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August 18, 2026

Via Electronic Mail

Rachel Agiorgitis, Senior Planner
Town of Hingham
Planning Board
210 Central Street
Hingham, MA 02043

RE: 22 Howe Street, Hingham, MA

Dear Ms. Agiorgitis:

As you know, we represent Sean and Maireen Marshall in connection with their application for Minor Site Plan Review for proposed site improvements at the property located at 22 Howe Street, Hingham. On their behalf, we enclose for filing with the Board, in advance of the continued hearing scheduled for August 24, 2026, the following revised and supplemental materials:

- 1. Revised Landscape Plan prepared by Sean Papich Landscape Architecture, last revised August 18, 2026.** The revised plan responds directly to the comments made by the Board at its August 10th hearing by increasing the number and diversity of proposed trees and species, providing greater variation in mature canopy heights, and furnishing additional information concerning anticipated mature tree height and canopy spread. The revised plan provides for 49 replacement trees overall, representing 147 caliper inches, including 41 replacement trees and 123 caliper inches within the Tree Yard. The calculated mitigation requirement is 53 caliper inches.
- 2. Updated Homestead Consulting Engineers Site Plans, dated August 18, 2026.** The plan has been updated to remove the previously proposed sport court light. No other changes were necessary based on the peer-review comments.
- 3. Tree Exhibit prepared by Homestead Consulting Engineers, dated August 18, 2026.** The exhibit documents the pre-existing trees within the Tree Yard and the associated tree canopy at the property. The tree locations shown are based upon the April 28, 2026 as-built plan prepared by C&G Survey Company and the August 21, 2024 existing-conditions plan prepared by C&G Survey. The approximate pre-existing Tree Yard canopy is based upon Nearmap aerial imagery dated September 28, 2025.

- 4. Photographs depicting the pre-existing westerly yard and screening condition proximate to the dwelling.** The photographs provide additional visual documentation of the condition of the westerly yard and property-line area prior to the present landscape improvements.

We call the Board's attention particularly to the additional planting incorporated into the revised landscape plan along the westerly side of the property. The revised landscape plan introduces additional substantial deciduous trees, including oak and red maple, together with serviceberry and lower evergreen material, including red cedar, white cedar and arborvitae. The result is a layered planting scheme designed to provide both long-term canopy and effective lower-level screening.

The distinction between the proposed condition and the pre-existing condition is significant. As the enclosed photographs and tree exhibit demonstrate, the prior westerly yard consisted largely of open lawn, fencing, scattered ornamental plantings and isolated mature deciduous trees. The revised landscape plan creates a more substantial and deliberate landscape buffer through a combination of taller canopy trees, intermediate-scale ornamental trees and lower evergreen screening. That lower screening serves the privacy interests expressed by both the Marshalls and their westerly neighbors, while the larger deciduous material responds directly to the Board's requests for greater species diversity and variation in mature canopy height.

The extent of the proposed planting is also notable. The required mitigation is 53 caliper inches for the 7 protected trees removed. The Marshalls propose 123 caliper inches (41 trees) within the Tree Yard alone – more than twice the calculated mitigation requirement – and 147 caliper inches (49 trees) throughout the property. The revised proposal therefore substantially exceeds the applicable replacement requirement while simultaneously improving upon the actual pre-existing screening condition.

Taken together, the revised landscape plan, engineering plans, tree exhibit and photographic record provide a particularly clear comparison between the condition that existed and the substantially enhanced landscape condition now proposed. They also reflect the continuing work of the Marshalls' professional landscape architect and civil engineer to respond to the Board's comments in a comprehensive and technically sound manner.

We believe the enclosed materials provide a complete response to the matters raised at the prior hearing and an appropriate record upon which the Board may conclude its Minor Site Plan Review.

We look forward to appearing before the Board on August 24th. Please forward any questions, comments or requests for further information in advance of the hearing, and we will respond promptly.

Thank you for your attention to this matter.

Very truly yours,



Jeffery A. Tocchio

Enclosures