

PGB ENGINEERING, LLC

CIVIL ENGINEERING DESIGN & CONSULTING

49 TUPELO ROAD
MARSHFIELD, MA 02050-1739

Tel.: 781-834-8987
PGBEngineeringLLC@gmail.com

September 9, 2025

Hingham Planning Board
210 Central Street
Hingham, MA 02043

Subject: **1192 Main Street, Site Plan**

Dear Planning Board Members:

This is to advise that we have reviewed the following documents associated with the proposed dwelling at the subject site:

- Site Plan (4 sheets), revised September 4, 2025, prepared by Merrill Engineers and Land Surveyors (Merrill)
- Architectural drawings (7 sheets), dated September 30, 2024¹, prepared by Alfonso R. Sira, Registered Architect
- Response to comments letter, with attachments, dated September 4, 2025, prepared by Merrill

The documents have been prepared to address comments contained in our August 20, 2025 letter to the Board as well as comments from Mr. Silveira. Below are the comments from our August 20th letter in plain text, followed by the current status of each in **bold text**.

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). **In the response, Merrill included architectural drawings A-2 and A-3 showing a room count, and they explain that the living room, kitchen and family room would be counted as one room. This results in four rooms on the first floor and five rooms on the second floor for a total of nine rooms. They also explain that when there are more than eight rooms, Title 5 and the Hingham Board of Health Regulations both use the total number of rooms divided by two and rounded down for the bedroom count, resulting in four bedrooms. We understand the explanation, but we believe that the living room is a separate room from the kitchen and family room. However, this is under the purview of the Board of Health, and we defer to that Board for the determination of bedroom count.**
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. **Addressed – the location and layout of the dwelling on Sheet A-0 have been corrected.**

¹ The drawings are dated September 30, 2024 but they have been revised since the original submittal.

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. **Addressed – the bottom of stone elevation has been corrected.**
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. **Addressed – the inspection ports are shown on the chambers on the details and over the chambers with inlet pipes in plan.**
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. **Addressed – Merrill included the revised page from the Stormwater Report noting that the site is within Zone II.**

Please give us a call should you have any questions.

Very truly yours,

PGB Engineering, LLC

By:



Patrick G. Brennan, P.E.



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