

August 12, 2026

Hingham Planning Board
Town of Hingham
210 Central Street
Hingham, MA 02043

RE: Waiver Request
11 Seal Cove Rd, Hingham MA
Applicant: Roberts Design Construction C/O Brian Roberts

Re: Waiver Requests - Site Lighting Plan and Transportation Impact Assessment

Dear Members of the Planning Board:

On behalf of the Applicant, we respectfully request waivers from the following additional submission requirements applicable to Major Site Plans under Section I-I.5.I of the Hingham Zoning By-Law and the Site Plan Review Application Checklist:

1. Section I-I.5.I(ii) - Site Lighting Plan; and
2. Section I-I.5.I(iii) - Transportation Impact Assessment (TIA).

The project consists of the demolition of the existing single-family residence and associated improvements at 11 Seal Cove Road and construction of a new single-family residence, driveway, on-site septic system, stormwater management improvements, utilities, landscaping, and associated residential site improvements.

The project is subject to Major Site Plan Review due to the proposed land disturbance of approximately 32,000 square feet. The Major Site Plan classification therefore results from the extent of site disturbance associated with reconstruction of the residential property and not from an intensive use, substantial increase in occupancy, commercial activity, or significant increase in vehicular traffic.

1. Waiver Request - Site Lighting Plan

Section I-I.5.I(ii)

The Applicant respectfully requests a waiver from the requirement to provide a separate engineered Site Lighting Plan, including a photometric analysis.

The proposed development is a single-family residence and does not include parking-lot lighting, commercial lighting, roadway lighting, or other large-scale exterior illumination. Exterior lighting will consist solely of customary residential building and landscape lighting associated with the residence, driveway, and pedestrian access areas.

All proposed exterior lighting will be designed and installed in accordance with the applicable lighting standards of Section I-I.6.j of the Hingham Zoning By-Law. Fixtures will be appropriately located, directed, and shielded to minimize glare, light pollution, and light trespass onto neighboring properties. Exterior lighting will be maintained within the subject property, and light trespass at the property boundaries.

Given the limited nature of the proposed residential lighting, preparation of a separate photometric Site Lighting Plan would provide little additional information necessary for the Planning Board to evaluate the potential lighting impacts of the project. Compliance with the applicable lighting standards can instead be demonstrated through plan notes and appropriate fixture selection.

Accordingly, the Applicant respectfully submits that waiver of the formal Site Lighting Plan requirement will not result in any adverse impacts to neighboring properties, public safety, or the general welfare of the Town.

2. Waiver Request - Transportation Impact Assessment

Section I-I.5.I(iii)

The Applicant respectfully requests a waiver from the requirement to prepare and submit a Transportation Impact Assessment.

The existing property is developed and occupied as a single-family residence, and the proposed project will continue the same single-family residential use. The project does not propose a subdivision, multifamily development, commercial use, or other activity that would result in a substantial increase in vehicle trips.

The proposed residence is therefore expected to generate traffic characteristics substantially similar to those associated with the existing residential use. Any change in traffic generated by replacement of the existing dwelling with a new single-family residence will be negligible in relation to the existing traffic volumes and capacity of the surrounding roadway network.

Section I-I.5.I(iii) establishes more detailed TIA requirements for development or redevelopment exceeding 25,000 gross square feet or generating more than 100 vehicle trips during any one hour. The proposed single-family residence is not anticipated to approach the 100-vehicle-trip peak-hour threshold. The approximately 32,000 square feet referenced in the Site Plan application represents land disturbance, rather than building gross floor area, and should not be construed as the gross square footage threshold identified for purposes of the TIA requirement.

The project will continue to utilize residential driveway access to Seal Cove Road and have another residential driveway on Seal Cove Lane, and the proposed site design will provide safe and adequate vehicular access to the property. Because the property will remain in single-family residential use and will not result in a meaningful increase in traffic demand, preparation of a formal TIA would not provide material additional information necessary for the Planning Board to evaluate the transportation impacts of the project.

Accordingly, the Applicant respectfully submits that waiver of the Transportation Impact Assessment requirement will not adversely affect vehicular or pedestrian safety, traffic operations, adjoining streets, neighboring properties, or the general welfare of the Town.

Conclusion

The requested waivers are limited to the preparation of a formal Site Lighting Plan and Transportation Impact Assessment and do not constitute requests for relief from the underlying Design and Performance Standards applicable to lighting, vehicular access, or traffic management.

The Applicant will continue to comply with the applicable requirements of Section I-I.6, including the requirements for properly shielded residential lighting, limitation of light trespass, adequate driveway access, safe circulation, and protection of users of adjoining streets.

For the reasons stated above, the Applicant respectfully requests that the Planning Board grant waivers from the Major Site Plan submission requirements of Sections I-I.5.I(ii) and I-I.5.I(iii).

Sincerely,
KBM Design Group



Alfons Koka PE
Partner

cc: Brain Roberts