



TOWN OF HINGHAM
Planning Board

**NOTICE OF DECISION
SITE PLAN REVIEW**

IN THE MATTER OF:

Applicant/Owner: Steven J. Meyers
Trustee of The Meyers Family Living Trust
73 South Street
Hingham, MA 02043

RECEIVED

MAY 11 2026

Property: 23 Otis Hill Road, Hingham, MA 02043

**Town Clerk
Hingham, MA**

Deed Reference: Plymouth County Registry of Deeds Book 60601, Page 229

Plan References: Site plan entitled, "Site Plan", prepared by Merrill Engineers and Land Surveyors, dated February 24, 2026 and revised through April 27, 2026 (1 Sheet)

Architectural Plans, entitled "Planning", prepared by Studio Meyers Architecture & Design, dated April 27, 2026 (10 Drawings)

Landscape Plan, entitled, "Landscape Plan," prepared by Sean Papich Landscape Architecture, dated April 24, 2026 (1 Sheet)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Steven J. Meyers, Trustee Of The Meyers Family Living Trust (the "Applicant") for Site Plan Approval under § I-I of the Zoning By-Law (the "By-Law") to reconstruct a single-family dwelling with related driveway, decking, walkways, landscaping, utilities, and stormwater improvements at 23 Otis Hill Road in the Residence A District.

The Board opened a duly noticed public hearing on the application at a meeting held on April 6, 2026 remotely via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 temporarily suspending certain provisions of the Open Meeting Law. A second hearing was held on May 4, 2026 remotely via Zoom. The Board panel consisted of its regular members

Tracy Shriver, Chair, Gordon Carr, Kevin Ellis, Crystal Kelly, and Gary Tondorf-Dick. The Applicant, Steven J. Meyers, and project engineer, Brendan Sullivan, presented the application to the Board. The Board was assisted in its review by Patrick Brennan, P.E., PGB Engineering, LLC. At the conclusion of the review, the Board voted unanimously to grant Site Plan Approval under § I-I of the By-Law with conditions set forth below.

Throughout its deliberations, the Board was mindful of the statements of the Applicant, its representative, and the comments of the general public, all as made or received at the public hearing.

BACKGROUND & DISCUSSION

The subject property consists of 12,500 SF of land located on the east side of Otis Hill Road. The property is improved by a single-story dwelling and detached garage (ca. 1940). The existing residence provides 3,090 SF gross floor area and 1,526 SF of living area. The proposed plan calls for construction of a new, two-story single-family dwelling, paved driveway, walkways, and decking and covered porches.

In response to concerns raised by both members of the Board and abutters during the initial hearing, the Applicant submitted revised materials, including an updated plans and a neighborhood analysis.

The reconstructed dwelling was originally proposed to include 8,710 SF gross floor area and 5,295 SF of living area. After the first hearing, the Applicant reduced the size to 7,420 gross floor area and 4,204 living area. The proposed home will improve an existing non-conforming side setback on the north of the property from 7' to 13' and will conform to all other required setbacks and height restrictions. Accessory structures and features, including the existing garage and walkways, will be removed. Therefore, impervious surfaces on the property will increase by 2,081 SF. Since the lot only contains about 12,500 SF - 12,000 SF of which will be disturbed for the construction of the new home, accessory structures, and yard grading - the resulting FAR as revised will be 0.33. While this is still above the neighborhood average FAR of 0.26, the size is more consistent with newer homes in the area, including 27 Otis Hill Road (3,974 SF living area and 0.32 FAR).

In terms of other site improvements, the dwelling will maintain existing connections to sewer, water, and gas. Electric and communication services will be routed underground. Excavated soils will primarily be used for grading/fill. There will be a net fill of approximately 50 CY on site, including cuts for the basement and garage slab.

Four (4) trees will be removed from the Tree Yard for construction of the proposed dwelling. Two are invasive Norway Maples. A certified arborist evaluated the other two, which include a crabapple in the front and large Beech in the back, and confirmed that each is in poor condition. Though these trees may not qualify as Protected Trees, the Applicant proposes planting six new trees, including one magnolia and five arborvitae, as mitigation. In addition, the Applicant was

amenable to working with the neighbor at 17 Otis Hill Road to plant a new tree to replace the invasive Norway Maple located at the back property line.

In addition to staff, the Board's civil peer review engineer Patrick Brennan, PGB Engineers, reviewed this project to evaluate conformance with MassDEP Stormwater Management Standards and best engineering practices. Mr. Brennan's initial report included comments related to the stormwater design and calculations, height calculations, and erosion controls. The Applicant has since provided responsive documents and revised plans.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

The project will result in 12,000 SF of land disturbance, which is almost the entirety of the 12,500 SF lot. 4,750 SF of the overall disturbance is located in areas with slopes greater than 10%. Grading on site will maintain the natural drainage patterns and reduce/match existing flows offsite with a subsurface infiltration system.

b. Site Design

The project consists of constructing a single-family home on the property with a paved driveway, decking, and walkways. The proposed dwelling will improve a nonconforming side yard setback associated with the existing dwelling from 7' to 13'. The reconstructed home will otherwise comply with all dimensional standards for buildings.

c. Character and Scale of Buildings

The proposed dwelling will consist of 4,204 SF of living area and result in a floor to area ratio of 0.33. While this is modestly higher than the neighborhood average FAR of 0.26, the size of the building is similar to other newer homes in the area. The plans represent a reasonable departure from the existing dwelling and other older homes in the neighborhood.

d. Preservation of Existing Vegetation and Protected Trees

Four (4) trees will be removed from the Tree Yard for construction of the proposed dwelling. A certified arborist confirmed that each is either in poor condition or consist of invasive Norway Maples. Though these trees do not qualify as Protected Trees, the Applicant proposes planting six new trees, including one magnolia and five arborvitae.

e. Limit of Clearing

The project will result in temporary disturbance of almost the entire lot, but the proposed building footprint and driveway are will be located in the same approximate area as the existing.

f. Finished Grade

Proposed site grading will be 3:1 or flatter.

g. Stormwater Management

The project will meet all MassDEP Stormwater Standards. Stormwater controls are proposed on site to treat portions of the proposed driveway and roof.

h. Utilities

The dwelling will be connected to town water, electric, sewer, and gas. All electric connections will be underground.

i. Pedestrian and Vehicular Access; Traffic Management

Only one driveway is proposed, which will connect to Otis Hill Road. Sight distance will not be affected as the driveway will be in a similar location to the existing. The proposed driveway provide space for turning, thus improving circulation within the development.

j. Lighting

Lighting proposed is limited to path lighting and wall niche lighting which is not expected to produce light pollution outside the property. The minimal outdoor lighting is not expected to shed beyond the property boundaries.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the hearings, the Board made the following findings in accordance with the Approval Criteria under § I-I,7. of the By-Law:

- a. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards.

MOTION

Upon a motion made by Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted unanimously to GRANT the application of Steven J. Meyers, Trustee Of The Meyers Family Living Trust, for Site Plan Approval under § I-I of the By-Law to reconstruct a single-family dwelling with related driveway, decking, walkways, landscaping, utilities, and stormwater improvements at 23 Otis Hill Road in the Residence A District, subject to the following conditions:

- 1. Proof of Recording. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
- 2. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before work on the site commences.

3. **Limits of Work; Tree Protection Areas.** During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area. Without limiting the foregoing, Protected Trees to be retained shall be surrounded by temporary protective fencing or other appropriate measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Protective barriers shall be large enough to encompass the Critical Root Zone of all Protected Trees to be preserved. Inspection of the protective barriers shall be required before issuance of a Building Permit.
4. **Construction Vehicles.** All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day. In the event it is not feasible for construction vehicles to park onsite, the Applicant shall schedule a police detail to safely direct traffic.
5. **Inspections.** Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control, limits of work, and the approved drainage and stormwater system installed for the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.
6. **As-Built Plan Requirement.** Upon project completion an as-built plan must be submitted to the Building Commissioner and Community Planning Department prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans. The as-built plan must also demonstrate substantial conformance with all other aspects of the approved project plans, including landscaping.
7. **Maintenance of Protected Trees.** Each Protected Tree retained, and all new trees planted to mitigate the removal of Protected Tree(s), shall be maintained in good health for a period of no less than twenty-four (24) months from the date of final inspection, or issuance of a Certificate of Occupancy, if applicable. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required to replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree or new tree.

The motion passed by roll call vote.

For the Planning Board,



Tracy Shriver

May 11, 2026

In Favor: Kevin Ellis, Gordon Carr, Gary Tondorf-Dick, Crystal Kelly, and Tracy Shriver

Opposed: None

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded with the Plymouth County Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.