

July 27, 2026

Hingham Planning Board
210 Central Street
Hingham, MA 02043

Re: 709 Main Street – Response to Public Comment Submitted by Brendan and Kelly Fludder (11 Mill Lane)

Dear Members of the Planning Board,

Thank you for the continued time and attention you have devoted to the review of my application for 709 Main Street. I appreciate the thoughtful participation of neighboring residents throughout this process and welcome the opportunity to respond to several questions raised in the public comment submitted by Brendan and Kelly Fludder.

As I have stated throughout these proceedings, my objective has never been simply to obtain an approval, but to work collaboratively with the Planning Board, Town staff, the Historic Districts Commission, the Town's independent consultants, and my neighbors to ensure that the final project is one that is safe, thoughtfully designed, and appropriate for this historic neighborhood.

Many of the questions raised in the Fludders' letter concern issues that have already been carefully evaluated through the Planning Board's review process. Throughout this application, I have responded to comments from Town staff, the Historic Districts Commission, the Planning Board, and the Board's independent consulting engineer by revising the plans and providing additional information whenever requested. I appreciate that thorough review and have worked cooperatively throughout the permitting process.

Engineering Review

Several of the comments concern stormwater management, drainage, and the adequacy of the engineering design. Those issues have already undergone an extensive independent technical review on behalf of the Town.

The Planning Board retained **PGB Engineering, LLC** to perform an independent peer review of the proposed drainage and stormwater design. Following its initial review, PGB Engineering issued a series of technical comments regarding the proposed plans. My engineer revised the plans and supporting documents in response to those comments, including revisions related to the trench drain and associated drainage details. PGB Engineering then completed a second review of those revised plans and confirmed that each of its technical comments had been satisfactorily addressed, including the trench drain, the construction entrance, the subsurface infiltration system, the long-term operations and maintenance plan, and other drainage-related revisions.

I appreciate the thoroughness of this process. Independent peer review exists so that technical engineering issues are evaluated by qualified professionals, and I have worked cooperatively throughout that process to address every comment raised. I respectfully submit that the engineering aspects of this application should

continue to be evaluated based upon the professional opinions of the design professionals and the Planning Board's independent consulting engineer.

Existing Lawful Residential Use

It is also important to clarify the existing status of the property.

709 Main Street has long been recognized by the Town as a lawful pre-existing three-family residence. This application does not increase the property's lawful residential capacity.

Instead, the proposal **reduces the number of dwelling units within the historic principal residence from three lawful dwelling units to two**. The third lawful dwelling unit is relocated to a detached accessory dwelling unit elsewhere on the property. As a result, the property's overall lawful residential capacity remains unchanged, while the historic home itself contains fewer dwelling units than exist today.

Accordingly, the proposal should not be viewed as an increase in residential density, but rather as a thoughtful reorganization of an existing lawful residential use into a more functional, code-compliant, and historically appropriate site design.

Accessory Dwelling Unit

Massachusetts has recognized accessory dwelling units as an important housing option and has adopted legislation encouraging their development where appropriate. The proposed accessory dwelling unit is consistent with that statewide policy and reflects a residential use expressly recognized under Massachusetts law.

In this case, the accessory dwelling unit does not increase the property's existing lawful residential capacity. Instead, it allows the historic principal residence to be reduced from three dwelling units to two while retaining the property's existing lawful three-unit configuration in a manner that better preserves the character of the historic home and creates a more appropriate overall site layout.

I am not suggesting that the accessory dwelling unit is exempt from applicable dimensional, building, health, stormwater, septic, historic, or other regulatory requirements. Those matters remain subject to review by the appropriate Town boards and consultants and have been addressed through the ongoing permitting process.

Construction Safety

I fully agree that construction activities must be conducted safely and responsibly, particularly on neighboring residential streets such as Mill Lane.

For that reason, the application includes a comprehensive Construction Management Plan addressing contractor access, construction staging, deliveries, worker parking, erosion and sediment controls, protection of neighboring properties, construction sequencing, and site management. I am fully prepared to comply with any reasonable conditions imposed by the Planning Board regarding construction hours,

delivery scheduling, contractor parking, traffic management, pedestrian protection, maintenance of emergency access, and site housekeeping.

Construction activity is temporary. Appropriate construction management conditions are the customary and effective means of addressing those temporary impacts while allowing needed improvements to proceed safely and responsibly.

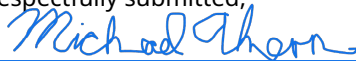
Closing

Again, I appreciate the participation of my neighbors and their interest in this project. I also appreciate the careful and deliberate review being undertaken by the Planning Board and its consultants.

I respectfully request that the application continue to be evaluated based upon the established facts, the professional engineering analyses, the property's longstanding lawful three-family status, the comprehensive materials submitted throughout this process, and the applicable standards contained within the Hingham Zoning By-Law.

Thank you again for your continued consideration.

Respectfully submitted,



Michael Ahern

Applicant, 709 Main Street

Ahern Construction Management, LLC