



Hingham Planning Board
APPLICATION FOR SITE PLAN APPROVAL
IN ASSOCIATION WITH APPLICATION FOR BUILDING PERMIT

For instruction on how to complete, please see the Planning Board Regulations Relative to the Issuance of Special Permits and Site Plan Review, available www.hingham-ma.com or at the Planning Board Office

Application Date: September 26, 2019

Applicant: Judd and Julie Hoffman

Contact Information for Applicant or Authorized Agent (Attorney, Contractor, etc.)

Name/Title: Sean L. Papich A.S.L.A. Sean Papich Landscape Architecture

Phone: 781-741-5455

Address: 222 North Street Hingham MA 02043

Project Location: 23 Baker Hill Drive

Site Plan Review Submittal Requirements

Please provide to the Planning Board office thirteen (13) copies of a completed application for a Special Permit A2, including all plans, studies and information submitted with the application, including, at a minimum:

- a. locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures within 100 feet of property line;
- b. scaled and dimensioned plan of the location and footprint of existing and proposed buildings and structures; if applicable, building elevations and floor layouts;
- c. if applicable, plan showing proposed circulation of traffic within the development and in all adjacent public ways; dimensioned plan of loading and parking areas, aisles and driveways; plan with detail sheets if appropriate, profile and representative cross sections of proposed driveways and parking areas;
- d. analysis of compliance with all relevant dimensional provisions of this By-Law;
- e. detailed information on utilities, lighting, landscaping, refuse storage and removal;
- f. grading plan, drainage analysis and traffic analysis, as applicable;
- g. analysis of the capacity of Town soils, water supply, ways and services to absorb the impact of the proposed development;
- h. analysis of compliance with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Policy and Standards, and Massachusetts Erosion Sediment and Control Guidelines; and
- i. such other materials necessary to enable Town boards to make a positive determination on the proposed development.

Brief Description of Work:

A swimming pool with a surrounding patio, stone retaining wall, deck extension, barbecue area and spa are being proposed. The barbecue area will be over an existing patio, and the pool patio will have drains that direct the runoff to underground infiltration chambers. The stone retaining wall will support the pool area, and be less than four feet in height.

Request for Waiver from Site Plan Review Requirements

The Planning Board, may, upon written request of the applicant, waive any of the requirements of this section, including the requirement for a public hearing, if the project constitutes a minor site plan review. In order to constitute a minor site plan, the proposed work must be limited to interior renovations to a building or structure which do not require a Special Permit A-2 or A-3 and/or do not materially or adversely affect conditions on the site. Additionally, even when Site Plan Review is required, the Planning Board may, at their discretion waive certain submittal requirements.

Please indicate requested relief (for example, “I request a waiver from the requirement for a public hearing” or “I request a waiver from the requirement to submit a utilities plan and lighting plan”):

- I request a waiver to submit a traffic circulation plan.
- I request a waiver to submit an analysis of compliance.
- I request a partial waiver to submit an utilities plan, but will show some landscaping.
- I request a waiver to submit an analysis of the capacity of the town soils, but will show test pits on adjacent lot.
- I request a waiver to submit a lighting plan.

Waiver Granted

Waiver NOT Granted

Signature of Authorized Agent (Chairman of the Planning Board or Town Planner) Date

Site Plan
23 Baker Hill Drive
Hingham, Massachusetts

NARRATIVE

The subject property is located on 23 Baker Hill Drive in Hingham, Massachusetts. The site presently consists of a single-family dwelling with an attached garage, rear patio and driveway. The remainder of the lot is landscaping beds, bricked walkways and a grass lawn. The property is located within the Residential A zone and is not in any Watershed Protection District or other overlay districts. The property is bordered by other single-family dwellings to the north and east and has frontage on an access and utility easement to the south and west. The property consists of a total of 91,229± s.f. or approximately 2.09 acres all of which is upland.

The proposed work consists of installing an in-ground swimming pool with a surrounding stone patio, spa, barbecue area and addition to the existing deck. The barbecue area will be over the existing patio, and the existing deck is to be rebuilt and extended to include an additional 175 s.f. The stone patio surrounding the pool and spa will add an additional 1,827 s.f. of impervious area. This additional impervious area will be directed towards a slotted drain and 9" area drains in the patio. The area drains will have sumps to assist in removing sediment, and prevent clogging of drainage pipes. The stormwater runoff will then flow to 8 proposed underground infiltration chambers. The chambers have been sized to have 465c.f. of storage capacity, which will attenuate and recharge all storms smaller than the 25-year storm, and larger storms will overflow via an area drain to the grassed lawn. The chambers will be installed above the estimated seasonal high ground water based upon soil testing from the adjacent lot (see plan for location).

Erosion control measures will consist of a silt sock being installed down gradient from the proposed work area, to prevent any sediment from leaving the property. Other measures include, surrounding any stockpiles of soil with a silt sock, and keeping additional silt socks onsite in case of emergency repairs. Dust control shall be controlled by dampening dry soils during excavation and minimizing dust from trucks by driving slowly on dirt surfaces, and dampening areas that will be traveled on by trucks and equipment.

**LONG TERM OPERATION AND MAINTENANCE PLAN /
POLLUTION PREVENTION PLAN**

Date: September 25, 2019

**23 Baker Hill Drive
Hingham, MA**

Responsible Party for Operation and Maintenance Contact Information:

Judd and Julie Hoffman (Owner)
23 Baker Hill Drive
Hingham, MA 02043
P: 781-741-5455

General Conditions:

Requirements for Routine Inspections and Maintenance of Stormwater Best Management Practices

Slotted Drain and Area Drain

After construction, the slotted drain and area drains shall be inspected after every major storm for the first few months to ensure proper functions. Presence of accumulated sand and silt in the sump would indicate more frequent maintenance. Thereafter, the slotted drain and area drains shall be inspected at least once per year.

Overflow Drain

The overflow drain shall be checked quarterly and following heavy rainfalls to verify that the outlet opening is not clogged by debris. Debris shall be removed from the grate and disposed of properly.

Subsurface Infiltration Chamber Systems

Proper maintenance of the subsurface infiltration systems is essential to the long-term effectiveness of the infiltration function. After construction, the subsurface infiltration chamber systems shall be inspected for proper function after every major storm event until the site is completely developed and stabilized. After the site has been stabilized, the subsurface infiltration chamber systems shall be inspected at least twice per year or if lack of performance is observed and perform necessary corrective measures to maintain infiltration capacity; as required by the Stormwater Management Policy.

The systems shall have inspection ports for proper inspections. Inspections shall include checking the water level in the system after a major storm event, and

performing necessary corrective action if water is observed 72 hours following the storm.

Inspection & Maintenance Steps

Accumulated sediment must be removed from the bottom of the chambers. Material removed from the systems shall be disposed of in accordance with all applicable local, state, and federal regulations.

Please refer to the manufacturer's maintenance manual for additional detail on proper inspection and maintenance of Cultec chamber systems.

Fertilizers

If used, fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed; exterior storage shall be prohibited.

Landscape Maintenance

Using proper landscaping techniques can effectively increase the value of a property while benefiting the environment. These practices can benefit the environment by reducing water use; decreasing energy use (because less water pumping and treatment is required); minimizing runoff of storm and irrigation water that transports soils, fertilizers, and pesticides; and creating additional habitat for plants and wildlife. The following lawn and landscaping management practices will be encouraged:

- Mow lawn areas at the highest recommended height.
- Minimize lawn size and maintain existing native vegetation.
- Abide by water restrictions and other conservation measures implemented by the Town of Hingham.
- Water only when necessary.
- Use automatic irrigation systems to reduce water use.