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July 21, 2026

Hingham Planning Board
210 Central Street
Hingham, MA 02043

Subject: **22 Howe Street, Site Plan**

Dear Planning Board Members:

This is to advise that we have reviewed the following documents pertaining to the proposed improvements at the subject site:

- Site Plan (2 sheets), dated July 9, 2026, prepared by Homestead Consulting Engineers (Homestead)
- Plot Plan (1 sheet), dated August 21, 2024, prepared by C & G Survey Company
- Landscape Plan, dated July 16, 2026, prepared by Sean Papich Landscape Architecture
- Stormwater Management Report, dated July 9, 2026, prepared by Homestead
- Minor Site Plan Review Application, dated July 9, 2026, prepared by DTM Law, P.C.

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 ±25,878 square foot (s.f.) lot, at 22 Howe Street, is located within the Residence A zoning district. The site is currently developed with a single-family dwelling, shed, paved driveway, gravel driveway, lawn areas and several trees.

The proposal calls for expansion of the existing paved driveway, removal of the gravel driveway, removal of the existing shed and construction of a new shed, a sports court, landscaping and hardscaping. Runoff from the paved driveway, sports court and most of the roof of the existing dwelling would be discharged into a subsurface infiltration system, consisting of plastic chambers surrounded by crushed stone. No other utility work is proposed. A silt fence is proposed as a perimeter erosion control barrier around the down-gradient limit of work and the existing gravel driveway is proposed to be used as the construction entrance. There are eleven existing trees proposed to be removed, ten of which are within the Tree Yard. Forty-one trees are proposed, thirty-four of which would be completely in the Tree Yard.

The Applicant is seeking a waiver from ZBL §I-I.6.i.(i)(C) to allow for the driveway opening/curb cut to be greater than twenty-four feet. The expanded driveway would be about twenty-nine feet wide, and as noted above, the existing gravel driveway will be eliminated.

Comments

1. Section 1.4 of the Stormwater Management Report recommends additional soil testing in the location of the proposed subsurface infiltration system prior to construction. We agree that a test hole should be excavated within the footprint of the subsurface infiltration system prior to construction. We believe that this could be a condition of approval because 1) previous soil testing on site did not encounter groundwater to more than two feet below the bottom of the system, and 2) infiltration is not modeled in HydroCAD and the modeling shows that post-development rates of runoff will not exceed existing conditions.
2. The 4,765 s.f. of additional impervious area noted in Section 1.8 of the Stormwater Management Report is not consistent with the 3,746 s.f. of additional impervious area modeled in HydroCAD.
3. To improve treatment of driveway runoff, we recommend that the Nyoplast drain to which the driveway trench drain discharges be equipped with a sump and hood.
4. We recommend a curb (Cape Cod berm, spill berm or similar) along the south side of the driveway to ensure that stormwater is directed to the trench drain.
5. The proposed isolator row in the subsurface infiltration system should be labeled in plan and on the detail.
6. The overall dimensions of the subsurface infiltration system should be specified.

Please give us a call should you have any questions.



Very truly yours,

PGB Engineering, LLC

By:

A handwritten signature in black ink that reads "Patrick G. Brennan".

Patrick G. Brennan, P.E.

PGB