

AMORY ENGINEERS, P.C.

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April 30, 2019

Hingham Planning Board
210 Central Street
Hingham, MA 02043

Subject: 103-107 South Street – Site Plan Review

Dear Board Members:

This is to advise that we have reviewed the following documents pertaining to a Site Plan Review for a newly paved parking lot at the subject property:

- Parking Plan, 103-107 South Street, Hingham, MA, revised April 19, 2019, prepared by Edward T Eisenhaure, P.E., P.L.S.
- Applications for Site Plan Approval and Special Permit A-3
- Letters:
 - Building Commissioner to Applicant, (2) dated February 5 and 26, 2019
 - Applicant to the Planning Board, dated February 22, 2019
- Memo from Ms. Savage-Dunham to the Applicant, dated March 6, 2019
- Emails:
 - From Calhoun with photos attached, (4) dated March 27 and (1) dated April 22, 2019
 - From Boyne with photos attached, (1) dated March 26, 2019
 - From Chief Olsson, (1) dated March 26, 2019
 - From Shepard, (1) dated March 11, 2019

We also visited the site on April 23, 2019 and met with Mr. Eisenhaure, Gregory McKee (Applicant) and Jeff Hassett of Morse Engineering. The purpose of our review has been to evaluate conformance with Zoning Bylaws (ZBL), and good engineering practice with a focus on drainage and erosion control.

Based on our review of the documents and discussion on site we understand that the Applicant recently paved the parking lot to the rear of the building at 103-107 South Street and that the paving has caused additional runoff onto abutting properties to the west, namely 115 South Street and 5 Forget Me Not Lane. We understand that runoff currently pools on the abutting properties adjacent to the parking lot and some runs off onto and across the abutting property to the north (Bunstein) and ultimately collects in a catch basin on the property to the northeast (99 South Street LLC). We understand that Mr. McKee has received verbal permission to allow the runoff to flow onto and across the Bunstein property. To prevent runoff from the parking lot from flowing onto the properties to the west, the Parking Plan shows a proposed bituminous berm to be constructed along approximately 65 feet of the west edge of the parking lot. Below are our comments and a summary of the discussion we had on site with the Applicant and his engineers.

1. We recommend that Mr. McKee secure written permission from Mr. Bunstein which will legally allow for the discharge of stormwater runoff onto the Bunstein property from the 103-107 South Street property.
2. We agree that the proposed bituminous berm along the west edge of the parking lot will prevent parking lot runoff from flowing onto the 5 Forget Me Not Lane Property. However, we note that runoff will likely continue to pool on the 5 Forget Me Not Lane property because that property is sloped from the road to the rear of the property and all runoff from that property, including the roof of the dwelling will continue to flow to that low point.
3. We believe that the proposed bituminous berm should be extended to the south so that it runs along the entire west edge of the parking lot. During our onsite meeting we discussed additional work that would prevent parking lot runoff from flowing onto the 115 South Street property. It was agreed that a combination of an earthen berm along the property line and a depression on the 103-107 South Street property would prevent runoff from flowing from the parking lot onto the 115 South Street property. We also suggested installation of a crushed stone trench in the depression to assist with infiltration during frozen ground conditions.
4. We also believe that the proposed bituminous berm should be extended about six feet to the east along the northern property line to direct runoff to an existing low area which channels runoff across the Bunstein property. This would prevent runoff from flowing around the northern end of the bituminous berm onto the 5 Forget Me Not Lane property.
5. There is an existing downspout located at the northwest corner of the 105 South Street building which appears to discharge runoff from about eighty percent (80%) of the roof of the 103-107 South Street building. We understand that the downspout will be relocated and the gutter slope changed so that the discharge of roof runoff will be more centrally located on the 103-107 South Street property. This will direct the roof runoff in a northerly direction rather than flowing to the proposed bituminous berm and then north along the berm. This would be an improvement over current conditions.

Provided that Mr. McKee secures legal permission to discharge runoff onto Mr. Bunstein's property, and the other improvements discussed above are implemented, we believe that runoff from Mr. McKee's property will not flow onto the properties of the abutters at 5 Forget Me Not Lane and 115 South Street.

Please give us a call should you have any question.

Very truly yours,

AMORY ENGINEERS, P.C.

By:



Patrick G. Brennan, P.E.

