

From: Brendan & Kelly Fludder
11 Mill Ln
Hingham, MA 02043
7/27/2026

To: Hingham Planning Board
210 Central Street
Hingham, MA 02043

Re: Public Comment on the Proposed Development at 709 Main Street

Dear Members of the Planning Board,

We live at 11 Mill Ln, directly abutting 709 Main Street along, where the new garage, pool house, and apartment are proposed closest to our home. We would appreciate the Board's help in getting the following questions clarified, and we trust the Board to weigh them on behalf of the neighborhood and the town.

Is this still correctly being treated as a "minor" project? The disturbance plan lists 19,311 square feet, just under the 20,000 square feet we understand would trigger review as a "major" project. That total appears to predate work added since along our shared boundary, including underground utilities and a trench drain installed after the Town's engineer commented. We would ask the Board to confirm the disturbance figure still holds given those additions, and whether the project should now be reviewed as major rather than minor.

How big is the finished project, and does it fit next to our home and in our neighborhood? We would ask the Board to confirm how the finished size and scale of the project, including the new pool house/apartment and garage along our shared line, compares to the surrounding neighborhood.

Where does the stormwater go, and could it affect our property? We sit along the same line where the new stormwater system is proposed. We would ask the Board to confirm where the water goes in a large storm, and whether the system's long term maintenance has been fully worked out.

Can construction access and staging on Mill Ln be managed safely? Mill Ln is a narrow street where two vehicles already have difficulty passing one another, and it is used daily by children walking, biking, and playing. We would ask the Board to confirm where construction vehicles, staging, and deliveries will be located, and that clear conditions are in place to protect pedestrian and child safety along Mill Ln throughout construction.

Can the impact on the Mill Ln neighborhood be protected during and after construction? Beyond our own property, Mill Ln is a shared residential street lined with mature trees and established homes. We would ask the Board to confirm that clear conditions are in place to protect the trees, the character, and the quality of life along Mill Ln during and after construction, consistent with what would be appropriate for this neighborhood.

Is the Mill Ln setback accurate? We would ask the Board to confirm that the setback along the Mill Ln side of the property has been consistently and accurately represented across the applicant's submission before it is relied upon in any decision.

We are not trying to prevent our neighbor from improving the property. We want to understand what is proposed along our shared line and feel confident it is complete, consistent, and a good fit next to our home. We appreciate the Board's time and plan to attend the upcoming meetings.

Thank you for your attention to this matter.

Respectfully,

Brendan and Kelly Fludder
11 Mill Ln
Hingham, MA 02043