

September 4th , 2025

Michael Silveira
Senior Planner
Hingham Planning Board
210 Central Street
Hingham, MA 02043

**RE: Response to Review Comments
Proposed Single Family Home
1192 Main Street
Hingham, MA 02043**

Dear Mr. Silveira:

The purpose of this correspondence is to respond to outstanding review comments from Michael Silveira, Senior Planner and review comments from Patrick Brennan, P.E. of PGB Engineers regarding the above referenced project.

The following responses in bold related to the proposed single family home is offered for your review and consideration:

Comments by Senior Planner Michael Silveira, dated 7/28/25

1. Please provide additional information about what the former structure on the property was.
Response: The former structure on the property was Deering Nursing Home. The building was torn down in 2014, but paved parking areas and cesspools still exist on the site.
2. Please identify the preparer on the architectural plans.
Response: Revised architectural plans identifying the preparer shall be submitted under separate cover.
3. Please provide a firetruck turnaround diagram as the driveway length exceeds 150'.
Response: A firetruck turnaround diagram is now provided. Grass pavers are included adjacent to the paved driveway to extend the turnaround for emergency vehicles.
4. Please provide a legend on the landscape plan.
Response: A legend and full planting list is now provided on the landscape plan.
5. The applicant should consider trying to save the healthy 42" tree proposed for removal.
Response: The 42" tree will be saved, and 6" tree previously proposed for removal will be saved as well. The only tree proposed for removal now is a



HANOVER OFFICE:
427 Columbia Road
Hanover, MA 02339
781-826-9200

PLYMOUTH OFFICE:
40 Court Street, Ste 2A
Plymouth, MA 02360
508-746-6060

MARINE DIVISION:
26 Union Street
Plymouth, MA 02360
508-746-6060

FALMOUTH OFFICE:
448 N. Falmouth Highway Unit A
North Falmouth, MA 02556
508-563-2183

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56" mostly dead tree that is in close proximity to the proposed dwelling footprint.

6. Please either remove the grading shown within the Critical Root Zones of the Protected Trees in the northeasterly corner of the lot or request a waiver.

Response: All grading has been moved outside of the Critical Root Zones of these protected trees.

7. The Applicant should provide additional information as to how the proposed dwelling fits in with the character and scale of the homes listed in the neighborhood analysis.

Response: The proposed dwelling will be situated on a conforming lot and will make full use of the space like other dwellings in the vicinity do. While the LA/Lot Area ratio of the proposed dwelling will be higher than the average of homes in the vicinity, there are homes in the vicinity that are further above average. Therefore we believe that the proposed dwelling will not be a departure from the character and scale of nearby homes.

8. The Site Plan screenshot on sheet 1 of the architectural plans appears to have an inverse building footprint from what is shown on the site plan. Please confirm accurate layout.

Response: Revised architectural plans showing the correct building footprint location on sheet 1 shall be submitted under separate cover.

9. The Conservation office asked that you reach out to their office, as this will require a filing with them as well.

Response: An application was filed with the Conservation office on September 4th, 2025.

10. Please provide a signed application with a signature of the record owner. The Applicant does not appear to be the record owner based upon on April 2025 deed.

Response: An updated application form containing a signature from the new property owner is provided within this response.

Comments by Patrick Brennan P.E., PGB Engineering, dated 8/20/25

1. The Site Plan and the Septic Design Plan both indicate that a four-bedroom dwelling is proposed. However, five bedrooms are shown on the architectural drawings, one on the first floor and four on the second floor. Hingham Board of Health Regulations will only allow four bedrooms on a lot of this size (12,500 s.f. of land area is required for each bedroom).

Response: We count a total of 9 total rooms in the dwelling (see attached sketch), therefore the number of rooms would be counted instead of the bedrooms per Title V and the Town of Hingham Bedroom Guidelines. The

number of rooms gets divided by 2 and then rounded down, therefore this proposed dwelling would be considered a 4 bedroom. The living room has a large opening leading into a hallway which then leads into the kitchen / family room, therefore this would all be counted as one room.

2. The layout of the dwelling in plan on Architectural Sheet A-0 is in the wrong location and it is mirrored from the layout shown in the other architectural drawings, the Site Plan and the rendering on A-0.

Response: This has been corrected with the latest architectural drawings (to be submitted under separate cover).

3. The bottom of stone elevation on the detail for Subsurface Infiltration System #2 on Sheet 2 of the Site Plan should be 133.0.

Response: The bottom of stone elevation on the detail for Subsurface Infiltration System #2 has been updated to 133.0.

4. The subsurface infiltration system details should show the inspection ports on top of the chambers and not off to the sides of them. The locations of the proposed inspection ports should be shown in plan, and we recommend that the inspection ports be located on the chambers with the inlet pipes.

Response: Both subsurface infiltration system details have been updated to show the inspection ports on top of the chambers. These inspections ports are now also shown in plan view and have been relocated to be above the chambers adjacent to inlet pipes.

5. As noted above, the site is located within Zone II of a public well. This should be noted in the Standard 6 - Critical Areas section of the Stormwater Report.

Response: This has been corrected, and the revised sheet is attached in this response.

We appreciate these comments and look forward to presenting these revised plans at the September 15th planning board meeting.

Sincerely,

Merrill Engineers and Land Surveyors



Brendan P. Sullivan, P.E., P.L.S

Project Engineer

Enclosures

cc: A. Cela

File 22-746.1