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August 12, 2026

Hingham Planning Board
210 Central Street
Hingham, MA 02043

Subject: **40A Hersey Street, Site Plan**

Dear Planning Board Members:

This is to advise that we have reviewed the following documents pertaining to the proposed raze and rebuild of the dwelling at the subject site:

- Site Plan set (6 Sheets), dated July 10, 2026, prepared by Sitec Engineering & Environmental Consultants, Inc. (Sitec)
- Existing Conditions Plan, dated April 30, 2026, prepared by Hoyt Land Surveying
- Architectural drawings (4 sheets), revised July 13, 2026, prepared by Aprea Design, Inc.
- Stormwater Report, undated, prepared by Sitec
- Minor Site Plan Review Application, dated July 22, 2026, prepared by Sitec

The purpose of our review has been to evaluate conformance with Hingham Zoning By-Laws (ZBL), MassDEP Stormwater Management Standards (SMS) and good engineering practice.

Background

The 12,063 square foot (s.f.) lot, at 40A Hersey Street, is located off Hersey Lane, within the Residence A zoning district. The site is currently developed with a single-family dwelling, a detached garage, paved driveway, hardscaping, lawn areas and trees around the perimeter.

The proposal calls for demolition of the existing dwelling and garage and construction of a new single-family dwelling with attached garage, paved driveway, hardscaping and landscaping. Runoff from portions of the roof of the proposed dwelling would be discharged into a subsurface infiltration system consisting of plastic chambers surrounded by crushed stone. New water and sewer service lines would connect to the existing water and sewer mains in Hersey Lane. Electric and communication utilities would be underground from a utility pole located across Hersey Lane. A silt sock is proposed as a perimeter erosion control barrier around the limit of work, and a stabilized construction entrance is proposed at the driveway access off Hersey Lane. Seven Norway maple trees are proposed to be removed, three of which appear to be within the Tree Yard. No other trees are proposed to be removed, and two eastern red cedars are proposed near the front corners of the property.

Comments

1. The drainage calculations indicate that post-development rates and volumes of runoff will not exceed existing conditions.
2. The Site Plan and narrative text in the Design and Performance Standards - Supplemental Information indicate that there are no protected trees on the property. However, there appear to be several trees in the Tree Yard that would be protected trees (we note that none of these trees are proposed to be removed).
3. The Construction Schedule on Sheet C-5 has installation of the stormwater infiltration system after installation of the foundation for the new dwelling. The Applicant should consider installing the subsurface infiltration system prior to foundation installation because truck and machine access to the backyard will be limited once the foundation is installed.

Please give us a call should you have any questions.

Very truly yours,

PGB Engineering, LLC

By:



A handwritten signature in cursive script that reads "Patrick G. Brennan".

Patrick G. Brennan, P.E.

PGB