



Conservation - Shannon Palmer 3/15/16
 * Need 100-200 from river - mark both on plot plan
 * River front buffers marked
 * 3 year expiration on site plans
 * Need conservation permit - notice of intent

FOR REGISTRY USE ONLY

Planning - confirmed 5 BR Septic
 - how large can ADU be? 900 sq. ft. not including garage/storage
 * Common Driveway - 400 feet?
 How much land needed to subdivide for a new lot, 3 BR home?

Zoning Donna Thompson 3/15/16
 Is helpful for low-income housing interests.
 Russell Water Superintendent - 781-304-2304
 TERRY - low interest loans for ADUs
 Affordable Housing Trust
 Habitat Humanity
 leave the land
 + Hosen Brown
 781-347-5765

Board of Health
 - can't add new Septic
 - 11 heated rooms total between house + ADU
 (basement, bath, hall, kitchen, den, etc.)
 - 12,500 sq. ft. bedroom 15 BR - 62,500
 - New road 40' wide

Building Permit - stamped + signed
 show proposed site ADU
 land disturbance
 architect drawing
 Minimum lot Size Zone A - 20,000 (0.46 acres)

Built Distance from inland bank: 100-200 ft.
 Septic tanks: 10 ft
 NStar easement:

Paved driveway distance from bank:
 Septic
 NStar:

Deed - Plymouth County "Search records"
 to research water Co. advanced - Hingham



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
 IN CONFORMANCE WITH THE RULES AND REGULATIONS
 OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH
 OF MASSACHUSETTS

Shannon Palmer
 PROFESSIONAL LAND SURVEYOR

3-29-12
 DATE

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION

GENERAL
 LOTS 100-200 FROM INLAND BANK
 PARCEL NO. 20000 SOUTH DATED JUNE 3, 1988
 LOTS 100-200 FROM INLAND BANK
 LOTS 100-200 FROM INLAND BANK

OWNER'S RECORD
 CARLENE A. PENNELL
 86 LEAVITT STREET
 HINGHAM, MA 02043
 ADDRESS: PARCEL #73-180
 L.P.C. #10000
 DEED BOOK 12345, PAGE: 332 (PARCEL 2)

UTILITIES
 UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED
 UPON VISUAL SURVEY OF GROUND UTILITIES AND RECORDS
 INFORMATION OF BELOW GROUND UTILITIES AND ARE
 APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAPPING
 ALL NECESSARY UTILITIES BEFORE BEGINNING ANY
 EXCAVATION. (DISHLINE 1-800-322-8844)

SURVEY NOTES
 1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD
 LOCATED BY CAVANARO CONSULTING ON FEBRUARY 7, 2012.
 2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH
 CURRENT RECORD DESCRIPTION AND/OR THOSE THAT ARE
 VISIBLE OR OF PUBLIC RECORD.

3. BIRTH, DEATH, MARRIAGE, AND OTHER RECORDS SHOWN
 ABOVE-GROUND VISIBLE EVIDENCE.

4. RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY
 JOHN J. JAMES, METLAND SCIENTIST ON MAY 13, 2008 AND
 CONFIRMED BY CAVANARO CONSULTING, INC. ON FEBRUARY 7,
 2012.

5. METLAND DELINEATION LINE AS DEFINED BY THE METLAND
 SECTION 131, CHAPTER 131, SECTION 40 AND THE TOWN
 OF HINGHAM CONSERVATION COMMISSION BY-LAW HAS NOT
 BEEN MODIFIED BY THE HINGHAM CONSERVATION COMMISSION
 OR APPROVED BY THE ENDEAVORMENT.

ZONING REQUIREMENTS RESIDENCE DISTRICT "A"

AREA FRONTAGE 20,000 SF
 125 FEET

MINIMUM YARDS:

FRONT 25 FEET
 SIDE 15 FEET
 REAR 10 FEET

SHAPE FACTOR = P/A

MAX SHAPE FACTOR = 22

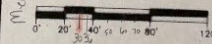
LOT 3

3 = 1,100' / 62,500 = 18.6

PARCEL 1

NOT A BUILDABLE LOT

* Mark 100-200 from inland bank
 * Mark 400 ft. driveway + more setbacks
 * Mark new 30 x 56 garage
 * Land disturbance - ADU + second
 * more n/c pads, decks, etc. dwelling
 1 - stamped / signed
 & riverfront buffers marked
 SCALE: 1" = 40'



CAVANARO CONSULTING

687 MAIN STREET
 P.O. BOX 5176
 HINGHAM, MASSACHUSETTS 02043
 PHONE: 781.688.0187
 FAX: 781.688.0188



PLAN OF LAND 86 LEAVITT STREET HINGHAM, MA

PREPARED FOR:
 CARLENE A. PENNELL
 86 LEAVITT STREET
 HINGHAM, MA 02043

PROJECT NO.: 8017

DRAWING NO.

SCALE: 1" = 40'

DATE: 03/28/12

DESIGNED BY: DB

DRAWN BY: DB

CHECKED BY: DBS

POL

SHEET NO. 1 OF 1

FILENAME:

6 V:\PROJECTS\8017\8017-001.DWG

LA
SF
RES
BLE LOT)

#82-79
N/T
NORAH S. WEBSTER
2007 FAMILY TRUST

LOT 3
62,500 SF
1.43 ACRES
(61,308± SF UPLAND)

#73-27
N/T
HENRY A.
& LESLIE H. RYCE

WEYMOUTH LIGHT & POWER COMPANY
DEED BK. 1877, PG. 418

INLAND BANK
WITH THE W

LEAVITT STREET

