

AMORY ENGINEERS, P.C.

WATER WORKS • WATER RESOURCES • CIVIL WORKS

25 DEPOT STREET, P.O. BOX 1768
DUXBURY, MASSACHUSETTS 02331-1768

TEL.: 781-934-0178 • FAX: 781-934-6499
WWW.AMORYENGINEERS.COM

June 12, 2019

Hingham Planning Board
Hingham Zoning Board of Appeals
210 Central Street
Hingham, MA 02043

Subject: **315 Lincoln Street, Special Permit – Site Plan**

Dear Planning and Zoning Board Members:

This is to advise that we have reviewed the response to comments letter from CHA Consulting, dated June 4, 2019. The letter was prepared to address comments contained in our May 21, 2019 letter to the Boards. Below are the comments from our May 21 letter in plain text following by the current status of each in **bold text**.

1. There is a proposed light pole located in the center of the proposed subsurface infiltration system. The light pole should be relocated outside of the infiltration system. **As noted in the response letter, we have discussed this with CHA and agree with both methods proposed to address the comment as outlined in that letter. Should the Boards approve the project we suggest the following language be incorporated into a condition of approval:**
Upon demolition of the existing building a test pit shall be excavated to determine the soil characteristics and seasonal high groundwater level beneath the western portion of the building. The test pit shall be witnessed by an agent of the Town. If the soil is determined to be suitable for infiltration and there is adequate separation from seasonal high groundwater, then the proposed subsurface infiltration system shall be moved east to eliminate the conflict with the proposed light pole. If the soil is not suitable for infiltration and/or separation from seasonal high groundwater level cannot be provided, then the four western rows of the subsurface infiltration system shall be moved west approximately 4 to 5 feet to eliminate the conflict with the proposed light pole. The area between the four western rows and three eastern rows shall be backfilled with crushed stone to allow for hydraulic continuity in the system.
2. The area behind the proposed building will be congested. Currently there are two water mains with one of them extremely close to the proposed building. Also, there is proposed for the new building, condenser units, a water service and gas service. We question whether the proposed building can be constructed and the existing building razed without disturbing the existing 8-inch cast iron water main. Once the building is constructed, maintenance and/or repair of the existing water mains and the proposed water and gas services will be difficult with the lack of room for machine access. **In the response letter, CHA advises that the water main to the north (8-inch ductile iron) will be**

protected during construction and the 8-inch cast iron water main (closest to the building) is reportedly abandoned and either has been or will be removed. The area behind the building will still be congested but as long as the utilities, including the water main, are privately owned and any repair/maintenance will be the responsibility of the property owner and not the Town, then we are less concerned about the access to the utilities (a mini-excavator would be able to access the utilities).

3. Snow storage areas are shown to be in the northwest corner¹ of the site and on the permeable paver patio. As noted in the response to comments letter, the O&M specifies that “in the event of a large snow event that exceeds snow storage on the site, snow will be removed and hauled off-site.” Should the Boards approved the project, we suggest this be a condition of approval. **The Applicant agrees with the recommended condition and has advised that the hatching for the loading area will be changed.**
4. In our March 5th letter we noted that there was no proposed screening to shield headlights and headlight glare along 1) the rear property line and 2) the parking spaces on the west side of the building. The revised plan shows a proposed six-foot tall cedar privacy fence along the west property line but nothing along the rear property line. The explanation in the response to comments letter states that the rear property line abuts the Avalon parking structure which has a half-wall about 3-1/2 feet off the property line and therefore, screening is not proposed along the rear line. We want to make the Boards aware of this to determine whether no proposed screening on this site is acceptable. **We understand that the Applicant intends to discuss this with the Boards at the public hearing.**
5. In our March 5th letter we recommended that the sidewalk along Lincoln Street not be removed until the contractor is ready to construct the new sidewalk to limit the time that there is no sidewalk present. Demolition & Erosion Control Note 11 on Sheet C-003 specifies that “contractor to coordinate pedestrian access across the frontage of the site (existing sidewalk) during construction and limit, to the extent practicable, the time for which no sidewalk or pedestrian access is available.” Should the Boards approved the project, we suggest this be a condition of approval. **The Applicant agrees with the recommended condition.**

It is our opinion that the proposed work, as specified on the revised “Site Development Plans,” dated May 20, 2019², along with implementation of the “Long-Term Stormwater Pollution Prevention and Operation & Maintenance Plan,” included in the May 2019 “Stormwater Report” will result in a site that is in full compliance with the Massachusetts Stormwater Standards. We also note that the proposed erosion controls shown on the “Demolition – Erosion & Sediment Control Plan,” Sheet C-003, and detailed on Sheet C-601, will adequately mitigate potential erosion of the site during construction activities.

¹ We note that the hatching denoting the snow storage is the same as the loading area hatching. The hatching should be different.

² The plans will be further revised as described in the recommended condition under Comment 1, above.

Hingham Planning Board
Hingham Zoning Board of Appeals
June 12, 2019
Page 3

Please give us a call should you have any question.

Very truly yours,

AMORY ENGINEERS, P.C.

By:



Patrick G. Brennan, P.E.



PGB