

Young Realty Trust Response to Nicole Makela Concern Letter dated 7/31/23

Bishops Lane - Hingham, MA - August 14, 2023

After reading Ms. Makela's (248 South Street) concerns to the Planning Board, I would like to offer the Board initial perspectives that may shine additional light on those items. Importantly, I'd like to note, that I met with Ms. Makela and her husband prior to applying, in an attempt to address their concerns regarding the development. My understanding of Ms. Makela's concerns were thoroughly considered and have been incorporated into the definitive design & engineering where possible.

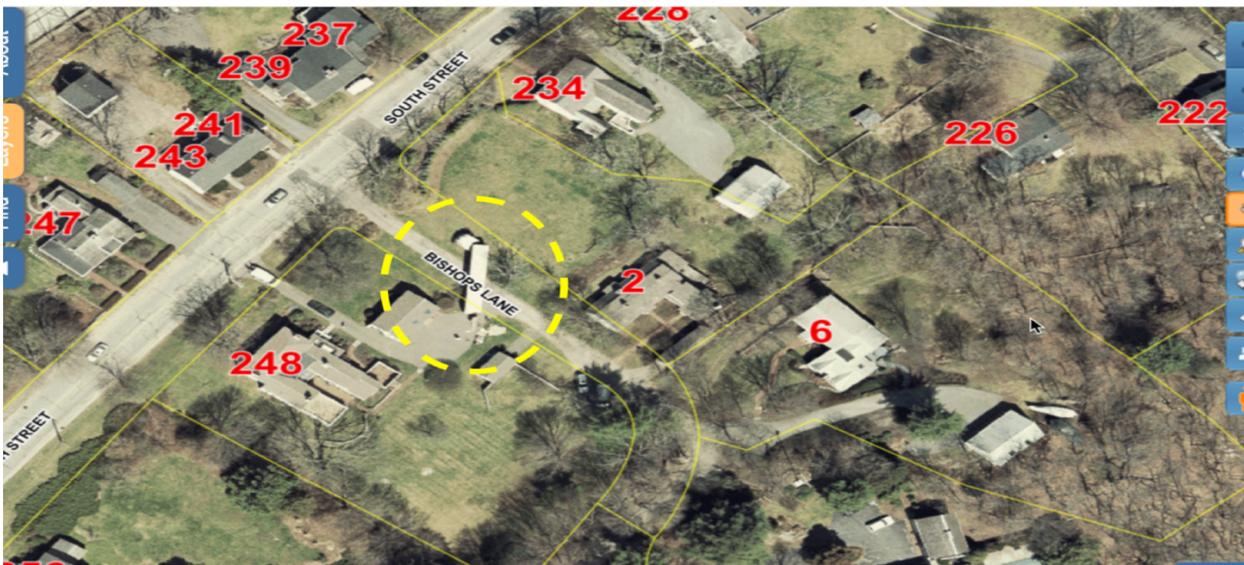
Ms. Makela makes two statements in bold set forth below:

"As the proposed subdivision and roadway changes provide no benefit beyond economic gain to a single landowner, why would the health and safety of our community be sacrificed to specifically accommodate it?"

"This proposed development compromises the safety, quality of life, historic context and fundamental rights of the surround community".

One of the main reasons this project is being proposed is to improve the health and safety of our community; not sacrifice it.

- We too have young children (three of them). They can not walk or ride their bikes on Bishops Lane safely.
- A Hingham Fire Department ladder truck can not reach our home in the event of an emergency. See Hingham Fire Department review letter dated July 17, 2023
- The current distance to the nearest fire hydrant is 590 feet. That distance will be reduced to 119 feet with the addition of two new hydrants. See Hingham Fire Department review letter dated July 17, 2023
- If an ambulance is leaving our property in an emergency, and another emergency vehicle is arriving at the same time, they can not pass. That results in either an ambulance backing UP Bishops Lane or a fire truck backing onto South Street.
- The proposed Bishops Lane revisions will include a much-needed turn around at the end of the proposed Bishops Lane allowing HFD's aerial ladder truck to turn around and exit the property efficiently and safely. See Emergency Vehicle Turning Sketch dated July 28, 2023
- A two-way traffic system is a fundamental necessity for both existing and future homeowners. See aerial photo from the Town's website showing 248 South Street on moving day, and imagine a simultaneous emergent event at any other Bishops Lane residence; not just the applicant.



- South Street is currently a two-way street that moves relatively quickly compared to Bishops Lane. When a resident of 2, 6, or 16 Bishops Lane, is attempting to leave Bishops Lane and turn onto South Street, there is a potential for danger if another vehicle is attempting to enter simultaneously as the South Street vehicle has nowhere to turn onto and therefore needs to make a sudden stop for the Bishops vehicle to exit. This causes cueing on South Street.

As proposed, the above safety concerns will either be eliminated or substantially mitigated with the current design.

Not mentioned in Ms. Makela's review is that 248 South Street has over 160 feet of existing Frontage on South Street including vehicular access to South Street via the driveway with original curb cut.

Improvements to the portion of Bishops Lane abutting 248 South Street (and 2 Bishops Lane), will occur within the existing 40 foot right of way originating from 1925 & revised in 1944.

The applicant reserves the right to provide further responses to Ms. Makela's once they've had the opportunity to further digest.