

May 8, 2023

The Hingham Planning Board  
Town Hall  
210 Central Street  
Hingham, MA 02043-0239

Dear Members of the Hingham Planning Board:

Thank you all for your tireless work on behalf of our town. We live on Bishops Lane and have received notice that our neighbors, Steve and Caroline Young (16 Bishops Lane) have submitted a proposal through the Young Family Trust to subdivide their property into four lots, including their current residence.

Bishops Lane is a private way, characterized as such on J. Dirk's May 1, 2023 peer review and so labeled on the Bishops Lane street sign. With Bishops Lane already in service to three lots — #2, #6, and #16 — we believe that the Youngs' plan is at odds with the Planning Board Rules and Regulations as regards any development on a private way in Hingham.

Planning Board Rules and Regulations, Section 4 – B.1.e.

**Private Local Street** A street, no more than 300' in length measured from the right of way of the nearest through street to the end of the proposed right of way, ending in a turnaround, to be in accordance with the International Fire Code (IFC), as shown in Appendix D which intersects no other streets except at its origin, **which may never serve more than 3 lots**, which in the opinion of the Board is of such topography that its layout and design in accordance with the Minimum Design Standards for private local roadway creates no risk to the public safety or convenience, and which the developer agrees will never be lengthened. All lots, including existing developed lots that are part of the locus parcel are required to access the new roadway. The requirements of this section shall be guaranteed by a covenant running with the land of the subdivision and each lot thereof. **The road is to remain private in perpetuity.** The Board will not entertain any request for waiver of the length limitation for such a street.

We also have serious concerns about the impact that this project would have on our neighborhood, both during construction and once three additional homes are complete. Please come and see this quiet lane, with its charming historic entry wall and posts, its well-kept yards that have abutted the existing narrow lane for generations, and its safe atmosphere that lends to children running from property to property without fear of steady traffic or construction vehicles. We think you'll agree that the Youngs' project is not right for Hingham and we respectfully request that any variances or waivers required for the subdivision to move forward be rejected.

Thank you for your consideration. We will see you at the May 15 Zoom hearing.

Best regards,  
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