



January 18, 2022

Hingham Board of Health
Attn: Susan Sarni – Executive Health Officer
Hingham Town Hall
210 Central Street
Hingham, MA 02043

RE: 213-215 Cushing Street
Preliminary Flexible Residential Development Plan Updates

Dear Susan, Chair and Members of the Board;

This letter provides a summary of the additional work and updates undertaken by the Applicant in response to feedback provided by the Board of Health (BOH) at their meeting on September 14, 2021, as well as comments offered by the Planning Board and their peer review consultants. Enclosed are two (2) copies of the revised Preliminary Flexible Residential Development Plan (“Preliminary FRD Plan”) submitted through the Planning Board. Below we provide a summary of the highlighted changes and additional information provided as it relates to the Board of Health comments for both the Conventional Yield Sketch Plan and Preliminary FRD Plan.

- Witnessed test pits and perc tests were performed within each of the conceptual conventional yield (CCY) lots. At the last BOH meeting, it was discussed that one test would be performed within each CCY lot. In coordination with the Executive Health Officer, the Applicant successfully completed at least two (2) test pits within each CCY lot that identified the required 6 feet of naturally occurring pervious material (sand). A test pit plan was developed to identify the totality of the testing performed on the site to date, refer to Sheets C-4.1 and C-4.2.
- A Conventional Subdivision Layout Plan (Sheet C-2.2) was developed as requested. This plan shows the conceptual development of the lots including houses, driveways, septic systems and drainage areas. The plan also identifies the dimensional setbacks between the various elements to demonstrate compliance with the Board’s dimensional requirements for septic systems.
- A Conventional Subdivision Grading Plan (Sheet C-2.3) was developed to depict the proposed grading associated with the conventional subdivision roadway and each CCY lot. This plan also includes the general layout of drainage pipes and subsurface and surface drainage.

- The Preliminary FRD Layout Plan (Sheet C-3.1) was revised to reflect a revised layout for the roadway and houses to address feedback received by the Planning Board and their peer review engineers. This plan also identifies the revised conceptual location for the FRD combined septic system, including the Primary and Reserve SAS locations, tankage and sewer service and sewer main routing. Please note that the SAS locations were shifted to the southern side of the project. The Primary SAS is proposed behind Unit 5 and the Reserve SAS is now proposed to be located between Units 6 & 7. These locations have been confirmed to have suitable soils to support the proposed FRD development.
- A Preliminary FRD Grading Plan (Sheet C-3.2) was developed to identify the conceptual grading of the overall site, preliminary locations of surface and subsurface drainage systems.
- The Preliminary FRD Plan proposes a total of eight (8) units with a combined total twenty-five (25) bedrooms, resulting in an anticipated septic system design capacity of 2,750 gallons/day, which meets the Board's requirements of no more than 110 gallons (1 bedroom) for each 12,500 square feet of land area.

We appreciate the Board's time and trust that the revised documents and summary are responsive to the Board's initial feedback at the September 14, 2021 meeting, and will allow for the issuance of written recommendations to the Planning Board. Once the Applicant has completed the Preliminary FRD Plan review process with the Planning Board, they will then complete the detailed design and submit a Definitive FRD Plan set along with formal applications, and any applicable variance requests to the BOH for formal review and approval of a final septic design.

Should you have any questions or require any further information, please do not hesitate to contact me at gabecrocker@crockerdesigngroup.com or 781-919-0808.

Sincerely,
Crocker Design Group LLC



Gabe Crocker P.E.
President