

To: Emily Wentworth
Community Planning director
Town of Hingham Planning

Date: February 2, 2026

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

Re: 18 Elm Street (formally known as Lot 2, Elm street), Hingham, MA
Modification Request – Response to Comments and Stormwater Revisions



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

PLYMOUTH OFFICE:
362 Court Street
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

Thank you for your comments pertaining to the Modification Request for the Major Site Plan Review application for the above referenced project, received via email on January 22, 2026. The comments are listed below in *italics*, followed by our response, in **bold**. The stormwater design for the sport court has also been revised as described below, and a revised application is provided. A revised Site Plan Set dated January 29, 2026 is also provided.

Disturbance: The originally approved plans for 18 Elm Street, dated June 5, 2025, included a table that calculated 24,000 SF of disturbance overall, 6,500 of which was in areas with a slope greater than 10%. The revised plan does not provide a similar table. The impervious calculations are helpful to understand impact on stormwater, but site plan review is more generally tied to land disturbance. Could you please update the disturbed area (includes regarded and cleared areas and construction access) and indicate the limits of the area?

The updated total disturbance area is approximately 34,000 sf, and the updated disturbance area on slopes greater than 10% is approximately 11,500 sf. The attached Site Plan has been revised to show the total disturbance areas.

Lighting: You provided three different photometric plans and lighting specifications. Could you please provide a narrative that explains where the no shield/front shield/rear shield applications? Please note that all Section I-I.6.j.(i) requires fixtures to be shielded. Additionally, each appears to have areas where light will spill over the side property lines well in excess of the 0.25 candle foot maximum allowed under Section I-I.6.j.(ii). Please clarify whether waivers are requested. If so, the photometric plan should be overlaid on a site plan so the Board can assess the magnitude of the light trespass. Related to lighting, the site plan also does not show the electric service.

An updated specification package for the proposed lighting is provided that meets requirements (Attachment 1). The candle foot area diagram included in this package shows the distance to the side property lines (18' and 35'), and the candle foot max is less than 0.25 at these distances. The approximate location of the electric service that serves the sport court lighting has been added to the revised Site Plan.

Landscaping and Tree Protection: The revised plan does not show the 10' Tree Yard. It appears that one additional 6" tree is proposed for removal and others may have already been removed. Please confirm whether or not any Protected Trees have been removed. Details on the retaining wall (existing and proposed) would also be helpful to see.

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The attached Site Plan shows the tree yard extended around the sport court. Ms. Laura Weibley, owner of 107 Main Street, reports that as part of the sport court installation, three trees with a diameter of 6” or greater were removed, as well as other small trees and shrubs. An invoice for this work is provided in Attachment 2. The locations of the trees removed were not individually surveyed prior to removal, but Ms. Weibley reports that they were all located inside the existing stockade fence that runs along the west side of the sport court, and she estimates that they were located at least 15’ from the west side property line. Ms. Weibley reports that she recently planted the following replacement trees and shrubs as part of the sports court project to provide additional screening:

Quantity	Size	Species
3	4.5"	Plantus Acerifoia
1	8-10'	Juniperus Brodie Juniperus Emerald
1	8-10'	Sentinel
2	8-10'	Juniperus Cupressifolia
2	20-30'	Acer Autumn Blaze
5	8-10'	Thuja Green Giant
1	12-14'	Thuja Green Giant
8	14-16'	Thuja Green Giant
1	7"	Quercus bicolor
3	8-10'	Pica Abies
2	2"	Cornus Aurora
2	8-10'	Ilex Nellie Stevens

Total of 31 trees planted

The approximate locations of the plantings is provided in Attachment 3 and photos of some of the new plantings are provided in Attachment 4.

Easement/Frontage Issue: I understand that the owners of 107 Main Street benefit from an exclusive use easement for the sports court area and the remainder of the northeast portion of the lot to Main Street. The revised plan does not reference this easement. It also does not depict the entirety of the lot and therefore the legal frontage for 18 Elm Street, which may also be affected by the fence and potentially the retaining wall for the sports court. The Building Commissioner has raised this issue in his stop work order and subsequent communications with the Applicant.

The attached Site plan provides a view of the entire lot with the easements. Easement B is for the right-of-way and provides a 15’ wide strip extending from Main Street to the proposed dwelling along the north property line.

Stormwater Control Revisions

Additional revisions have been made to the stormwater controls proposed for the sport court in the Modification Request dated January 6, 2026. The 2’X2’ gravel trench that was proposed around the sport court perimeter has been reduced in half, and now extends along two sides of the sport court. Runoff that is not exfiltrated from this trench is directed to a 10’X25’X2’ infiltration system. The subcatchment areas have

not changed. With this design, the peak flow and volume for the design storms is still reduced for the proposed conditions onsite:

Subcatchment 1 (740 sf) – to Elm St

Storm	Existing Conditions (cfs, af)	Post-Development Conditions (cfs, af)
2-Year-24 Hour (3.2")	0.01 cfs , 0.001 af	0.01 cfs , 0.001 af
10-Year-24 Hour (4.65")	0.03 cfs , 0.002 af	0.03 cfs , 0.002 af
100-Year-24 Hour (6.80")	0.06 cfs , 0.004 af	0.06 cfs , 0.004 af

Subcatchment 2 (49,400 sf) – to rear yard

Storm	Existing Conditions (cfs, af)	Post-Development Conditions (cfs, af)
2-Year-24 Hour (3.2")	0.00 cfs , 0.001 af	0.00 cfs , 0.000 af
10-Year-24 Hour (4.65")	0.05 cfs , 0.018 af	0.02 cfs , 0.010 af
100-Year-24 Hour (6.80")	0.65 cfs , 0.079 af	0.64 cfs , 0.060 af

A revised stormwater application report is attached.

We appreciate the opportunity to respond to your comments. Please let us know if you have additional questions.

Merrill Engineers and Land Surveyors



Brendan P. Sullivan, P.E., P.L.S
Senior Project Manager
Enclosures
cc: M. Falconeiri
L. Weibley
File 25-070

ATTACHMENT 2

Invoice for Tree and Shrub Removal for Sport Court, 18 Elm Street, Hingham, MA.

INVOICE



Bill To

Laura Webley
107 Main St
Hingham, MA
(617) 699-8407

Tree Services Of New England

900 Summer Street
Rockland, MA 02370
Phone: (781) 985-5001
Email: treeservicesne@gmail.com
Web: treeservicesne.com

Payment Terms

Invoice #
Date
PO #

Due upon
receipt
2486
09/29/2025
4529

Description

TREE REMOVAL

Scope of Work

- Removal of 3 large trees.
- Removal of 12 small trees. (Less than 5 inches of diameter)
- Removal of several small shrubs
- Complete cleanup and disposal.

(Includes labor, equipment, transportation, and site)

Subtotal	\$5,600.00
Total	\$5,600.00

ATTACHMENT 4

Photos of New Planting Areas



Photos 1 and 2 – Trees planted and maintained between stockade fence and sports court, west side of court.



Photo 3 – Trees planted south of sports court.

