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December 3, 2025

Via Hand-Delivery

Tracy Shriver, Chair
Hingham Planning Board
210 Central Street
Hingham, MA 02043

Elizabeth Eldredge, M.D., Chair
Hingham Board of Health
210 Central Street
Hingham, MA 02043

Re: Preliminary Subdivision Plan

Dear Chair Shriver, Chair Eldridge and Members:

This office represents 177 Old Derby Development, LLC (“Bristol”) with respect to land located off of Old Derby Street and Whiting Street (Route 53), in Hingham. On behalf of Bristol, we submit for discussion and consideration by both the Planning Board and Board of Health a Preliminary Subdivision Plan for the proposed subdivision of 104± acres of the above-referenced land. Accordingly, enclosed for filing please find the following materials:

1. Form B Application for Approval of Preliminary Plan;
2. Preliminary Subdivision Plan, prepared by Crocker Design Group, LLC;
3. Supplemental Narrative to Preliminary Plan Application; and
4. Filing fee in the amount of \$500.

Electronic copies of the above-referenced materials will be separately submitted to the Boards.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Jeffery A. Tocchio', written over the word 'Sincerely,'.

Jeffery A. Tocchio

Cc: Carol Falvey, Town Clerk

FORM B

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

Hingham, MA, December 3, 2025

To the Hingham Planning Board:

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Hingham for consideration as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Hingham.

1. Name of Subdivider: 177 Old Derby Street, LLC (See Attachment A for identification of owners)

Address: 190 Old Derby Street, Suite 311, Hingham, MA Telephone#: 781-740-8660

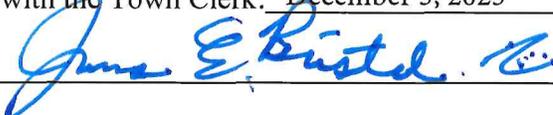
2. Name of Engineer or Surveyor: Crocker Design Group, LLC

Address: 2 Sharp Street, Unit B, Hingham, MA 02043 Telephone#: 781-919-0808

3. Deed of Property recorded in * Registry of Deed Book * Page *
* See Attachment A (county)

4. Location and Description of Property: 104± acres of land located between Old Derby Street and Whiting Street (Route 53). See Supplemental Narrative provided herewith.

5. Date of Filing of this Application with the Town Clerk: December 3, 2025

Signature of record owner(s): 

Print name of record owner(s): James E. Bristol, III, as authorized representative of owners*
(*177 Old Derby Development, LLC, Bristol Bros. Development Corp., PQI, LLC, Old Derby Nominee Trust, and R.T. Bates Co., Inc.)

Address: 190 Old Derby Street, Suite 311, Hingham, Telephone#: 781-740-8660
MA 02043

Note: File one completed form with the Planning Board and one copy with the Town Clerk.

Attachment A

- Map 194, Lot 10 (177 Old Derby Street): Title to said is to 177 Old Derby Development, LLC, by Deeds recorded with the Plymouth County Registry of Deeds in Book 58447, Page 116, Book 58447, Page 134, Book 58447, Page 142, Book 58447, Page 150, Book 58447, Page 160, Book 58447, Page 162, Book 58454, Page 92, Book 58500, Page 274, and Book 58543, Page 139.
- Map 176, Lot 3 (0 Whiting Street): Title to said parcel is to Bristol Bros. Development Corp., by Deed registered with the Plymouth County Registry of Deeds in Certificate No. 123952.
- Map 176, Lot 4 (410 Whiting Street): Title to said parcel is to PQI, LLC, by Deed registered with the Plymouth County Registry of Deeds in Certificate No. 129676.
- Map 176, Lot 8 (392 Whiting Street): Title to said parcel is to Old Derby Nominee Trust, by Deed registered with the Plymouth County Registry of Deeds in Certificate No. 120254.
- Map 186, Lot 5 (0 Whiting Street): Title to said parcel is to R.T. Bates Co., Inc., by Deed recorded with the Plymouth County Registry of Deeds in Book 17519, Page 236.
- Map 187, Lot 12 (306 Whiting Street): Title to said parcel is to Old Derby Nominee Trust, by Deed recorded with the Plymouth County Registry of Deeds in Book 44197, Page 210.

PRELIMINARY SUBDIVISION PLAN – OLD DERBY STREET EXTENSION – CONNECTOR
SUPPLEMENTAL NARRATIVE

The Applicant, 177 Old Derby Development, LLC (together with related entities, “Bristol”), submits for discussion and consideration by both the Planning Board and Board of Health a Preliminary Subdivision Plan for the proposed subdivision of 104± acres of land located off of Old Derby Street and Whiting Street (Route 53), in Hingham.

As background, Bristol and its associated related entities have controlled most or all of the subject land for decades and has been considering various uses while a fractional title issue to a parcel awaited resolution. Bristol has engaged in selective development along the outer areas of the land owned (or previously owned) by Bristol (e.g., Herb Chambers Lexus, The Range / Weathervane Golf Academy).

In order to activate and access the remaining land, the accompanying Preliminary Subdivision Plan proposes (i) an extension of Old Derby Street towards the Town line, and (ii) the layout of a new connector roadway, proposed to be named “Old Derby Connector”, that connects Old Derby Street (Extension) and Whiting Street (Route 53). Specifically, Old Derby Street is proposed to be extended 1,250± linear feet from the terminus of the existing right-of-way in a northwesterly direction (and parallel to Route 3), with a limited portion of the proposed Old Derby Street (Extension), a cul-de-sac bulb, proposed to be located within the Town of Weymouth.¹ The Applicant proposes to layout 3,600± linear feet of street that connects the Old Derby Street (Extension) and Whiting Street (Route 53).² In association with the roadway extension and creation, the Applicant proposes to upgrade 1,600± linear feet of the existing Old Derby Street right-of-way.

The Preliminary Subdivision Plan proposes the creation of nine (9) subdivision lots and approximately 4,700± linear feet of subdivision roadway (in Hingham). The road layouts propose to utilize a Major Street right-of-way width (70’) and a Secondary Street width of traveled way (28’), which allows for optimal roadway geometry to minimize buffer zone impacts. A sidewalk (5’) is proposed on one side of the roadway. The proposed roadway design features both reduced stormwater runoff and travel speeds. The Applicant will be seeking waivers to allow for design to Secondary Street standards for (i) width of travel way, (ii) sidewalks, (iii) minimum centerline radii, and (iv) minimum length of tangent between reverse curves, as well as a waiver from the required distance between roadways on opposite sides of the street for the distance between the intersection of the proposed subdivision road at Whiting Street (Route 53) and Old Quarry Road. Drainage lots are shown on the Preliminary Plan based on preliminary test pits.

The anticipated development project will be designed to incorporate at least one private wastewater treatment plan, with an estimated overall design flow of approximately 300,000

¹ The length of the proposed roadway in Weymouth is 165± linear feet, and the total amount of land area in Weymouth subject to the proposed Preliminary Plan is 1± acre (inclusive of the roadway layout). The Applicant is in the process of making a Preliminary Plan filing with the Town of Weymouth Planning Board.

² The distance of the intersection of the connector road to proposed cul-de-sac at the end of the Old Derby Street (Extension) is less than 800 linear feet, as it is 784 linear feet measured from the nearest point of the connector road to the furthestmost limit of the right-of-way of the turnaround.

gallons per day.³ The Applicant is in the process of completing a traffic impact analysis, which will be completed prior to the filing of a Definitive Subdivision Plan. Moreover, the Applicant anticipates making filings with both MassDOT (for the proposed connection at Whiting Street (Route 53)) and under the Massachusetts Environmental Policy Act (MEPA).

The land proposed to be subdivided is currently zoned as Office Park and located within the South Hingham Development Overlay District. The Applicant recognizes that the Town is considering zoning updates that are likely to affect the properties in a constructive way; however, the Applicant does not anticipate that a zoning amendment would materially affect key components including the roadway layout or associated drainage infrastructure. We also note that the anticipated uses for the subdivided properties align with both the Town's Master Plan and Economic Development Strategic Plan for South Hingham, and are anticipated to include mixed-use opportunities, including indoor health/fitness, food and beverage, retail, hotel, recreation/entertainment, senior living and multifamily residential.

³ Potential sewer crossings are anticipated to be perpendicular crossing(s) with steel sleeves for sewer pipes, with a reserved 20'-wide utility easement(s).