

# ***PGB ENGINEERING, LLC***

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September 6, 2023

Hingham Planning Board  
210 Central Street  
Hingham, MA 02043

Subject: **16 Bishops Lane, Definitive Subdivision Plan**

Dear Planning Board Members:

This is to advise that we have reviewed the following documents pertaining to the proposed definitive subdivision at the subject site:

- Definitive Subdivision Plan (15 sheets), revised September 1, 2023, prepared by Merrill Engineers and Land Surveyors (Merrill)
- Stormwater Management Report, revised September 1, 2023, prepared by Merrill
- Waiver Request letter, dated September 5, 2023, prepared by Merrill
- Response to comments letter, dated September 1, 2023, prepared by Merrill

The documents have been prepared to address comments contained in our May 10 and August 8, 2023 letters to the Board as well as Traffic peer review comments and comments from Town departments. Since many of the comments in our May 10 letter had been addressed at the time of writing out August 8, 2023 letter, we are only listing below our original comments that had not been fully addressed in plain text, followed by the current status of each in **bold text**.

## **Comments**

### **Compliance with the Planning Board Rules and Regulations**

1. R&R §3.C.2(1) requires all existing trees over one foot in diameter to be shown on the plans. **Addressed – Sheet C5.2 is a Landscape Plan that shows all required trees.**
2. R&R Table 1 requires a minimum centerline radius of 200 feet. The centerline radius on the extended portion of Bishops Lane will comply with this requirement but the existing portion of Bishops Lane has a centerline radius of less than 100 feet. We note that the transition from the existing right-of-way to the proposed right-of-way is offset in order to comply with the 200-foot centerline radius on the proposed roadway extension. **The roadway centerline radius has been increased to allow for a 20-mph speed limit, as suggested by Mr. Dirk in his August 23, 2023 letter. The Applicant is requesting a waiver to allow for the reduced centerline radius of 127 feet.**

3. As noted above, the existing portion of Bishops Lane has a right-of-way width of forty feet where forty-six feet is required (Table 1). We believe a waiver would be required. **The Applicant is requesting a waiver to allow for the existing forty-foot-wide right-of-way.**
6. R&R §4.L(6) requires documentation that there will be a minimum of 1,000 gallons of water per minute at the proposed fire hydrant(s). Documentation should be provided to verify this. **In the response, Merrill states that “the applicant will coordinate with Weir River Water to confirm hydrant flow requirements” and they have asked that this be a condition of approval.**
10. R&R §5.C4(1) requires granite Hingham Highway bounds to be set at all street intersections and at all points of change in direction or curvature of streets. This is specified and bounds shown where required along the extended roadway on Sheet C3.1. However, no bounds are shown along the existing portion of Bishops Lane. A bound/monument detail should be shown on the plans. **Addressed – a granite bound detail is shown on Sheet C7.4.**

#### Stormwater, Erosion Control & Utilities

9. The location(s) of stabilized construction entrances should be shown on the plans. A separate erosion and sedimentation control plan would be helpful. **Addressed – an Erosion & Sedimentation Control Plan has been added to the plan set (Sheet C5.3).**

#### Roadway & General

1. As noted above, the road is proposed to be private with all maintenance responsibilities to be borne by the homeowners. Should the Board approve the project, we recommend this be a condition of approval. **Recommend condition.**
4. The plans should show the Tree Yard as required by ZBL §I-I.5.h, along with a tree protection plan and an inventory of trees including the number, sizes and types of protected trees that will be removed as part of the project as well as the number, sizes and types of replacement trees, to confirm compliance with ZBL §I-I.6.d(ii). **We understand that the Tree Yard requirements are only applicable to site plan review for the individual lots.**

In addition to the two waivers noted above, the Applicant is requesting a third waiver from the following:

- R&R §5.B4(1) which requires street trees to be planted at fifty foot spacing. The Applicant is requesting that street trees be allowed in areas where feasible. However, they are proposing to plant the required number of street trees.

Please give us a call should you have any questions.



Very truly yours,

PGB Engineering, LLC

By:

A handwritten signature in black ink that reads "Patrick G. Brennan".

Patrick G. Brennan, P.E.

PGB