

APPLICATION FOR
MAJOR SITE PLAN REVIEW
TOWN OF HINGHAM

Proposed Raise and Rebuild

5 Woodbine Lane
Hingham, MA 02043

APPLICANT:
Harborview Development
18 Shipyard Drive
Suite 2A, #23
Hingham, MA 02043

SUBMITTED TO:
Town of Hingham
Planning Board
210 Central Street
Hingham, MA 02043

PREPARED BY:
Merrill Inc.
427 Columbia Road
Hanover, MA 02339

Merrill 
Engineers and Land Surveyors

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Check for application fee

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A completed and initialed copy of the site plan review application checklist (SRAC)

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List of Supplemental Materials, if applicable (if materials are provided in addition to the Submittal Requirements, provide a list of those materials and relevance to project).



**Hingham Planning Board
APPLICATION FOR SITE PLAN APPROVAL**

In association with: (check all that apply)

- Major Site Plan (Zoning By-Laws Section I-I.2.a.) Minor Site Plan (Zoning By-Laws Section I-I.2.b.)

COVER SHEET

Application Date: 4/14/23

Applicant*: Harborview Development
(*Record owner; if not record owner (e.g. purchaser, tenant), record owner must consent to application)

Project Address: 5 Woodbine Lane

Assessor Map/Lot(s): 82-13

Zoning District(s): Residential District C

Title Reference (Book/Page or Certificate of Title): Book: 56793 Page: 330

APPLICANT CONTACT INFORMATION

Name/Title: Pat Blair - Harborview Development

Phone: 781-733-7355

Email: patb@harborviewdevelopment.com

Address: 18 Shipyard Drive, Suite 2A, #23

CONTACT INFORMATION OF AUTHORIZED AGENT

(if different from Applicant – e.g. Attorney, Engineer, Contractor)

Name/Title: Brendan Sullivan - Project Engineer

Phone: 781-659-8187

Email: bsullivan@merrillinc.com

Address: 427 Columbia Road, Hanover, MA 02339

SIGNATURES

APPLICANT OR AUTHORIZED AGENT:

Peter Blair

Name: Harborview Development LLC

RECORD OWNER (if not Applicant):

Name:

SITE PLAN REVIEW APPLICATION CHECKLIST


<input checked="" type="checkbox"/>	Application Cover Sheet	
<input checked="" type="checkbox"/>	Check for application fee (Note: Fees are listed on the Planning Board's page of the Town's website and can be accessed by clicking the link below.): Fee Schedule	Check should be made payable to the Town of Hingham and hand delivered or mailed to: Attn: Planning Board 210 Central Street Hingham, MA 02043
<input checked="" type="checkbox"/>	Attachment 1	A completed and initialed copy of this Checklist
<input checked="" type="checkbox"/>	Attachment 2	Contact List (include a separate sheet with name, email and phone #s of all applicable Applicant representatives involved in design or presentation of project, such as engineers, landscape architects, counsel)
<input checked="" type="checkbox"/>	Attachment 3	Submittal Requirements Checklist Together with the Submittal Requirements set forth in Zoning By-Laws Section I-I.5. (*per subsection (k) additional submissions may be required upon review of application)
<input checked="" type="checkbox"/>	Attachment 4	Brief Written Description of the Project (Note: Be sure to include the following if applicable: <ol style="list-style-type: none"> 1. The site plan review criteria your project meets under the Zoning By-Laws Section I-I.2. 2. The number of square feet of land disturbance or alternation of drainage patterns under the Zoning By-Law Section I-I.2.a (Major Site Plan) or Section I-I.2.b (Minor Site Plan); 3. Specific exemption(s) under Section I-I.3. of the Zoning By-Laws you are requesting)
<input checked="" type="checkbox"/>	Attachment 5	Narrative description of how the Project will satisfy the Design and Performance Standards in Section I-I.6. and Approval Criteria in I-I.7
<input checked="" type="checkbox"/>	Attachment 6	List of Supplemental Materials, if applicable (if materials are provided in addition to the Submittal Requirements, provide a list of those materials and relevance to project).

***An Application will not be considered complete and review may be delayed if all required submissions are not included.**

Applicant is responsible for compliance with all provisions of the Zoning Bylaw governing Site Plan Review applicable to its project.

NOTE: If, in accordance with Section I-G, peer review is required of any portion of the Site Plan submissions you will be notified by Planning Department staff of the amount of peer review funds required to be deposited with the Town and the delivery deadline for receipt of such funds. If peer review funds are not timely delivered, the period of review may be extended.

Applicant acknowledges that it will be responsible for peer review fees (if applicable) in accordance with Section I-G of the Zoning Bylaw

Initials (required) 

Attachment 2

**CONTACT LIST
SITE PLAN REVIEW
5 WOODBINE ROAD
HINGHAM, MA**

Applicant:
Harborview Development
Attn: Pat Blair
18 Shipyard Drive
Suite 2A, #23
Hingham, MA 02043
781-733-7355
patb@harborviewdevelopment.com

Architect:
Aprea Design, Inc.
5 Ringbolt Road
Hingham, MA 02043
781-875-3292
apreadesign@yahoo.com

Civil Engineers:
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
781-659-8187
bsullivan@merrillinc.com
xoram@merrillinc.com

SUBMITTAL REQUIREMENTS CHECKLIST

Please provide to the Planning Board office two (2) hard copies and an electronic file of the Site Plan and submittal materials.

Section I-1.5 "Upon written request of the applicant, the Planning Board may waive any of the submittal requirements deemed by the Planning Board to be not necessary for its review of the application."

NOTE REGARDING WAIVER REQUESTS: *If any submittal waivers are requested, Applicant must submit a separate page entitled "Submittal Requirements Waiver Request" specifically identifying the waiver requested (by subsection and description) and the reason the Applicant believes it is not necessary for review of the Application. If Applicant is notified by Planning Department staff that submission will be necessary, the Applicant will be advised to submit such materials for review. If the Applicant elects not to submit such materials, and the request for such waiver is denied, review of the Application may be extended if such materials are required for the Planning Board to act.*

<input checked="" type="checkbox"/>	a.	Existing conditions and locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures, other site improvements and conditions, and wetland resources within 100 feet of property line;
<input checked="" type="checkbox"/>	b.	Site layout plan showing the scaled and dimensioned location and footprint of existing and proposed buildings and structures, traffic circulation, access and egress drives, parking, fences, walls, walks, outdoor lighting, loading facilities, refuse facilities, and areas for snow storage, and applicable zoning setback lines;
<input checked="" type="checkbox"/>	c.	Architectural plans, if applicable, including building elevations and floor layouts;
<input checked="" type="checkbox"/>	d.	Detail sheets if applicable, including profile and representative cross sections of proposed driveways and parking areas;
<input checked="" type="checkbox"/>	e.	Zoning analysis of compliance with all relevant dimensional provisions of this By-Law, including parking requirements;
<input type="checkbox"/>	f.	Utility plan, which shall include all facilities for wastewater disposal and location of fire hydrants;
<input type="checkbox"/>	g.	Landscape plan, which shall include the following: (i) the location, general type and quality of existing vegetation, wooded areas, and other landscape features such as earth berms, walls, fences, and other hardscape, and (ii) the location of proposed plantings, including schedule with botanical and common name, quantity, and size of all proposed landscape material, and proposed earth berms, walls, fences, and other hardscape.
<input checked="" type="checkbox"/>	h.	Tree Protection and Mitigation Plan for Protected Trees, which shall include: (i) A tree protection plan which shall include the following information; provided, that the tree protection plan may be combined with the landscape plan (in subsection g) provided that all Protected Trees can be clearly identified; otherwise, a separate tree protection plan shall be required at such scale as is necessary to identify all Protected Trees. (A) The location, height, species, and Critical Root Zone of all existing Protected Trees, including Significant Trees, and all Protected Trees, including Significant Trees, that were removed within twelve (12) months prior to application for any demolition permit, building permit or other application for zoning approval or relief, with an indication of those Protected Trees to be removed and those to be retained, as applicable; (B) The location, caliper, species, and planting schedule of trees to be replanted to mitigate the removal of any Protected Tree(s), if applicable; and (C) For any Single-Family Dwelling lots or Two-Family Dwelling lots, the tree protection plan shall also show the Tree Yard.

HINGHAM PLANNING BOARD

		(ii) A narrative maintenance plan for the protection of the Critical Root Zone for all Protected Trees that are within an area of the site to be disturbed during construction.
<input checked="" type="checkbox"/>	i.	Grading and drainage plan, which shall include existing and proposed topography at 1-foot intervals, spot grades where applicable, drainage analysis, stormwater improvements, calculated area of disturbance, cut and fill analysis, and erosion controls;
<input checked="" type="checkbox"/>	j.	A construction schedule and construction traffic management plan that shall include the proposed travel route for construction vehicles and material deliveries, the location of parking for construction workers, and measures that will be undertaken to reduce construction related traffic; and
<input checked="" type="checkbox"/>	k.	such other materials necessary to enable the Planning Board to make a positive determination on the proposed project, including, without limitation, any information required under subsection j below if necessary; and
<input type="checkbox"/>	l.	<p>Major Site Plans shall require the following additional submissions:</p> <p><input checked="" type="checkbox"/> Analysis of compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements;</p> <p>(ii) Site Lighting Plan showing the location, height, photometric, orientation, and specifications for all outdoor site lighting, including information on the intensity and range of illumination for each source of light proposed with low cutoff dark sky compliant lighting fixtures and no overspill onto adjoining properties greater than 0.25 foot candle; and</p> <p>(iii) Transportation Impact Assessment (TIA) detailing the expected impact of the development on transportation infrastructure. For proposed development and/or redevelopment in excess of 25,000 gross square feet or generating more than 100 vehicle trips in any one hour as determined using the latest edition of Trip Generation published by the Institute of Transportation Engineers for the appropriate land use(s), the required TIA shall substantially conform to the Institute of Transportation Engineers' "Traffic Access and Impact Studies for Site Development: A Recommended Practice," latest edition and the Massachusetts Department of Transportation's (MassDOT's) Transportation Impact Assessment (TIA) Guidelines. In addition, the applicant shall submit a Transportation Demand Management (TDM) plan as part of the TIA.</p>

Submittal Requirements Checklist – Section j

**CONSTRUCTION SCHEDULE &
CONSTRUCTION MANAGEMENT PLAN**

The proposed work consists of razing and rebuilding a residential dwelling, construction of a new driveway, and associated landscaping and hardscaping. The estimated time for construction is approximately one year. During this time, precautions will be taken to reduce construction related traffic. Construction vehicles and deliveries will be accessed from Woodbine Lane directly to the area of work. Construction vehicles will be able to park directly onto the client's property, allowing for flow of traffic. Crews will carpool as well to reduce the amount of construction vehicles in transit at any given time. There is also sufficient lawn space to store materials and equipment onsite. These measures will ensure minimal disruption to the surrounding area while construction takes place.

Attachment 4

PROJECT DESCRIPTION PROPOSED RESIDENTIAL RAZE AND REBUILD 5 WOODBINE ROAD HINGHAM, MA

Harborview Development proposes to raze and rebuild the single-family home, construct a paved driveway, and make other hardscape and landscape improvements to the property at 5 Woodbine Road. The proposed work is located on a previously developed lot over existing lawn and increases the impervious area of the lot by approximately 2,863 sf. The total disturbance area, including regraded lawn, is approximately 21,000 sf. About 6,000 sf of this land disturbance area is located over land with slopes exceeding 10%. This application qualifies for a Major Site Plan Review.

The total lot area is about 51,006 SF, which includes the existing lot and the newly added lot area. Both the existing and proposed dwelling is located in the center of the lot. A proposed, paved driveway connects the attached garage to Woodbine Road. The two sheds in the rear yard will be removed. Excavated soils will primarily be used for grading/fill. There will be a net cut of excavated soil totaling about 625 CY, including the dwelling foundation.

The limit of work lies within FEMA Zone X. No wetlands were identified or flagged on the site.

Only one tree is proposed to be removed within the 10-foot tree yard, which will be mitigated by the planting of two oak trees. See the site plan for details.

Submittal Requirements Waiver Request

It is requested that the following submittal requirements be waived for this project:

1. Landscape Plan- The proposed dwelling will be built over the existing footprint. The disturbance area around the dwelling and driveway will be landscaped similar to existing conditions.
2. Utility plan – the proposed dwelling is located in approximately the same area as the existing dwelling. The use is the same, and utility connections from the dwelling at the street will not change.
3. Site Lighting Plan - Typical residential building lighting similar to surrounding lots will be installed to provide safe access to the structures in low light and will be mounted no higher than 15 feet above grade.
4. Transportation Impact Assessment – Traffic will not be impacted beyond what is typical for a residential build.

Attachment 5

**NARRATIVE DESCRIPTION PERTAINING TO
DESIGN AND PERFORMANCE STANDARDS
PROPOSED RESIDENTIAL IMPROVEMENTS
5 WOODBINE ROAD
HINGHAM, MA**

The proposed work adheres to the Design and Performance Standards listed in Section I-I.6 and the Approval Criteria listed in Section I-I.7 of the Hingham Zoning Bylaw as follows:

Design and Performance Standards

a. Land Disturbance

The proposed structures were cited to minimize land disturbance and to preserve the natural drainage patterns on the site. The new dwelling is located over the existing dwelling footprint. All work is located on developed land. The natural drainage patterns are not changed, and stormwater controls are proposed to address some of the increase in runoff. One tree will be removed within the 10' tree yard.

b. Site design

The existing lot is a developed, residential lot with a dwelling, paved driveway, hardscaping, and landscaping. The new dwelling will improve the appearance of the lot and conforms to the character of the neighborhood. Two dilapidated sheds will be removed. Since the property lines are landscaped with trees, exposure to abutting properties is limited.

c. Character and Scale of building.

The proposed dwelling complements and conforms to the character and scale of abutting dwellings.

d. Preservation of Existing Vegetation

The proposed dwelling is located over the footprint of the existing dwelling to minimize disturbance to existing vegetation. The proposed driveway is located primarily over existing lawn, and the existing gravel driveway will be replaced with lawn. The backyard will be re-graded and landscaped with lawn. Trees within the footprint of the proposed dwelling and the graded areas will be removed.

e. Limit of clearing

As noted on the Site Plan, the limit of disturbance area will be marked to limit clearing and grading. A silt sock will be installed along the limit of work to prevent runoff.

f. Finished grade

The proposed grading is minimal. The proposed structures were designed to most closely match the existing topography and to provide stability for the new structures.

g. Stormwater Management

As illustrated in the provided stormwater analysis, the proposed stormwater controls result in a reduction of peak flow and volume offsite. Compliance with the 10 Massachusetts Stormwater Standards is demonstrated.

h. Utilities

Utility connections will not significantly change.

i. Pedestrian and Vehicular Access, Traffic Management

Since the lot use remains the same (single-family home), no change in pedestrian access and traffic management is anticipated. The proposed driveway will improve vehicular access and safety and improve interior circulation, since vehicles will no longer need to back out of the driveway.

j. Lighting

Typical residential building lighting will be installed to provide safe access to the structures in low light and will be mounted no higher than 15 feet above grade.

Approval Criteria

- a. The proposed work will enhance the property for the occupants and will not adversely affect others.
- b. As indicated in the previous section, the proposed development meets all applicable performance standards.

ATTACHMENT 6

LIST OF SUPPLEMENTAL MATERIALS

Stormwater Report – Merrill Engineers and Land Surveyors

Architectural Plan Set – Aprea Design

Site Plan – Merrill Engineers and Land Surveyors
