DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW
175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
Telephone: (781) 749-7200 ~ Facsimile: (781) 740-4335
www.dtm-law.com

SCOTT GOLDING
sgolding@dtm-law.com

July 8, 2020

Via Electronic Mail and Hand-Delivery

Conservation Commission
Town of Hingham
210 Central Street
Hingham, MA 02043

RE: 33 Beach Road, Hingham, MA – Request for Determination of Applicability

Dear Chairman Freeman and Members,

We have been retained to represent Garret and Kathleen Daigler relating to their pending Request for Determination of Applicability for the proposed construction of an addition at their property located 33 Beach Road, Hingham, MA. In anticipation of the continued hearing, enclosed please find the following supplemental materials:

1. Proposed Architectural Plan Set entitled "Daigler Residence, 33 Beach Road, Hingham, MA 02043," dated July 8, 2020, prepared by A. Kearney Architects;
2. Existing Conditions/Building Plan entitled "Plot Plan," dated July 8, 2020, stamped by Kelly Killeen, P.E.; and
3. Calculation of Improvement Areas of the Property, and Plan identifying area calculations.

As reflected on the materials submitted herewith, (1) there is a *negative* difference of over 47 square feet in flood storage area, which represents an increase in flood storage compared to the existing condition; (2) the proposed work will not involve an expansion of the existing structure within the floodplain; and (3) existing household utilities now located in the existing basement below flood elevation (elev. 11) will be relocated to the first floor above the flood elevation.

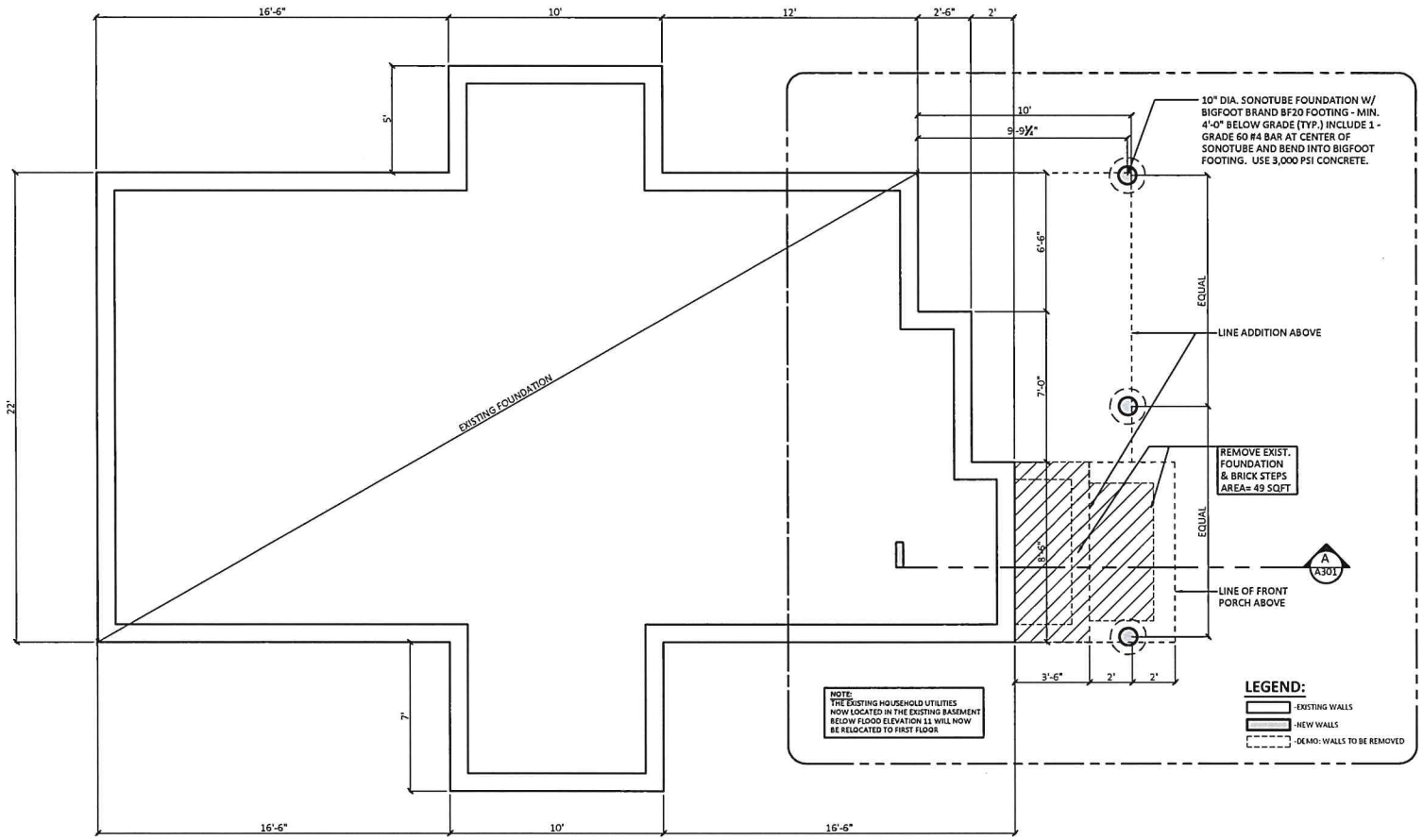
Thank you for your attention to and consideration of this matter.

Very truly yours,

Scott Golding

Cc: Loni M. Fournier, Senior Planner: Conservation
Enclosures

Attachment 1



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

A. KEARNEY ARCHITECTS
222 NORTH ST. HINGHAM, MA.
OFFICE: 781 - 740 - 4556
CELL: 781 - 710 - 3956

PROJECT:
DAIGLER RESIDENCE
33 BEACH ROAD,
HINGHAM, MA 02043

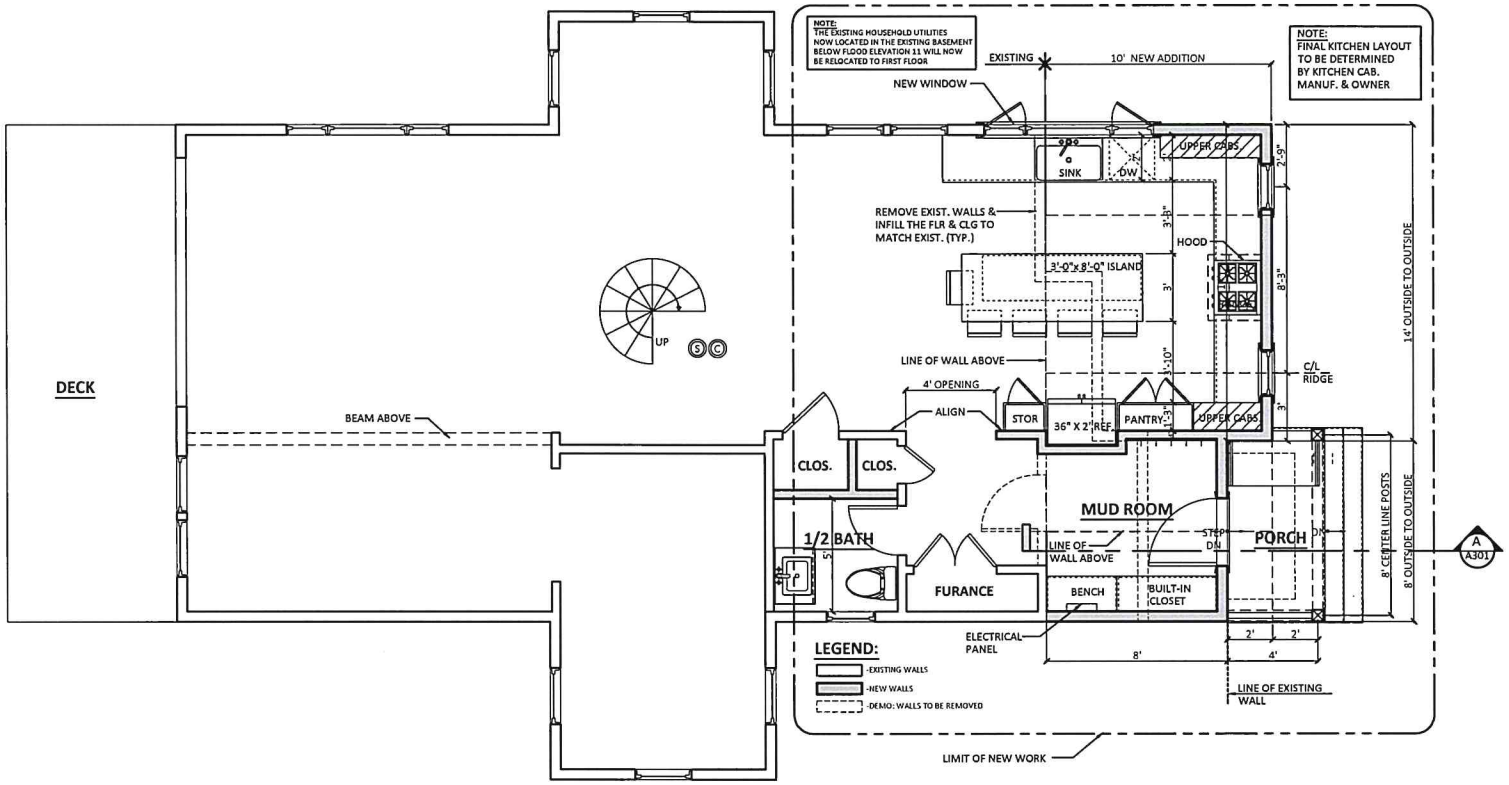
REVISIONS:

NO.	DATE	DESCRIPTION

TITLE:
PLANS

0 2 4 8

DATE: 7-8-2020
DRAWN BY: DB
SCALE: AS NOTED
DRAWING #:
A100



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

A. KEARNEY ARCHITECTS
222 NORTH ST. HINGHAM, MA.
OFFICE: 781 - 740 - 4556
CELL: 781 - 710 - 3956

PROJECT:
DAIGLER RESIDENCE
33 BEACH ROAD,
HINGHAM, MA 02043

REVISIONS:

NO.	DATE	DESCRIPTION

TITLE:
PLANS

0 2 4 8

DATE: 7-8-2020
DRAWN BY: DB
SCALE: AS NOTED
DRAWING #:
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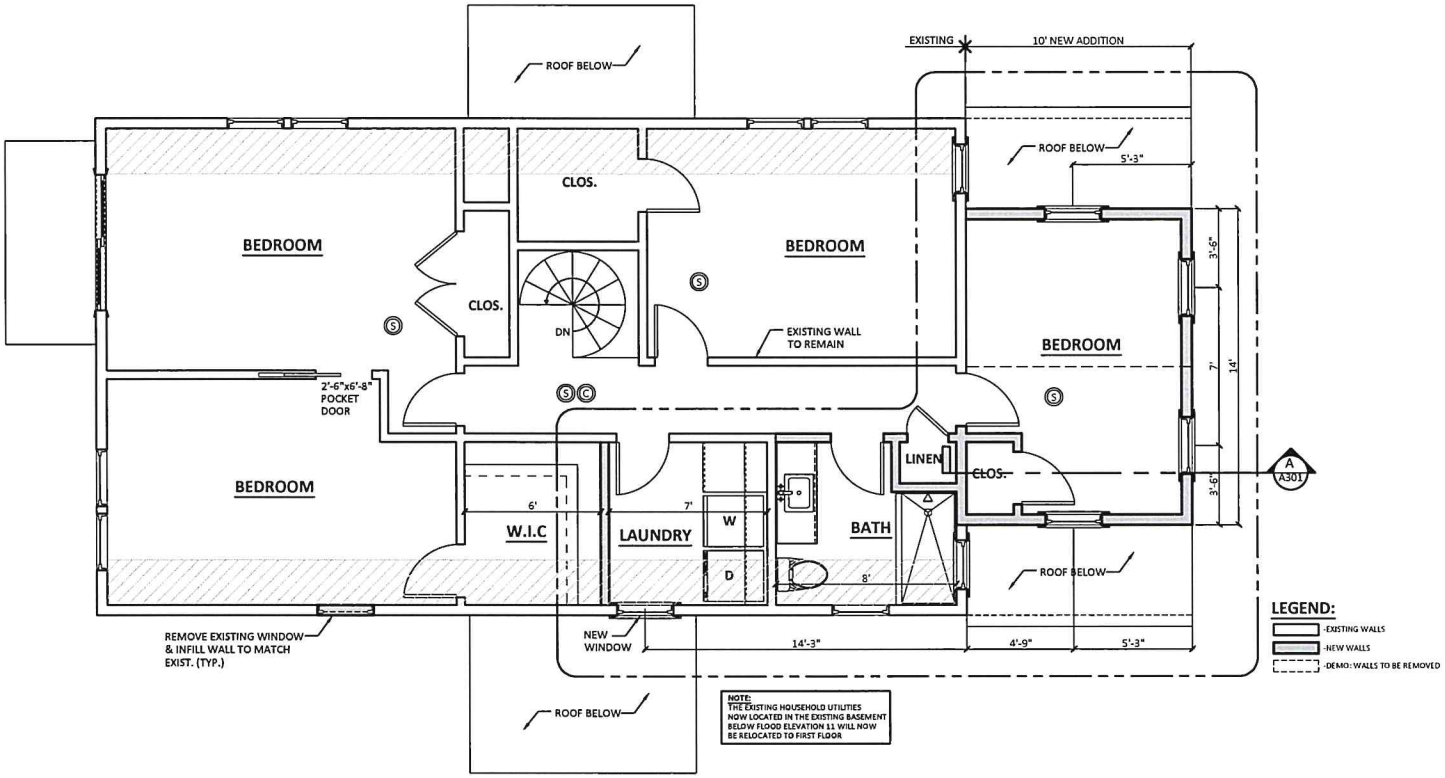

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

A. KEARNEY ARCHITECTS
222 NORTH ST. HINGHAM, MA.
OFFICE: 781 - 740 - 4556
CELL: 781 - 710 - 3956

PROJECT:
DAIGLER RESIDENCE
33 BEACH ROAD,
HINGHAM, MA 02043

REVISIONS:

NO.	DATE	DESCRIPTION

TITLE:
PLANS

0 2 4 8

DATE: 7-8-2020
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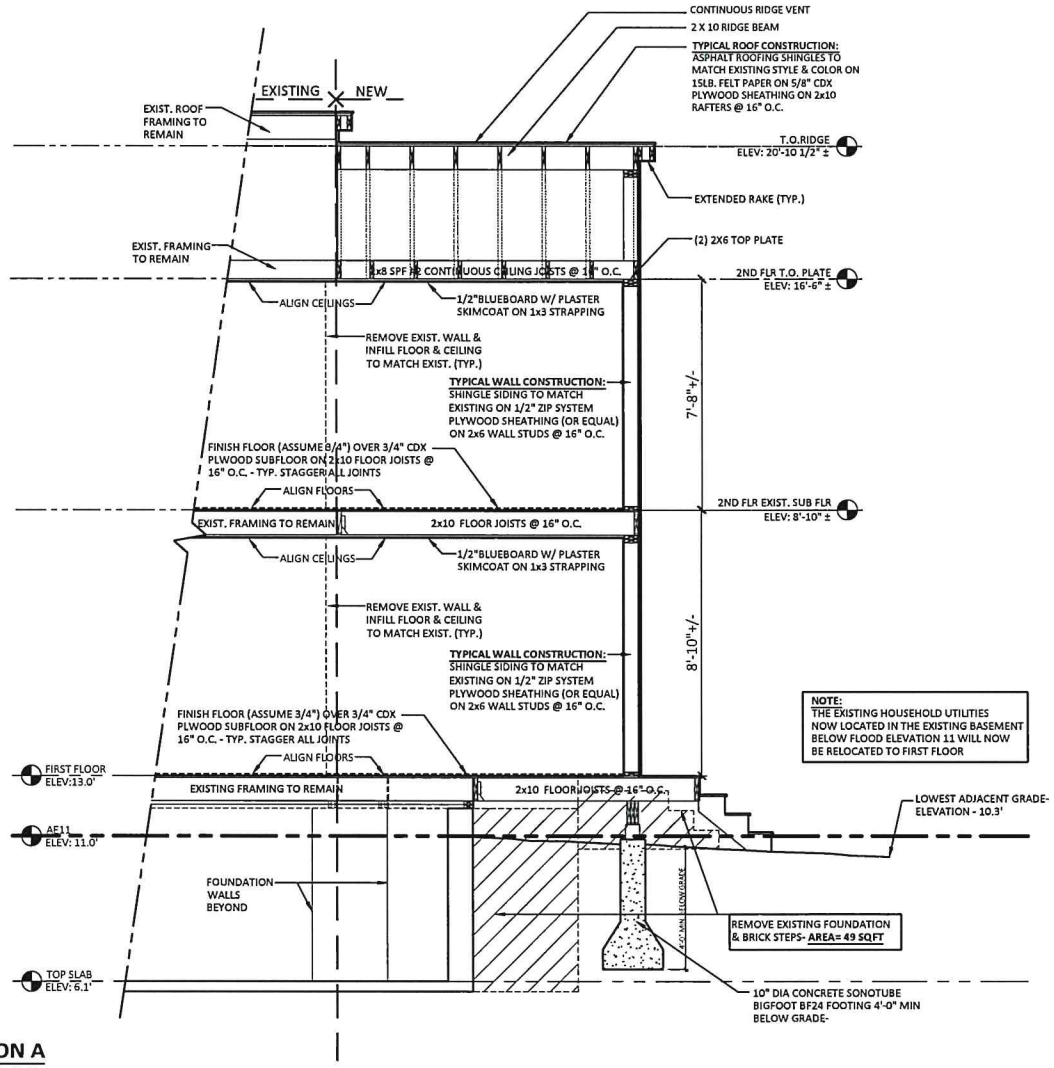
SCALE: AS NOTED
DRAWING #:
A102



SECTION A

SCALE: 1/4" = 1'-0"

A. KEARNEY ARCHITECTS
222 NORTH ST. HINGHAM, MA.
OFFICE: 781 - 740 - 4556
CELL: 781 - 710 - 3956

PROJECT:
DAIGLER RESIDENCE
33 BEACH ROAD,
HINGHAM, MA 02043

REVISIONS:

NO.	DATE	DESCRIPTION

TITLE:
SECTION

0 2 4 8

DATE: 7-8-2020
DRAWN BY: DB
SCALE: AS NOTED
DRAWING #:
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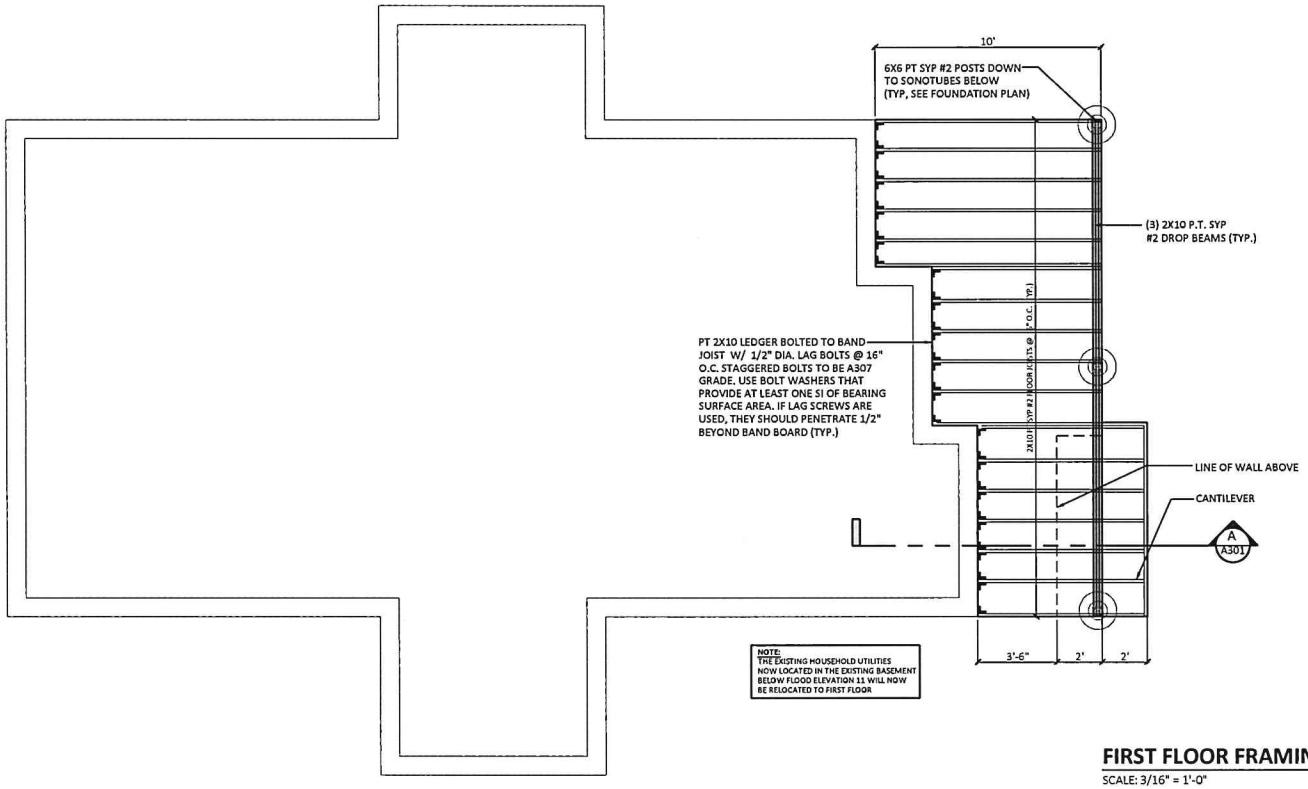


NOTE:
THE EXISTING HOUSEHOLD UTILITIES NOW LOCATED IN THE EXISTING BASEMENT BELOW FLOOD ELEVATION 11 WILL NOW BE RELOCATED TO FIRST FLOOR

FIRST FLOOR FRAMING

SCALE: 3/16" = 1'-0"

A. KEARNEY ARCHITECTS
222 NORTH ST. HINGHAM, MA.
OFFICE: 781 - 740 - 4556
CELL: 781 - 710 - 3956

PROJECT:
DAIGLER RESIDENCE
33 BEACH ROAD,
HINGHAM, MA 02043

REVISIONS:

NO.	DATE	DESCRIPTION

TITLE:
FRAMING

0 2 4 8

DATE: 7-8-2020
DRAWN BY: DB
SCALE: AS NOTED
DRAWING #:
S101

Attachment 2

GENERAL NOTES:

1. ALL DEED REFERENCES ARE TO PLYMOUTH COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

2. LOCUS OWNER OF RECORD:

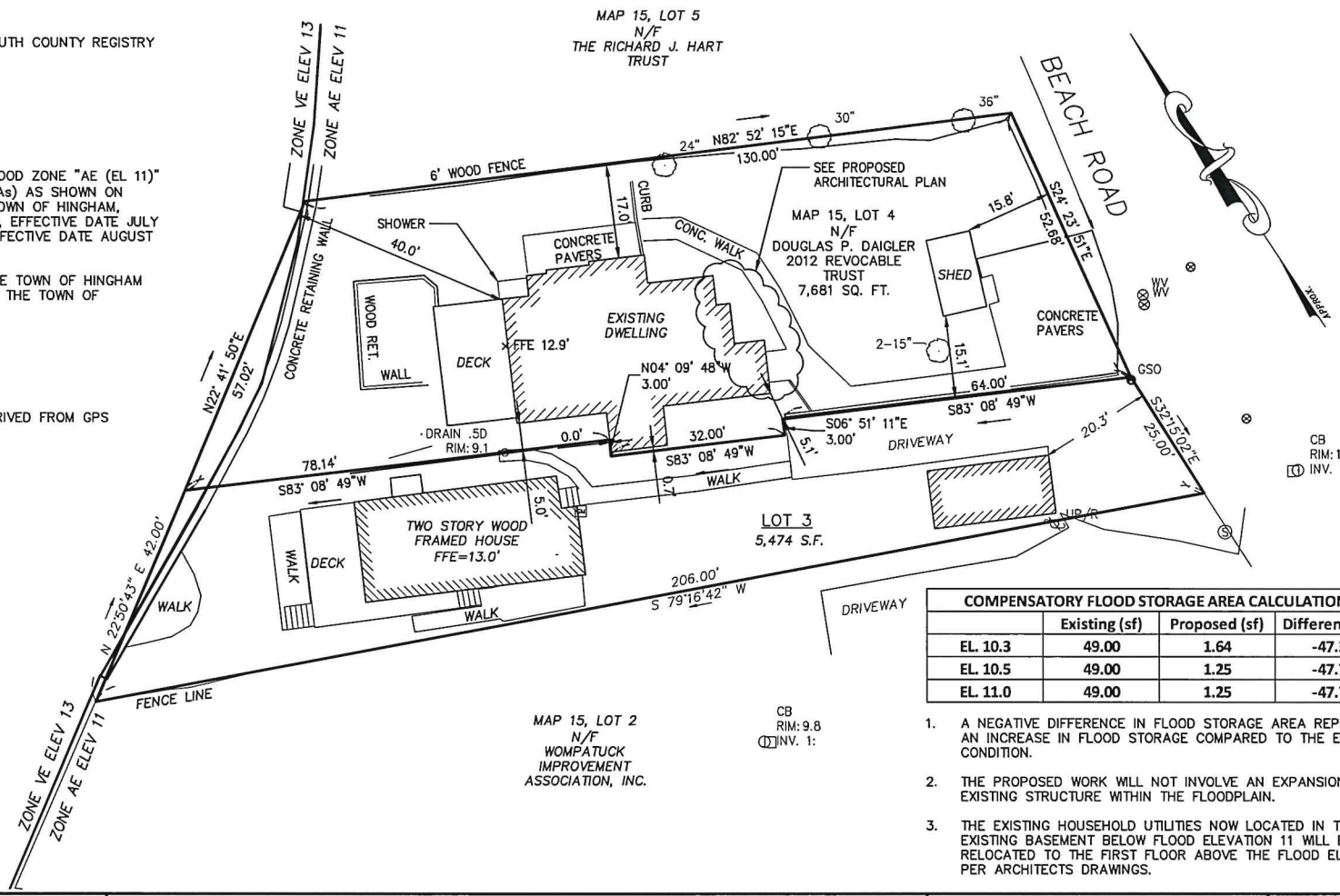
   GARRET C. & KATHLEEN H. DAIGLER
   DEED BOOK 5249 PAGE 325
   MAP 15 LOT 4

3. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "AE (EL 11)" AND SPECIAL FLOOD HAZARD AREA (SFHAs) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF HINGHAM, COMMUNITY PANEL NUMBER 25023C0018J, EFFECTIVE DATE JULY 17, 2012. AS AFFECTED BY THE LOMR EFFECTIVE DATE AUGUST 14, 2015.

4. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF HINGHAM RESIDENCE A-3 DISTRICT AS DEFINED BY THE TOWN OF HINGHAM ZONING MAP.
MINIMUM SETBACK REQUIREMENTS ARE:

FRONT SETBACK:.....30'
SIDE SETBACK:.....8'
REAR SETBACK:.....20'

5. ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS OBSERVATIONS AND REFER TO THE NAVD 1988 VERTICAL DATUM.



COMPENSATORY FLOOD STORAGE AREA CALCULATIONS			
	Existing (sf)	Proposed (sf)	Difference (sf)
EL. 10.3	49.00	1.64	-47.36
EL. 10.5	49.00	1.25	-47.75
EL. 11.0	49.00	1.25	-47.75

1. A NEGATIVE DIFFERENCE IN FLOOD STORAGE AREA REPRESENTS AN INCREASE IN FLOOD STORAGE COMPARED TO THE EXISTING CONDITION.
2. THE PROPOSED WORK WILL NOT INVOLVE AN EXPANSION OF THE EXISTING STRUCTURE WITHIN THE FLOODPLAIN.
3. THE EXISTING HOUSEHOLD UTILITIES NOW LOCATED IN THE EXISTING BASEMENT BELOW FLOOD ELEVATION 11 WILL BE RELOCATED TO THE FIRST FLOOR ABOVE THE FLOOD ELEVATION PER ARCHITECTS DRAWINGS.

COMMONWEALTH OF MASSACHUSETTS
KELLY KILLEEN
CIVIL
No. 38991
REGISTERED PROFESSIONAL ENGINEER
7.8.20

TITLE:

PLOT PLAN
33 BEACH ROAD
HINGHAM, MA

DATE: JULY 8, 2020
SCALE: 1"=20'
DRAWN: WJD CHECK: KK
DWG NAME: F:\Project\MA\HINGHAM\BEACH

1 OF 1

Attachment 3

33 Beach Road Improvements Areas (Dwelling, Pavers (Walks, Patio and Driveway), Deck and Shed)	
Location/Description	**Area (Square Feet)**
Patio	293
Deck	282
Side Paver Area	140
Side/Front Walk	164
Front Door/Walk	98
Font Walk	102
Driveway	572
Dwelling	1095
Shed	112
Total Improvement Area (Square Feet)	**2858**

Note: The existing dwelling and accessory structures were constructed priro to 1997

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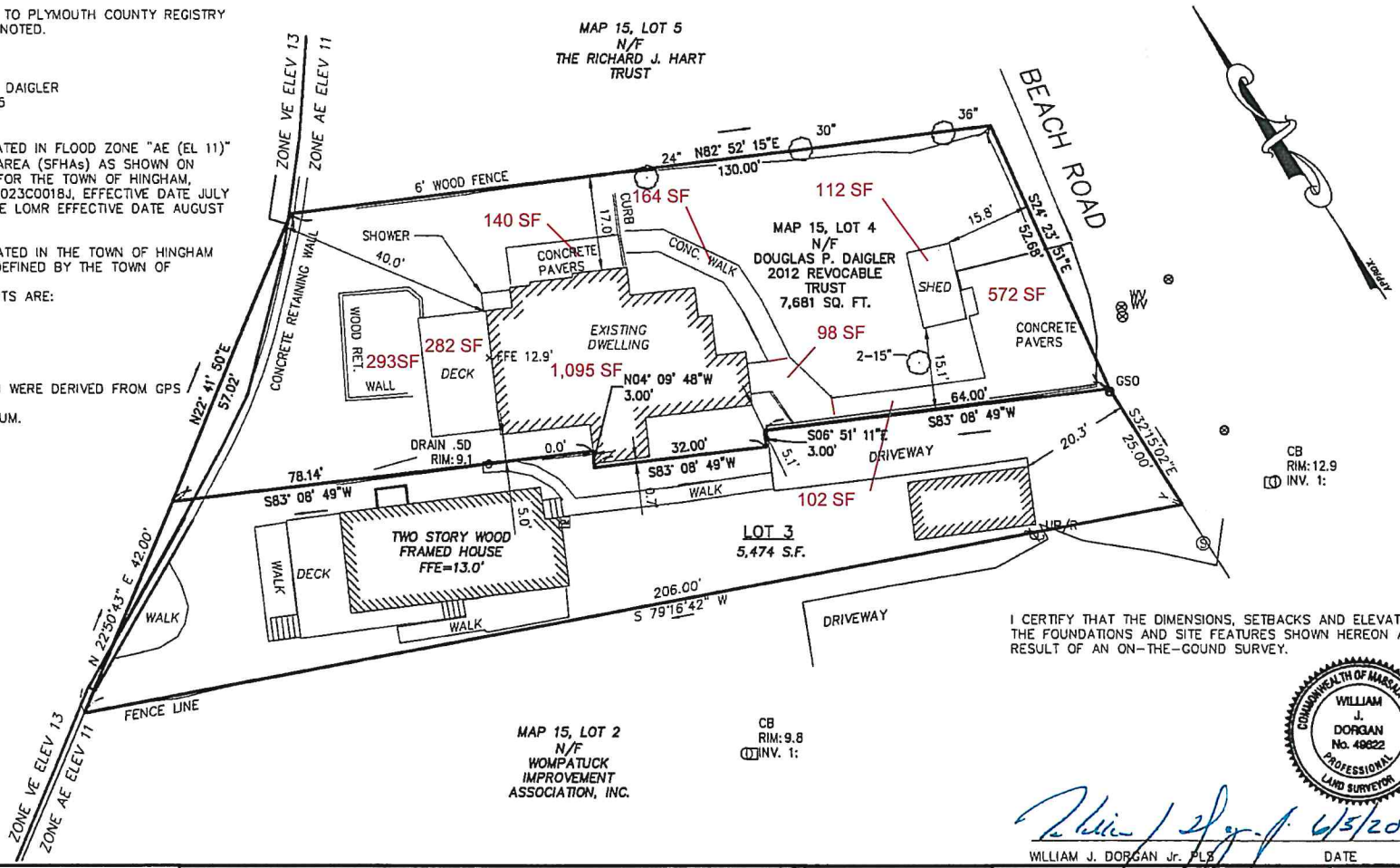

I CERTIFY THAT THE DIMENSIONS, SETBACKS AND ELEVATION TO THE FOUNDATIONS AND SITE FEATURES SHOWN HEREON ARE THE RESULT OF AN ON-THE-GOUND SURVEY.

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. DORGAN
No. 49822
PROFESSIONAL LAND SURVEYOR

6/3/20

WILLIAM J. DORGAN Jr. PLS — DATE

WILLIAM DORGAN PLS 19 CARVER AVENUE SCITUATE, MA	TITLE: PLOT PLAN 33 BEACH ROAD HINGHAM, MA	DATE: FEBRUARY 20, 2020 SCALE: 1"=20' DRAWN: WJD CHECK: WJD DWG NAME: F:\Project\MA\HINGHAM\BEACH

1 OF 1