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February 10, 2023

Via Hand Delivery

Judith Sneath, Chair
Hingham Planning Board
210 Central Street
Hingham, MA 02043

**Re: 213 and 215 Cushing Street, Hingham, MA
Bristol Bros. Development Corp.**

Dear Chair Sneath and Members:

As you are aware, this office represents Bristol Bros. Development Corp. ("Bristol Bros.") with respect to its proposed Definitive Flexible Residential Development located at 213 and 215 Cushing Street, Hingham. Since the initial filing, Bristol Bros. and its project team have modified the project based on comments received from the Board of Health, Conservation Commission, and the Board's peer-review engineers, as reflected in the material submitted herewith. Specifically, the proposed project has been modified from the plans previously submitted in order to:

- Eliminate the individual house lots and an Open Space Lot, proposed through modification of the two-lot subdivision approved in May of 1965;
- Reduced the length of the private roadway by 26 feet (from 524 feet to 498 feet);
- Shift Unit 3 to the east toward the interior of the site and farther from the wetlands, and outside the 100-foot wetland buffer;
- Remove the open infiltration basin behind Unit 3, and shift the treeline to the east and closer to the relocated dwelling;
- relocate the treeline to the rear of Units 6 and 7 farther north and closer to the dwellings, and reduce the number of trees proposed to be removed from that area by 14 trees (from 79 to 65 trees);
- Shift the drywell to the rear of Unit 7 to north to be outside the 100-foot wetland buffer;
- Add a second fire hydrant proximate to the entrance of the private roadway, as requested and suggested by the Hingham Fire Department and the Board's peer-review consultant, Patrick G. Brennan, P.E.

- Provide a 10-foot wide utility easement for Hingham Municipal Light Plant;
- Add sight distance triangles and crosswalk design details;
- Eliminate the area of the infiltration basin and drywell system the Open Space and Open Space percentage calculation; and
- Include a list of requested waivers from the Board's Rules and Regulations adopted under the Subdivision Control Law on the cover sheet of the plan set.

Enclosed for filing, please find the following materials:

1. Updated Definitive Flexible Residential Development Plan Set, prepared by Crocker Design Group, dated November 23, 2022 (Revised through February 9, 2023);
2. Updated Stormwater Report, prepared by Crocker Design Group, dated February 9, 2023; and
3. Response to Comments, prepared by Crocker Design Group, addressing comments received from:
 - a. Amory Engineering, P.C.;
 - b. Vanasse & Associates, Inc.;
 - c. Town of Hingham Fire Department; and
 - d. Weir River Water System.

An electronic copy of the above documents will be submitted to the Planning Department. We look forward to appearing before the Board at the hearing on February 13th to provide an overview of the updated project plans. Thank you for your attention to this matter.

Very truly yours,



Jeffery A. Tocchio, Esq.
Drohan Tocchio & Morgan, P.C.

Enclosure(s)