

# DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW  
175 DERBY STREET, SUITE 30  
HINGHAM, MASSACHUSETTS 02043  
Telephone: (781) 749-7200 ~ Facsimile: (781) 740-4335  
[www.dtm-law.com](http://www.dtm-law.com)

SCOTT GOLDING  
[sgolding@dtm-law.com](mailto:sgolding@dtm-law.com)

March 10, 2020

**Via Email and Hand-Delivery**

Emily Wentworth  
Senior Planner  
Town of Hingham  
210 Central Street  
Hingham, MA 02043

Re: **11 Union Street, Hingham, MA**

Dear Emily:

As you are aware, we represent David Madden in regard to his Variance application for the property located at 11 Union Street, Hingham, MA. In advance of the continued hearing on March 17<sup>th</sup>, enclosed for filing please find the following:

1. Letter from Gregory J. Morse, P.E. of Morse Engineering Co., Inc. (5 copies);
2. Plan entitled "Side Access Egress Study", prepared by Aprea Design (5 copies);
3. Architectural Plans prepared by Aprea Design updated to include interior dimensions (5 copies); and
4. A scaled copy of the site plan submitted with the initial application materials, entitled "Plot Plan of Land" prepared by Hoyt Land Surveying (5 copies).

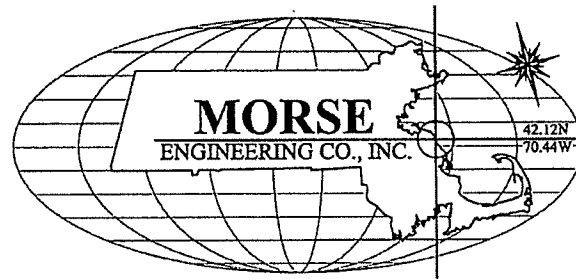
We look forward to appearing before the Board and presenting the application materials on March 17<sup>th</sup>. As always, thank you for your assistance.

Sincerely,



Scott Golding

Cc: David and Kate Madden  
Enclosures



10 New Driftway  
Suite 303  
Scituate, MA 02066  
(781) 545-0895  
www.Morsecoinc.com

*Registered Professional Engineers, Land Surveyors  
Project Managers & Environmental Consultants*

March 9, 2020

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

Dear Board Members,

This letter is submitted relating to the proposed project and requested Variance of Kate and David Madden, for their property at 11 Union Street, Hingham. Morse Engineering Company, Inc. is a civil engineering and land surveying firm located in Scituate. I am a Registered Professional Engineer with over 15 years of experience in the engineering design and consulting industry. I have been involved with the design, permitting, construction and management of numerous residential, commercial and municipal projects throughout Massachusetts, including projects with Hingham.

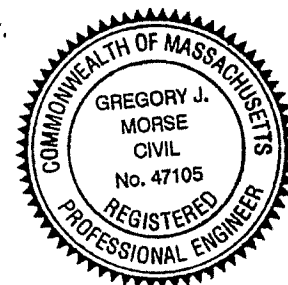
We were consulted by Jonathan Aprea, R.A., of Aprea Design relating to the project, and specifically relating to the recommended driveway dimensions for a 90 degree turning radius for access/egress to a side-entry garage. It is my professional opinion that the driveway dimension for adequate access/egress to a side-entry garage should be 35' or greater for functional maneuvering in a residential setting.

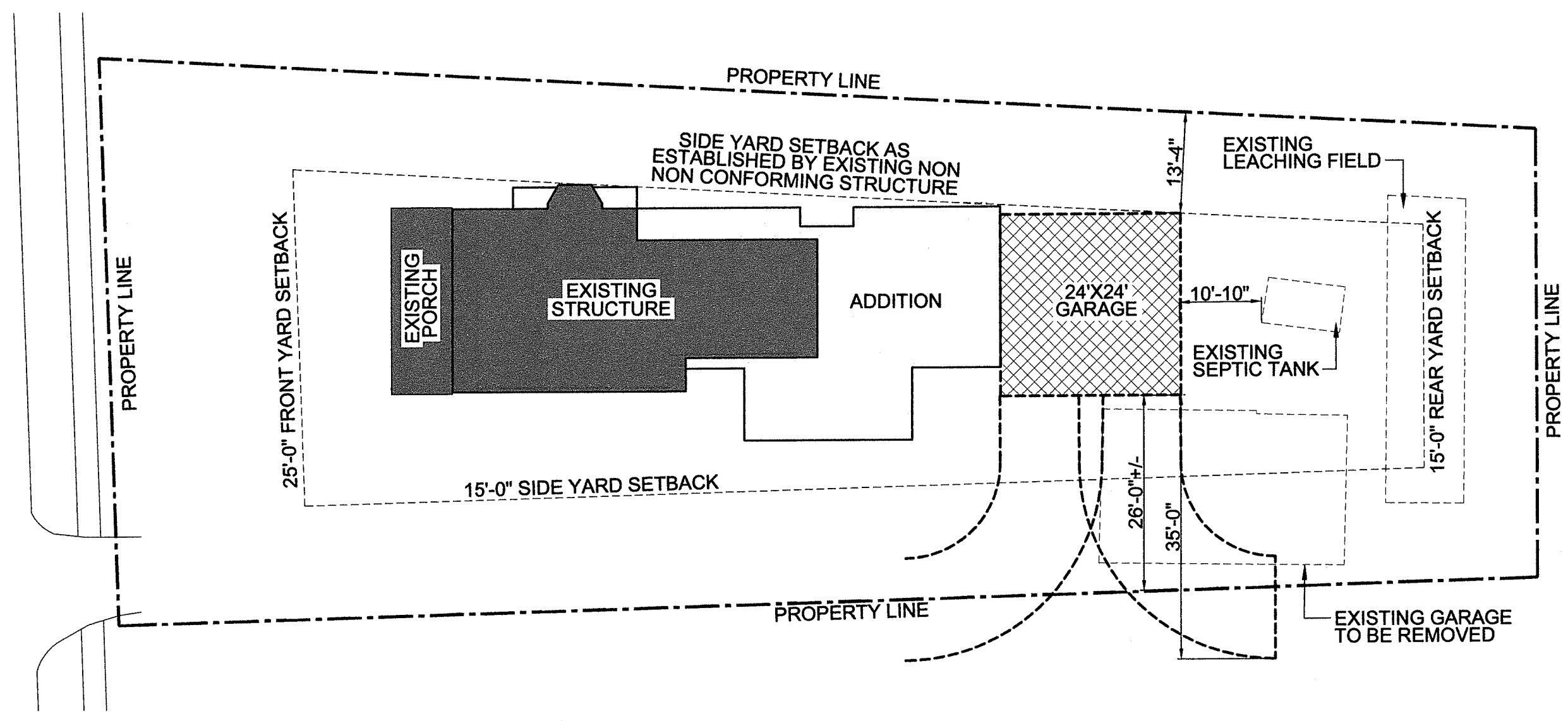
I also reviewed the property and Jonathan Aprea's plans submitted to the Board, which depict the substandard lateral width of the Maddens' property that narrows from 75' at the frontage to 59' at the rear of the property. This condition of the property does not allow for the siting of a side-entry garage with properly designed access and egress, as insufficient distance exists between the garage door opening and northerly lot line. Therefore, it is my professional opinion that siting a side-entry garage is not feasible at the property.

Thank you for your attention to this matter.

Sincerely,

Gregory J. Morse, P.E.  
Morse Engineering Co., Inc.





Residential Design  
5 Ringbolt Road  
Hingham, MA

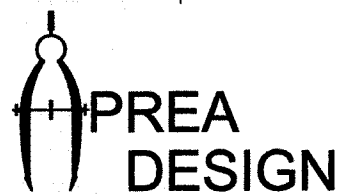
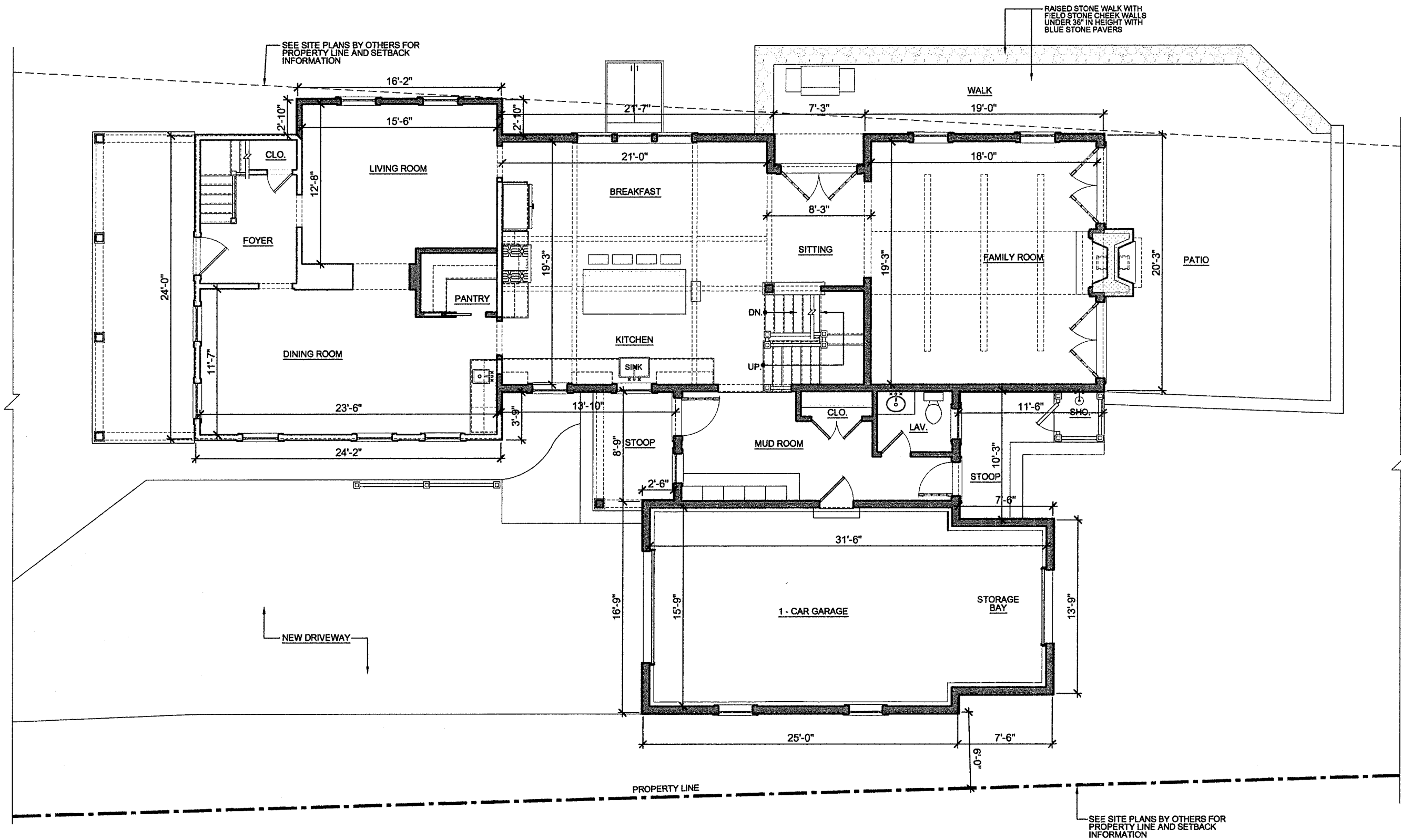
Email: [apreadesign@yahoo.com](mailto:apreadesign@yahoo.com)  
Office: 781 - 875 - 3292  
Cell: 617 - 347 - 6481

AS-1 - Side Access Egress Study

SCALE 1/16" = 1'-0"

11 Union Street  
Hingham, MA  
Madden Residence

1/14/20



A-1 - Proposed First Floor Plan

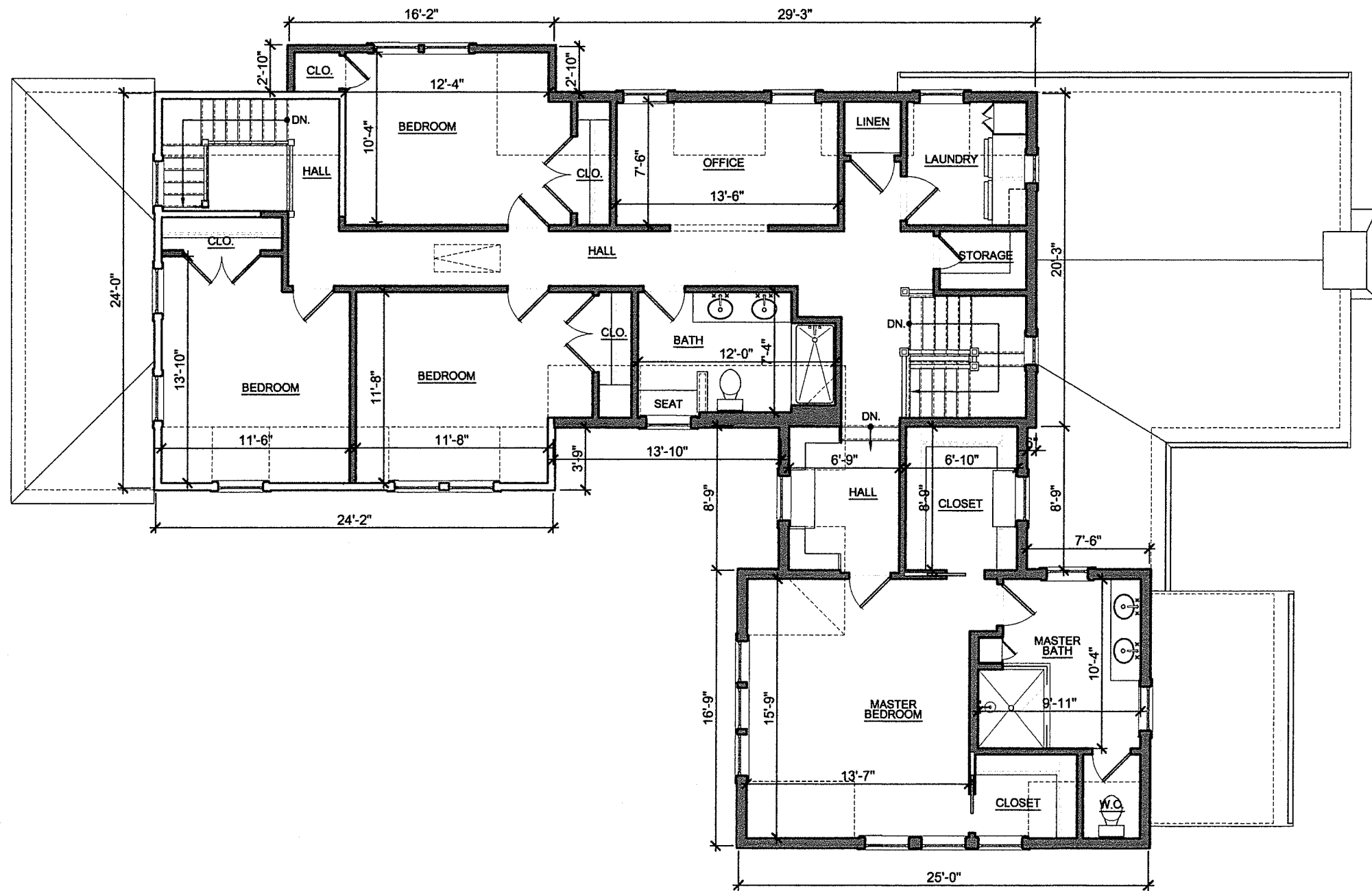
SCALE 1/8" = 1'-0"

11 Union Street  
Hingham, MA  
Madden Residence

Revised - 3/9/20

Residential Design  
5 Ringbolt Road  
Hingham, MA

Email: [apreadesign@yahoo.com](mailto:apreadesign@yahoo.com)  
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A-2 - Proposed Second Floor Plan

SCALE 1/8" = 1'-0"

11 Union Street  
Hingham, MA  
Madden Residence

Revised - 3/9/20



A-3 - Proposed West and North Exterior Elevations

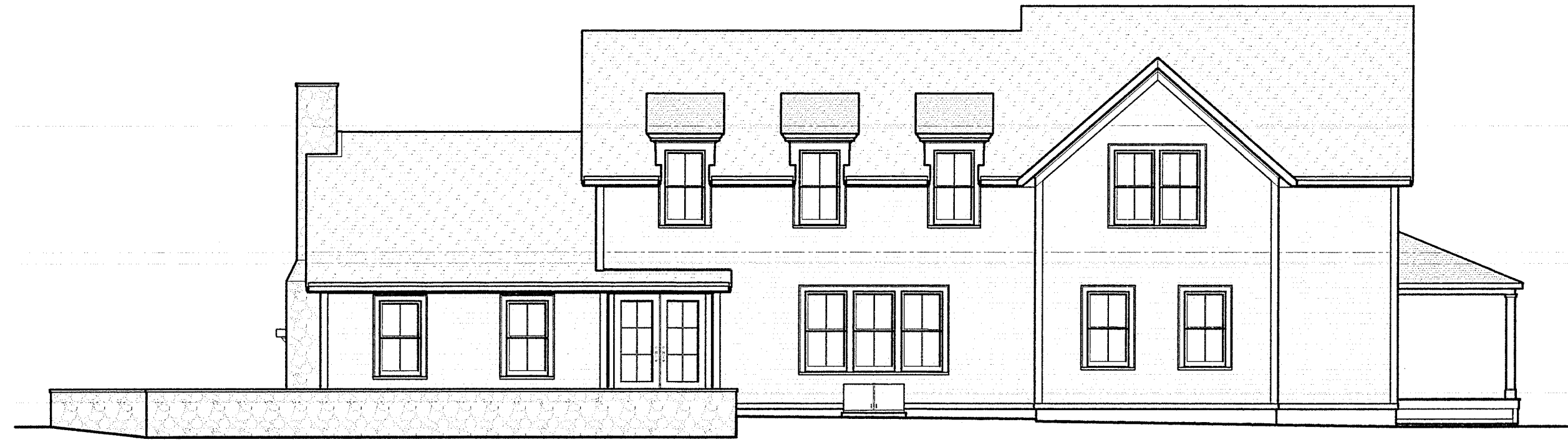
SCALE 1/8" = 1'-0"

11 Union Street  
Hingham, MA  
Madden Residence

Revised - 1/14/20

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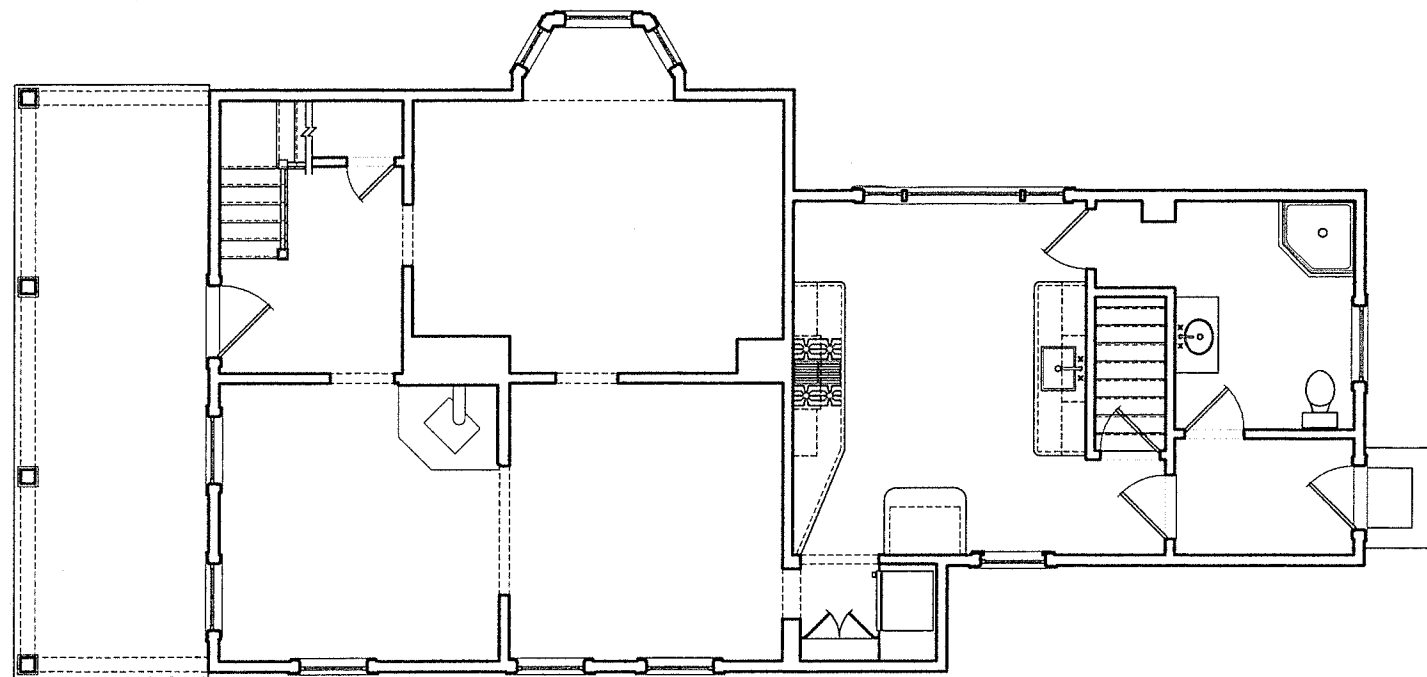
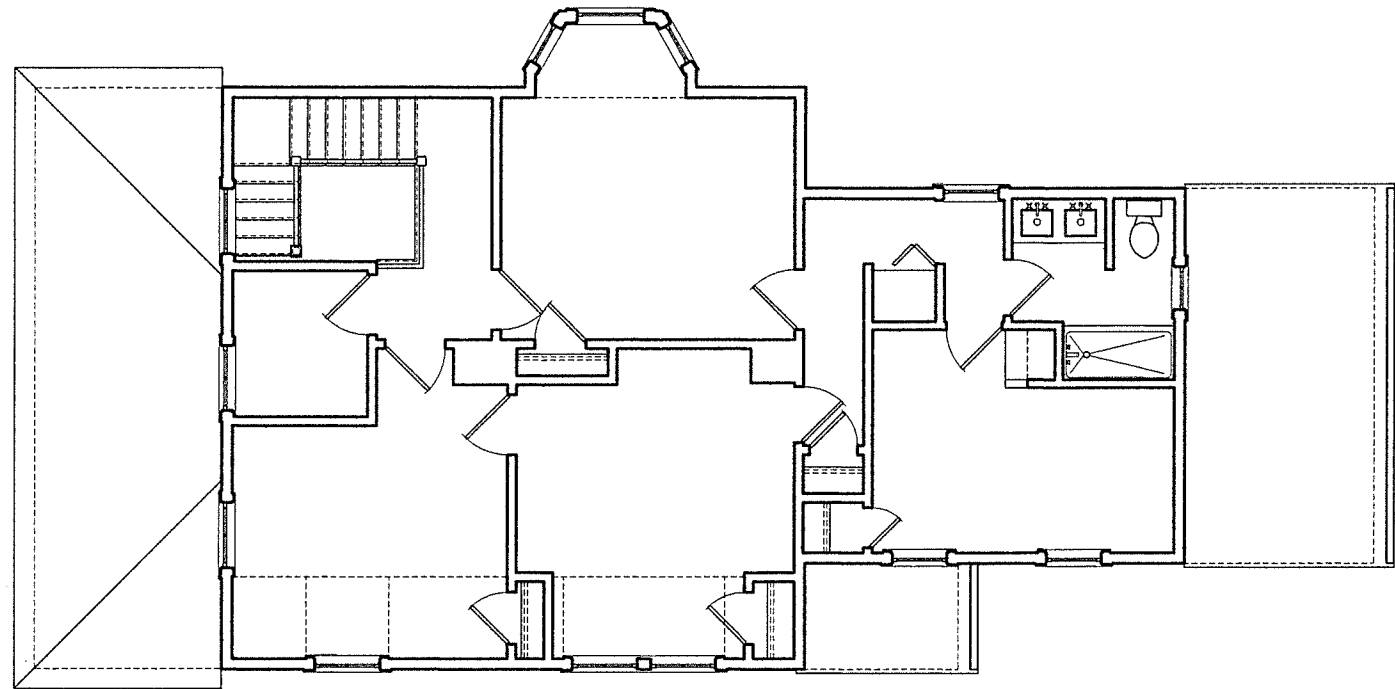
A-4 - Proposed East and South Exterior Elevations

SCALE 1/8" = 1'-0"

11 Union Street  
Hingham, MA  
Madden Residence

Revised - 1/14/20

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### E-1 - Existing First and Second Floor Plans

SCALE 1/8" = 1'-0"

11 Union Street  
Hingham, MA  
Madden Residence

Revised - 1/14/20





E-2 - Existing Exterior Elevations

SCALE 1/8" = 1'-0"

11 Union Street  
Hingham, MA  
Madden Residence

Revised - 1/14/20

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Hingham, MA

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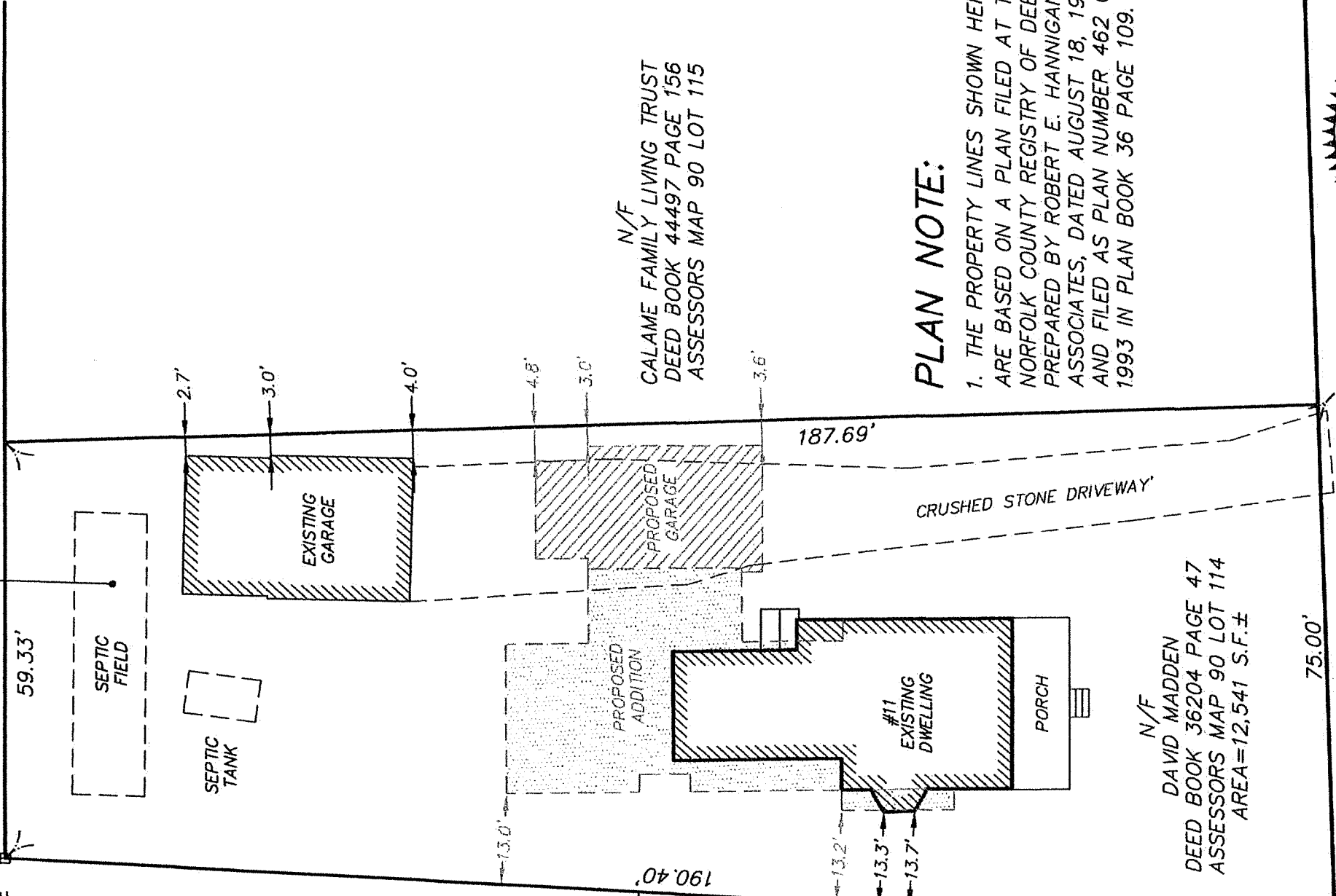
DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE A	
SECTION VII, TABLE II	REQUIRED
AREA	20,000 S.F.
FRONTAGE	125 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	15 FEET

N/F  
 VERN LARKIN  
 DEED BOOK 33019 PAGE 53  
 ASSESSORS MAP 90 LOT 118

\* SEPTIC SYSTEM LOCATIONS BASED ON  
 AN ASSUILT PLAN ON FILE AT THE TOWN  
 OF HINGHAM BOARD OF HEALTH

STONE BOUND  
 WITH DRILL HOLE  
 (FOUND)

N/F  
 TOWN OF HINGHAM HIGH SCHOOL  
 DEED BOOK 2185 PAGE 396  
 ASSESSORS MAP 90 LOT 112



N/F  
 CALAME FAMILY LIVING TRUST  
 DEED BOOK 44497 PAGE 156  
 ASSESSORS MAP 90 LOT 115

**PLAN NOTE:**

1. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A PLAN FILED AT THE NORFOLK COUNTY REGISTRY OF DEEDS PREPARED BY ROBERT E. HANNIGAN ASSOCIATES, DATED AUGUST 18, 1993 AND FILED AS PLAN NUMBER 462 OF 1993 IN PLAN BOOK 36 PAGE 109.

N/F  
 DAVID MADDEN  
 DEED BOOK 36204 PAGE 47  
 ASSESSORS MAP 90 LOT 114  
 AREA=12,541 S.F.±

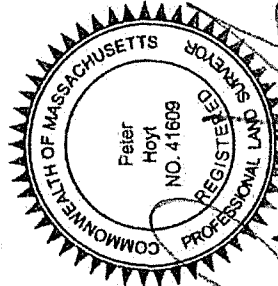
N/F  
 LAWRENCE & ANN ANDERSON-BERLEY  
 DEED BOOK 11357 PAGE 68  
 ASSESSORS MAP 90 LOT 113

HINGHAM HIGHWAY  
 BOUND WITH DRILL  
 HOLE (FOUND)

GRAPHIC SCALE



**UNION STREET**



*David Madden*  
 11/7/19

Sheet Title

**PLOT PLAN OF LAND**

**HOYT LAND SURVEYING**

1287 WASHINGTON STREET  
 WEYMOUTH, MASSACHUSETTS 02189  
 TEL: 781-662-9102

Project Name

11 UNION STREET  
 HINGHAM, MASSACHUSETTS  
 PLYMOUTH COUNTY

Prepared for

DAVID MADDEN

Scale

1"=20'

Date

NOVEMBER 7, 2019

Fig. No.

1