

57 Bel Air Rd.

Hingham, Massachusetts

August 19, 2026

Planning Board

Town of Hingham

210 Central Street

Hingham, Massachusetts 02043

Re: 22 Howe Street

Dear Members of the Planning Board:

Thank you for your continued consideration of the project at 22 Howe Street.

Having lived in Crow Point for approximately twelve years, near Howe Street, and knowing the homeowners at 22 Howe Street, I feel compelled to express my strong support for the project and, equally important, my hope that the review process can now be brought to a conclusion so that the approved work can move forward.

I listened to the Planning Board's August 10 hearing and was struck by the extraordinary amount of professional attention that has already been devoted to this property. The homeowners did exactly what one would expect responsible property owners to do: they retained qualified, licensed professionals to evaluate the property, prepare the necessary engineering and landscape plans, and respond to the issues raised during the Town's review process. Their engineer gave a thorough and professional presentation, and the Town's own independent peer-review civil engineer then reviewed and responded to those engineering plans. As I understood the discussion, the Town's engineer was satisfied with the engineering and the revised materials. That professional concurrence should carry considerable weight.

The landscape plan is similarly impressive. It appears to include substantially more attention to drainage, trees, screening, and overall landscaping than one would ordinarily see in a residential yard and driveway project. The homeowners are replacing trees in numbers that appear to exceed what is required, and they have continued to modify the plan in response to concerns expressed by neighbors, including agreeing to remove certain arborvitae and substitute additional trees.

At some point, however, a professionally designed plan that complies with the applicable requirements and has been repeatedly revised in response to comments needs to be accepted as complete. Sean Papich is a highly regarded landscape architect, and the plan he has prepared is thoughtful, attractive, and plainly intended to enhance both the property and the surrounding neighborhood while providing reasonable privacy for the homeowners and their neighbors. It is difficult to understand why a design of this quality should be subjected to an open-ended series of additional preferences regarding precisely which trees or plantings should be located within another homeowner's yard.

The landscaping proposed today is dramatically superior to the condition of the property before the present homeowners undertook these improvements. The plan is not marginal or inadequate; it is an extensive, professionally prepared landscape design that will substantially improve the appearance of the property and, in my view, benefit Crow Point.

I also found it somewhat inconsistent that the discussion at the hearing, and now additional letters of support, express a desire for the project to receive prompt approval while at the same time additional requests continue to be placed upon a plan that has already been professionally designed, peer reviewed, and repeatedly updated. There needs to be a reasonable endpoint to the process.

The homeowners have engaged the appropriate licensed professionals, their professionals have responded to the Town and its consultants, the Town's own peer-review engineer has reviewed the engineering, and the landscape architect has continued to refine an already superior design. I respectfully urge the Board to accept the updated professional materials, avoid imposing further unnecessary design changes, and bring this matter to a conclusion at the August 24 meeting.

Timing is also important. Approval now would allow the Marshalls to undertake the landscaping during the fall growing and planting season, which is plainly preferable both horticulturally and aesthetically to leaving the property unfinished for an additional season.

For all of these reasons, I strongly support the project at 22 Howe Street and respectfully hope that the Board will approve the revised plans and allow the homeowners and their professionals to proceed with the work.

Sincerely,

Thomas Lynch