

March 13, 2017

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Mr. Joseph W. Freeman, Chairman  
Hingham Zoning Board of Appeals  
210 Central Street  
Hingham, MA

RE: A&M Project #2118-02  
Broadstone Bare Cove –  
Comprehensive Permit

Dear Mr. Chairman & Members of the Board,

Allen & Major Associates, Inc., on behalf of The Alliance Group New England, respectfully submits the following response to the snow storage comments provided by the Hingham Conservation Commission in a letter dated February 28, 2017, relative to the proposed Conservation Restriction (CR) Area on 230 Beal Street. The CR areas described below can be seen on the attached Draft CR Coordination Plans dated March 9, 2017

As illustrated on the plans, snow storage is only proposed outside of the proposed CR area and the two snow storage areas that are illustrated in the vicinity of the CR area will only facilitate snow from the emergency fire department access. These areas will not be subject to daily vehicular traffic or pollutants that a typical parking lot would be subject to.

The proposed snow storage area to the east is 2,700 SF and will facilitate approximately 2,000SF of roadway area (from the easterly property line to the westerly boundary of the boardwalk plaza). The proposed snow storage area to the west is 6,245 SF and will facilitate approximately 9,000 SF of emergency access.

Assuming no compaction, no wind or no snow melting a 12” snow storm would conservatively produce a snow bank of roughly 1.5’ high in each of these locations. This allows adequate snow storage for both larger storms, as well as accumulated snow over the course of a season, particularly given the coastal nature of the site as opposed to a more inland location. We do not anticipate any view impacts that would compromise the scenic values of the area.

Snow melt to the west will be collected in a proposed drainage swale. Snow melt to the east will be collected in the sites stormwater management system and mitigated as standard parking lot runoff. The proposed drainage conditions of CR area will be a substantial improvement over the existing conditions, which currently allow untreated/unmitigated snow melt from the parking lot to discharge onto the southerly areas of the site. Further detail on the site’s drainage is provided in the drainage report submitted by Allen & Major and coordinated with Amory Associates.

If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

**ALLEN & MAJOR ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read 'Carlton Quinn', is written over the company name.

Carlton Quinn, P.E.  
Project Manager

cc: Alliance Residential Company New England