



TOWN OF HINGHAM

Board of Appeals

MEMORANDUM

TO: Brian Murphy, River Stone LLC
FROM: Emily Wentworth, Senior Planner/Zoning Administrator
DATE: April 2, 2018
RE: Missing Submittals

During the most recent hearing on the River Stone Comprehensive Permit Application, held on March 26, 2018, I identified the following submittal requirements as either incomplete or missing from the record:

- Supplement to or revised Traffic Impact and Access Study that would explain the expected impacts of the revised plans, resulting primarily from the relocated access drive on Ward Street, in terms of traffic safety, volumes, and circulation;
- Narrative responses to peer review comments raised by the Board's wetland scientist, John Zimmer, in his report, dated February 23, 2018;
- Narrative responses to comments from Town Departments/Boards, including those of the Board of Health, dated March 6, 2018, and Fire Marshal, dated March 19, 2018; and
- Complete and specific Waiver List that identifies specific variances from all local regulations.

With respect to the request for a complete and specific waiver list, you indicated when you delivered hard copies of the most recently revised plans to my office on March 14, 2018 that you intended for the submission dated February 12, 2018 to fulfill the requirement. We discussed that the Board found the prior submission to be both incomplete and unspecific, particularly with respect to requests for relief from local Conservation and Board of Health Regulations. I also noted that the February 12, 2018 Waiver List includes several inaccuracies resulting either from the recent plan revisions (i.e. side yard setback) or outstanding oversights (i.e. retaining wall setbacks). You indicated that the project engineer would review the Waiver List and respond. The Board has not received any additional submittals.

At the March 26, 2018 hearing, I also noted that project representatives previously committed to provide the following materials that likewise have not been received:

- Cut & Fill Analysis;
- Hydrant Flow Test Results and Confirmation of the Availability of Potable Water; and
- Documentation related to the load bearing capacity of the SAS under Road B.