

709 MAIN STREET
HINGHAM, MASSACHUSETTS
SITE PLAN REVIEW
SUBMISSION PACKAGE

Submitted To:

Hingham Planning Board
210 Central Street
Hingham, Massachusetts 02043

Applicant:

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1. EXECUTIVE SUMMARY

This Site Plan Review Submission Package is submitted in support of the proposed improvements to the property located at 709 Main Street, Hingham, Massachusetts.

The project consists of renovations and additions to the existing residential structure, construction of a detached pool house with an Accessory Dwelling Unit (ADU) above, installation of a residential swimming pool, patios, walkways, utility improvements, septic improvements, landscaping, stormwater management facilities, and associated site improvements.

The Applicant respectfully submits that the project complies with the applicable requirements of the Hingham Zoning By-Laws and satisfies the Site Plan Review criteria, Design and Performance Standards, and Approval Criteria established by the Planning Board.

2. APPLICANT AND PROJECT TEAM INFORMATION

Applicant

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3. PROJECT OVERVIEW

The proposed project consists of substantial improvements to an existing 3-Family residential property located at 709 Main Street in Hingham, Massachusetts.

The improvements include:

- Renovations to the existing residence
- Construction of residential additions
- Construction of a detached pool house
- Construction of an Accessory Dwelling Unit above the pool house
- Installation of a swimming pool
- Construction of patios, walkways, and related site amenities
- Landscaping improvements
- Utility improvements
- Septic system improvements
- Stormwater management improvements
- Associated grading and drainage work

The proposed improvements are intended to enhance the functionality, appearance, and long-term viability of the property while maintaining compatibility with surrounding residential development.

4. SITE PLAN REVIEW JURISDICTION

The project is submitted pursuant to the Site Plan Review provisions of the Hingham Zoning By-Laws.

The engineering plans prepared by KBM Design Group indicate an approximate disturbance area of 19,311 square feet.

The Applicant understands this disturbance area remains below the threshold for Major Site Plan Review and therefore submits this application as a Minor Site Plan Review application.

No exemptions under Section I-I.3 are requested.

5. SECTION I-I.5 SUBMITTAL REQUIREMENTS COMPLIANCE STATEMENT

The Applicant submits that all applicable requirements of Section I-I.5 have been satisfied through the accompanying plans and supporting documentation.

Submitted materials include:

- Existing Conditions Survey
- Locus Information
- Site Development Plans
- Architectural Plans
- Utility Plans
- Grading and Drainage Plans
- Septic Design Information
- Landscape Information
- Tree Protection Information
- Construction Management Information
- Supporting Reports and Calculations

The Applicant believes the submitted materials provide the Planning Board with sufficient information to complete its review.

6. DESIGN AND PERFORMANCE STANDARDS NARRATIVE

Land Disturbance

The project has been designed to minimize unnecessary disturbance while accommodating required site improvements. Disturbance areas have been limited to those necessary for construction activities and supporting infrastructure.

Site Design

The proposed improvements have been carefully integrated into the site to preserve the residential character of the neighborhood while enhancing functionality and usability.

Character and Scale

The architectural design, placement, and scale of the proposed structures are consistent with surrounding residential development and the established character of the area.

Preservation of Vegetation

Existing trees and vegetation will be preserved wherever practicable. Areas outside approved construction limits will remain protected throughout construction activities.

Limit of Clearing

Site clearing activities are limited to the minimum extent necessary to construct the proposed improvements.

Finished Grade

Proposed grading has been designed to blend with existing topography while providing positive drainage away from structures and site improvements.

7. APPROVAL CRITERIA NARRATIVE

The Applicant submits that the proposed project satisfies the applicable approval criteria because:

- The project is consistent with the purposes of the Hingham Zoning By-Laws.
- The project will not adversely affect public health, safety, or welfare.
- The project provides adequate drainage and stormwater management.
- The project maintains compatibility with neighboring residential properties.
- The project enhances the property while respecting surrounding development patterns.
- Adequate utility infrastructure exists to support the proposed improvements.
- Safe vehicular and pedestrian access will be maintained.

The project represents a substantial investment in the preservation and improvement of the property.

Historic District Commission Review

The subject property is located within a jurisdiction requiring review by the Hingham Historic Districts Commission. The proposed renovations, additions, pool house, and related site improvements have been presented to and reviewed by the Historic Districts Commission.

The Historic Districts Commission has approved the proposed design and architectural treatment of the project. The plans submitted as part of this Site Plan Review application are consistent with those approvals and reflect substantial consideration of the property's historic context, architectural character, and relationship to the surrounding neighborhood.

The Applicant respectfully submits that the Historic Districts Commission's approval demonstrates that the proposed improvements are compatible with the historic and architectural character of the area and supports the finding that the project is appropriate for the site and surrounding neighborhood.

Copies of all applicable Historic Districts Commission approvals and supporting materials are included within the application package and may be referenced by the Planning Board as part of its review.

8. STORMWATER AND DRAINAGE SUMMARY

The project incorporates comprehensive drainage and stormwater management measures designed by KBM Design Group.

Stormwater improvements include:

- Roof drainage collection systems
- Underground infiltration facilities
- Drainage piping and collection structures
- Erosion and sedimentation control measures
- Grading improvements

The proposed stormwater system is intended to manage runoff generated by the development while minimizing impacts to adjacent properties and public infrastructure.

9. CONSTRUCTION MANAGEMENT SUMMARY

Construction activities will be coordinated and managed by Ahern Construction Management, LLC.

The project team will implement measures to:

- Maintain safe construction operations
- Minimize disruption to neighboring properties
- Control dust and debris
- Manage construction traffic and deliveries
- Maintain erosion and sedimentation controls
- Protect existing vegetation designated for preservation

Construction activities will comply with all applicable Town requirements and permit conditions.

10. SUPPLEMENTAL MATERIALS LIST

The following materials accompany this submission:

Exhibit A – Existing Conditions Survey (Noted on existing and Proposed Survey)

Exhibit B – Site Development Plans (Noted on existing and Proposed Survey)

Exhibit C – Architectural Plans Provided for the Existing Residential, ADU,
and Pool Plans

Exhibit D – Grading and Drainage Plans (Located on the KBM Design Group plans)

Exhibit E – Stormwater Calculations (Located on the KBM Design Group plans)

Exhibit F – Existing Septic Design Reference (Located on the KBM Design Group plans)

Exhibit G – Existing Landscape Information (Located on the KBM Design Group plans)

Exhibit H – Existing Tree Protection Information (Located on the KBM Design Group plans)

Exhibit I – Construction Management Information (Site Storage and Access
located on Land Disturbance plan)

Exhibit J – Historic Commission Materials (Certificate of Appropriateness Attached)

11. APPLICANT CERTIFICATION

The Applicant respectfully submits this Site Plan Review Submission Package to the Hingham Planning Board and requests approval of the proposed improvements located at 709 Main Street, Hingham, Massachusetts.

The Applicant certifies that the information provided herein and within the accompanying plans and supporting documents is true and accurate to the best of the Applicant's knowledge.

Respectfully Submitted,

Michael Ahern
Applicant

Michael Ahern
Ahern Construction Management, LLC
Authorized Representative

Date:


