

NARRATIVE DESCRIPTION PERTAINING TO DESIGN AND PERFORMANCE STANDARDS AND APPROVAL CRITERIA

The proposed project consists of the demolition of the existing single-family residence and associated site improvements and construction of a new single-family residence, driveway, on-site septic system, stormwater management improvements, utilities, landscaping, and associated site improvements. The proposed project has been designed to satisfy the applicable Design and Performance Standards of Section I-I.6 and Approval Criteria of Section I-I.7 of the Hingham Zoning By-Law as described below.

Section I-I.6 - Design and Performance Standards**a. Land Disturbance**

The project area consists of approximately 46,072 square feet of total land area. The project has been designed to minimize unnecessary disturbance of the property while accommodating the proposed residence, driveway, septic system, stormwater improvements, utilities, and associated grading. The proposed work will disturb approximately 32,000 square feet of the site. Disturbance will generally be concentrated within the portions of the property necessary for redevelopment, and the proposed grading and stormwater design will maintain the site's existing general drainage characteristics to the greatest extent practicable. This approach is consistent with the intent to minimize disturbance to natural topography and preserve natural drainage patterns.

b. Site Design

The proposed residence and associated improvements have been located and designed to maintain the residential character of the property and surrounding neighborhood. The placement of the residence, driveway, landscaping, and other site improvements is intended to blend with the natural landscape and avoid unnecessary impacts to the scenic qualities of the property. The proposed residence will comply with the applicable dimensional requirements of the Residence C Zoning District.

c. Character and Scale of Buildings

The proposed project will continue the existing single-family residential use of the property. The new residence has been designed as a single-family dwelling consistent with the residential character and general scale of development in the surrounding area. The project therefore will not result in an unreasonable departure from the character or scale of buildings within the vicinity.

d. Preservation of Existing Vegetation and Protected Trees

Existing vegetation and trees will be preserved to the greatest extent practicable while accommodating the proposed residence, septic system, driveway, stormwater improvements, and required grading. Tree removal will be limited to those areas necessary to construct the proposed improvements. Protected Trees and Significant Trees will be identified and addressed in accordance with the applicable requirements of the Zoning By-Law, and mitigation planting will be provided where required. Disturbed areas will be stabilized and landscaped following construction. A detailed landscape design plan has been provided as part of this submission.

e. Limit of Clearing

A defined limit of work will be established on the project plans encompassing the proposed building, driveway, septic system, stormwater facilities, utilities, lawn, landscaping, and associated grading. Construction activities, equipment storage, and clearing will be maintained within the approved limits of work to minimize unnecessary disturbance to the remainder of the property.

f. Finished Grade

Proposed grading has been designed to blend with the existing topography and minimize abrupt changes in grade. Finished slopes will be maintained at 3H:1V or flatter. Finished grades around trees proposed to remain will be designed to avoid adverse impacts to protected root areas to the extent practicable.

g. Stormwater Management

The project will include a stormwater management system designed to manage runoff generated by the proposed residence, driveway, and other impervious surfaces. Stormwater improvements will be designed to provide appropriate groundwater recharge and peak-rate control and to minimize erosion, sedimentation, flooding, and adverse impacts to neighboring properties. The stormwater system will be designed in accordance with applicable state and local stormwater requirements. Construction-period erosion and sedimentation controls will also be installed and maintained until disturbed areas have been permanently stabilized.

h. Utilities

The proposed residence will be adequately served by the necessary utilities. Wastewater disposal will be provided by a new on-site septic system designed and permitted in accordance with applicable Massachusetts Title 5 and Town of Hingham requirements. Water, electric, communications, and other utilities will be provided as necessary to serve the residence. New utility services will be installed underground where required by the Zoning By-Law. Final location of electric and telecom services to be determined by utility company.

i. Pedestrian and Vehicular Access; Traffic Management

The property will continue to be used as a single-family residence and therefore is not anticipated to generate a material increase in traffic compared with the existing residential use. The proposed driveways will provide safe and adequate access between the residence Seal Cove Road and Sea Cove Lane and will be designed with sufficient width and geometry for residential and emergency vehicle access. The driveway locations and configurations will be designed to provide adequate sight distance for motorists, pedestrians, and bicyclists and to minimize unnecessary curb cuts. Because the project consists of replacement of an existing single-family residence, no significant impact to the capacity or operation of the surrounding roadway network is anticipated.

j. Lighting

Exterior lighting associated with the proposed residence will be typical of a single-family residential property and will be designed to minimize glare and light trespass onto neighboring properties. Exterior fixtures will be appropriately located and shielded so that lighting is directed onto the subject property and will comply with applicable requirements of the Zoning By-Law.

Section I-I.7 - Approval Criteria**a. Health, Safety and Welfare**

The proposed redevelopment will not adversely affect the health, safety, or welfare of the occupants of the property, neighboring properties, users of adjoining streets, or the Town generally. The property will remain in single-family residential use, and the proposed improvements have been designed to comply with applicable zoning, septic, stormwater, grading, access, and other regulatory requirements. The new septic system will provide compliant wastewater disposal, the proposed stormwater improvements will manage runoff and reduce the potential for adverse drainage impacts, and the proposed driveway will provide safe residential access. Construction impacts will be temporary and will be managed through appropriate erosion controls, limits of work, and construction practices.

b. Compliance with Design and Performance Standards

As described above, the proposed development has been designed to satisfy the applicable Design and Performance Standards of Section I-I.6. The project minimizes unnecessary land disturbance, maintains the single-family residential character of the property, limits clearing and grading to the areas necessary for construction, incorporates stormwater management and erosion-control measures, provides adequate utilities and wastewater disposal, and maintains safe vehicular access. Accordingly, the proposed project is consistent with the purposes of Site Plan Review and is not anticipated to result in significant adverse impacts to neighboring properties, adjoining roadways, natural resources, or the Town generally.