PGB ENGINEERING, LLC

CIVIL ENGINEERING DESIGN & CONSULTING

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August 28, 2026

Hingham Planning Board
210 Central Street
Hingham, MA 02043

Subject: **11 Seal Cove Road, 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:

- Grading, Drainage & Utility Plan (2 sheets), dated August 12, 2026, prepared by KBM Design Group (KBM)
- Existing Conditions Plan, dated June 6, 2026, prepared by C&G Survey Company (C&G)
- Plot Plan, dated June 6, 2026, prepared by C&G
- Landscape Plan, dated August 7, 2026, prepared by Sean Papich Landscape Architecture
- Architectural drawings (4 sheets), revised August 10, 2026, prepared by Aprea Design Inc.
- Stormwater Management Report, dated August 12, 2026, prepared by KBM
- Application for Major Site Plan Approval, with attachments, dated August 12, 2026, prepared by KBM
- Waiver Request letter, dated August 12, 2026, prepared by KBM

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 ±46,072 square foot (s.f.) property, at 11 Seal Cove Road, is located within the Residence C zoning district. The site is currently developed with a single-family dwelling with an attached garage, inground pool, shed, paved driveway, hardscaping, lawn areas and several trees.

The proposal calls for demolition of the existing dwelling and shed, removal of the pool and construction of a new single-family dwelling with attached garage, relocated paved driveway, hardscaping and landscaping. Runoff from the roof of the proposed dwelling would be discharged into two subsurface infiltration systems, consisting of plastic chambers surrounded by crushed stone. A new septic system will serve the dwelling. A new water service would be connected to the existing water main in Seal Cove Road. The application materials note that electric and communication utilities would be installed underground with "final location of electric and telecom services to be determined by utility company." A straw wattle is proposed as a perimeter erosion control barrier around the limit of work and stabilized construction entrances are proposed at the proposed driveway entrances. Seven cedar trees are proposed to be removed; however, none are within the Tree Yard.

The Applicant is requesting waivers from the submission requirements of ZBL §I-I.5.l (ii) & (iii), which require a sight lighting plan and a transportation impact assessment, respectively.

Comments

1. On July 13, 2026, we witnessed test holes on site for the proposed septic system. Redoximorphic features in the test holes indicated seasonal high groundwater at only twenty-two inches below grade[1]. The test holes that we witnessed were close to the two test hole locations shown on the plan, which were conducted separately from the test holes we witnessed. The test hole logs shown on Sheet C-1 indicate seasonal high groundwater at 56 and 66 inches below grade. Additional test holes should be excavated within the footprints of the proposed subsurface infiltration systems to verify that there will be adequate separation from groundwater.

2. The Cultec Recharger 150 XLHD detail on Sheet C-2 specifies filter fabric to be mandatory on the top and sides of the systems and along the bottom per the design engineer's preference. We do not recommend filter fabric along the bottom of the systems.

3. Inspection ports are shown on the chambers with inlet pipes. We recommend inspection ports also be located on the chambers with outlet pipes.

4. The radii of the proposed driveway entrances should be reduced so that the curb cuts are no greater than the maximum twenty-four-foot-wide allowed under ZBL §I-I.6.i.(i)(C).

5. Plan Notes 6, 12 and 13 on Sheet C-1 contain references to items not proposed on this project (pool patio, pool house/ADU, and addition).

Please give us a call should you have any questions.

Very truly yours,

PGB Engineering, LLC

By:

Patrick G. Brennan, P.E.

PGB
enc.

[1] Test hole logs with photos of the test holes are attached.

PGB Engineering, LLC
49 Tupelo Road
Marshfield, MA 02050

FORM 11 - SOIL EVALUATOR FORM

Location Address or Lot Number. 11 Seal Cove Road

On-Site Review

Deep Hole Number TP-1 **Date:** 7/13/2026 **Time:** 8:35 **Weather** Sunny 75F
Location (identify on site plan)
Land Use Front yard **Slope (%)** 3-4 **Surface Stones** Ledge
Vegetation Oaks, maples
Landform
Position on landscape (sketch on the back)
Distances from:

Open Water Body	>100	**feet**	**Drainage way**	n/a	**feet**
Possible Wet Area	>100	**feet**	**Property Line**	25	**feet**
Drinking Water Well	>150	**feet**	**Other**		

DEEP OBSERVATION HOLE LOG*

Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 12"	A	Loamy sand	10YR 3/2		Friable, dry
12" - 22"	B	Loamy sand	10YR 4/6	22" 7.5YR 5/8	Friable, dry
22" - 62"	C1	Sandy loam	2.5Y 6/3		Silty sand, moist, refusal at bottom Sample taken for sieve analysis

*** MINIMUM OF 2 HOLES REQUIRED AT EVERY PROPOSED DISPOSAL AREA**

Parent Material (geologic) Coarse-loamy eolian deposits over coarse-loamy lodgment till **Depth to Bedrock:** 62"

Depth to Groundwater: **Standing Water in the Hole:** n/a **Weeping from Pit Face:** n/a

Estimated Seasonal High Ground Water: 22"

Percolation Test **Date:** **Time:**

Observation Hole # **Time @ 9"**
Depth of Perc **Time @ 6"**
Start Presoak **Time (9"-6")**
End Presoak **Rate (min/in)**

Performed By: Terry McSweeney, McSweeney Associates
Witnessed By: Patrick G. Brennan, P.E.

PGB Engineering, LLC
49 Tupelo Road
Marshfield, MA 02050

FORM 11 - SOIL EVALUATOR FORM

Location Address or Lot Number. 11 Seal Cove Road

On-Site Review

Deep Hole Number TP-2 **Date:** 7/13/2026 **Time:** 9:00 **Weather** Sunny 75F
Location (identify on site plan)
Land Use Front yard **Slope (%)** 3-4 **Surface Stones** Ledge
Vegetation Oaks, maples
Landform
Position on landscape (sketch on the back)
Distances from:

Open Water Body	>100 **feet**	**Drainage way**	n/a	**feet**
Possible Wet Area	>100 **feet**	**Property Line**	30	**feet**
Drinking Water Well	>150 **feet**	**Other**		

DEEP OBSERVATION HOLE LOG*

Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 12"	A	Loamy sand	10YR 3/2		Friable, dry
12" - 22"	B	Loamy sand	10YR 4/6	22" 7.5YR 5/8	Friable, dry
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*** MINIMUM OF 2 HOLES REQUIRED AT EVERY PROPOSED DISPOSAL AREA**

Parent Material (geologic) Coarse-loamy eolian deposits over coarse-loamy lodgment till **Depth to Bedrock:** 62"
Depth to Groundwater: **Standing Water in the Hole:** n/a **Weeping from Pit Face:** n/a
Estimated Seasonal High Ground Water: 22"
Percolation Test **Date:** **Time:**
Observation Hole # **Time @ 9"**
Depth of Perc **Time @ 6"**
Start Presoak **Time (9"-6")**
End Presoak **Rate (min/in)**
Performed By: Terry McSweeney, McSweeney Associates
Witnessed By: Patrick G. Brennan, P.E.