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April 26, 2019

John Barry  
J.S. Barry Development, LLC  
P.O. Box 948  
Hanover, MA 02339

RE: Proposed Mixed-Use Development  
103 & 105 North Street and 11 Bank Avenue  
Hingham, Massachusetts

Dear Mr. Barry:

McMahon Associates has prepared the following Operations and Maintenance (O&M) narrative plan to describe the responsibilities and operations of loading for deliveries and move-in/move-outs at the proposed mixed-use development located at 103 & 105 North Street in Hingham, Massachusetts. Additional O&M narrative regarding snow clearance and stormwater management has been prepared by Cavanaro Consulting.

*Deliveries*

The property manager will coordinate with the commercial tenants to services to ensure that deliveries do not conflict with vehicle access to parking spaces. Commercial deliveries will be limited to single-unit trucks, classified by the Federal Highway Administration (FHWA) as Class 7 or below. Delivery vehicles will utilize the loading zone provided on the south side of the parking lot. For deliveries requiring a vehicle above Class 7, the property manager will coordinate with the commercial tenant to acquire the permits and approvals required by the Town of Hingham in order to allow the use of the on-street parking spaces on North Street in front of the site as a loading zone.

It is expected that the loading zone on the south side of the parking lot will be utilized by mail/package delivery services (USPS, UPS, FedEx, etc.) delivering to both the commercial and residential tenants. The property manager will coordinate with these services to ensure that package deliveries do not conflict with vehicle access to parking spaces.

*Move-In/Move-Out*

Residential tenants will be required to schedule move-in and move-out times with the property manager in order to prevent conflicts with other tenants and with vehicle access for the commercial property. Based on the size of the proposed units, move-in and move-out vehicles are expected to be

limited to single-unit trucks, FHWA Class 7 or below. Moving vehicles will utilize the loading zone provided on the south side of the parking lot. For move-ins and move-outs requiring a vehicle above Class 7, the property manager will coordinate with the residential tenant to acquire the permits and approvals required by the Town of Hingham in order to allow the use of the on-street parking spaces on North Street in front of the site as a loading zone.