adjacent to the back of the Cape Cod berm. There should be a grass strip between the berm and sidewalk to provide a visual separation between vehicular and pedestrian traffic. We recommend a minimum width of four feet for the grass strip. If there is not sufficient room for a grass strip a vertical curb should be provided to protect pedestrians from vehicular traffic. **CDG Response: A 4-foot-wide grass strip between the curbing and sidewalk is now provided.**

We appreciate your time and attention on this matter. Should you have any questions or require any further information, please do not hesitate to contact Gabe Crocker, P.E. at [gabecrocker@crockerdesigngroup.com](mailto:gabecrocker@crockerdesigngroup.com) or 781-919-0808. We look forward to presenting the revised preliminary plans and information to the Board late this month.

Sincerely,  
Crocker Design Group LLC

A handwritten signature in blue ink, appearing to read "Gabe Crocker".

Gabe Crocker P.E.  
President