



February 6, 2026

Hingham Planning Board  
210 Central Street  
Hingham, MA 02043  
Via <[planning@hingham-ma.gov](mailto:planning@hingham-ma.gov)>

Subject: Application for Minor Site Plan Review  
4 Del Prete Drive, Hingham, MA 02043  
Single Family Home Redevelopment  
CEC Project Number 356-812

Dear Members of the Board:

On behalf of 4 Del Prete Drive Realty Trust (the Applicant), Civil & Environmental Consultants, Inc. (CEC) herewith submits an application for a Minor Site Plan Review and Approval for the proposed single family home redevelopment project located at 4 Del Prete Drive, in Hingham, Massachusetts, identified as Assessor's Parcel 70-0-71 (the "Site"). The Site contains approximately 0.24 acres of land. The Site is located with the Residential A Zoning District.

The Applicant is proposing to raze the existing single-family home and construct a new 2,420 square foot, 2.5 story single-family home, an inground pool, a bituminous asphalt driveway, stormwater drainage improvements, landscape improvements, and associated infrastructure (the "Project"). The Site will be serviced by existing electrical, gas, sewer, and water utilities onsite.

According to publicly available data, there are no known or mapped wetlands or other resource areas onsite or within one-hundred (100) feet of the Site. There is a mapped wetland located west of the Site, off of Del Prete Drive. This wetland is located greater than one-hundred (100) feet from the Site, as depicted on the Site Context Plan included in the Minor Site Plan Review Permit Set.

The Project results in a disturbance of approximately 10,350 SF, about 2,300 SF of which is on natural slopes greater than 10%. The Project proposes the removal of one (1) dead 24" Oak tree located in the rear yard of the property, and the removal of one (1) 12" Maple tree and one (1) 30" Maple tree located in the front yard within the Protected Tree Yard. However, the Project proposes a robust Landscape Plan that includes thirteen (13) new trees comprised of Junipers, Arborvitae, and Autumn Brilliances as well as over forty (40) new shrubs.

Although there is no regulatory requirement for a maximum Floor to Area (FAR), the proposed project's Gross Floor Area ratio was calculated to be 0.55, which is 0.25 greater than the average Gross Floor Area ratio for the neighboring parcels, of 0.30, included in the Neighborhood Analysis. It is worth noting that the Site is approximately 0.14 acres smaller than the average parcel size of the parcels included in the neighborhood analysis.

The Projects proposed stormwater management system has been designed to maintain the existing overall drainage pattern and to mitigate peak rates of runoff for the required design storms events. The Projects proposed stormwater management system also provides groundwater recharge and mitigation for the increase in impervious area from the existing to proposed condition.

### **Submission Materials**

In support of the Project, and the Minor Site Plan Review Application, the following materials have been provided for your review:

- Two (2) copies of the Application for Site Plan Approval Cover Sheet, Site Plan Review Application Checklist, Submittal Requirements Checklist, and Design and Performance Standards;
- Two (2) copies of the Contacts List;
- Two (2) copies of the Neighborhood Analysis;
- One (1) check for \$500 for the Minor Site Plan Review Application filing fee (*previously submitted*);
- Two (2) copies of the Existing Condition Survey, prepared by Control Point Associates, Inc., dated January 20, 2026;
- Two (2) full-size copies of the Architectural Drawing Set prepared by Tim Johnson Architect, LLC, dated revised January 28, 2026;
- Two (2) full-size copies of Minor Site Plan Review Permit Set, prepared by CEC, dated January 26, 2026; and
- Two (2) copies of the Stormwater Management Report, prepared by CEC, dated February 2026.

One (1) digital copy of the submission materials has been emailed to [planning@hingham-ma.gov](mailto:planning@hingham-ma.gov).

We appreciate your consideration of the enclosed Minor Site Plan Review application. Please contact the undersigned if you have any questions or comments on the submitted materials.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



David S. Kelley, P.E.  
Principal



Meghan Bruckman, P.E.  
Project Manager