



10 New Driftway
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*Registered Professional Engineers, Land Surveyors
Project Managers & Environmental Consultants*

July 13, 2026

Hingham Planning Board
210 Central Street
Hingham, MA 02043

Re: 33 Gardner Street, Hingham, MA
Application for Minor Site Plan Approval
Hardscaping, Landscaping, & Utility Improvements
Owner/Applicant: Kimberly Donlan Holmes

RECEIVED
JUL 16 2026
Town Clerk
Hingham, MA

Chair Carr and Members of the Board,

On behalf of the Applicant, Morse Engineering Company, hereby submits an application for a Minor Site Plan Approval for a project to construct hardscaping, landscaping, and utility improvements at 33 Gardner Street.

Submitted herewith are the following:

- Site Plan Review Application, Checklist, and Design and Performance Standards
- List of Contacts
- \$500 Filing Fee
- Stormwater Report and Calculations by Morse Engineering, dated 7/13/2026
- Site Plan by Morse Engineering, dated 7/13/2026
- Mitigation Plan by Laura Kuhn Design Consultation dated 7/13/2026

The property is approximately 60,766 square feet in size and is shown as Hingham Assessor's Map 179 Lot 23. It is a currently developed single-family dwelling that was constructed circa 1965, per available Assessor's records. It has frontage along Gardner Street to the south and is abutted by developed residential properties. Stormwater on-site currently flows overland without treatment to the north, towards a Bordering Vegetated Wetland. This wetland also receives runoff from a municipal drainage pipe in the southwest corner of the property, though this pipe is not associated with any known easement.

The project involves the removal and replacement of an existing pool deck and patio, the installation of various permeable hardscaping and retaining walls, the relocation of pool equipment, the installation of a new generator and subsurface propane tank, and Conservation mitigation plantings. The project results in a disturbance of approximately 7,750 square feet, about 850 square feet of which is on natural slopes greater than 10%. The project proposes a robust landscape plan to provide 1,600 square feet of mitigation to the Buffer Zone.

The project does not propose the removal of any trees on-site, including within the Protected Tree Yard, and disturbances to Critical Root Zones are limited to mitigation plantings and some minor drainage improvements, a waiver for which has been requested. The work within the CRZs does not include significant grade changes or the installation of permanent, impervious structures such as foundations or driveways.

The existing dwelling has a gross floor area of 6,186 square feet and a living floor area of 3,184 square feet. There are no proposed changes to the existing dwelling, or its floor area. The existing driveway layout and curb cuts are to remain unchanged. Existing subsurface utilities are also to remain, save for the relocated pool equipment, generator connections, and the new propane tank.

While the project has been designed to reduce impervious surfaces by approximately 500 square feet, the site has been designed to maintain existing drainage patterns and provide some additional treatment. A crushed stone infiltration trench is proposed along the downgradient limits of the existing driveway to provide some peak rate attenuation, groundwater recharge, and TSS removal. All proposed patio areas are to be permeable, and newly proposed lighting shall be limited to LED landscape lighting that will not spill over onto abutting properties.

Please contact me at (781) 545-0895 if you have any questions or require additional information.

Respectfully Submitted,

MORSE ENGINEERING COMPANY, INC.