



- Land Use Planning
- Civil Engineering
- Construction Permitting

May 14, 2020

Ms. Loni Fournier
Senior Planner
Hingham Conservation Commission
210 Central Street
Hingham, MA 02043

RE: **Response to Agent Comments**
12 Martins Lane - Hingham, MA 02043
Notice of Intent Application

Dear Loni:

The purpose of this letter is to address your comments received via email on 5/11/20.

Below is a copy of your comments followed by our responses in *italics*:

Agent Comments dated 5/11/20

1. On page 2 of the NOI, under 7a, Commercial is checked when it should be SFH. I've made this correction by hand on our copy.

Our copy has been updated as well.

2. On page 5 of the NOI, a lingering check remains in the box next to #2. Correction made on our copy.

Correction was made on our copy.

3. On your copy of the application checklist, I noticed that "via email" is written next to the "proof sent to MassDEP" item. Did you also send them a hard copy of your materials? If not, please do. The email that you sent is only to help them while they're working from home; they're still expecting hard copies to be delivered.

Greg DeCesare advised us to refrain from submitting paper copies and to email applications directly to him and to SERO.

4. On page 1 of the NOI Transmittal Form, some information related to 45 Industrial Park Road remains in #3. Correction made on our copy.

Correction was made on our copy.

5. I'm curious how you arrived at Category 2A for the filing fee? The narrative indicates that the garage will have living space on the second floor; will the structure ultimately be an accessory dwelling unit? Typically, work on a SFH lot, including additions, like garages, and pools, would be covered under Category 1A.

The filing fee under Category 1a is dependent on how many activities are considered to comprise the project in its entirety. However, the filing fee under Category 2a cannot exceed \$500.00.

6. Could you please calculate the footprint of the proposed pool and patio area? (The area in addition to the existing bluestone patio would be most helpful.)

The existing terrace has a 635± SF footprint between the 50' and 100' Buffer Zones. The proposed terrace and pool have an 1,833± SF footprint between the 50' and 100' Buffer Zones. Therefore, an approximate 1,198 SF increase in footprint between the 50' and 100' Buffers is being proposed.

7. Has a patio material been selected?

Bluestone will be used for the terrace.

8. Has any thought been given to how/where the pool water will be discharged as part of the routine maintenance?

The pool filtration system requires a minimal amount of water to be discharged on to the lawn area.

9. Will any fill need to be brought onto the site, or will you be able to use the excavated material for the proposed pool to accomplish the site grading?

Most of the grading will be done using the material on site.

10. The Commission has recently started asking for 1:1 mitigation for new structures proposed in the 100ft buffer zone. Is it possible to accommodate additional plantings along the wetland edge to mitigate for at least the proposed garage, and possibly more for the proposed pool/patio area? Alternatively/additionally, stormwater/drainage improvements could be proposed (see following comments).

The existing wetland appears to have expanded to include native plantings that the homeowners planted at the time that they reconstructed their home (please refer to the attached approved plan set from 2012). It is our understanding that these native plantings were not a Condition in the Order of Conditions issued for the project. The

homeowners are concerned that additional native plantings may increase the extent of the wetlands even more.

Regarding stormwater, the pool will help reduce runoff by containing rain water within its confines. Drywells could be added to slow down runoff from the proposed garage. However, these drywells should be located away from the septic system and reserve area.

11. Has any thought been given to how the rooftop runoff from the proposed garage will be handled?

The topography in the vicinity of the proposed garage slopes toward the wetland. The proposed garage roof runoff is proposed to run over ground toward the wetland thus slowing down runoff and allowing it to percolate into the ground rather than using pipes to direct runoff.

12. There are two pipe outlets noted on the plans; are these foundation drains? Water was being discharged from the 6" PVC outlet near the fire pit today.

The 6" drain pipe located behind the fire pit and the pipe located near wetland flag #2 drain flow from properties located upstream of the locus. The 4" drain pipe located behind the dwelling drains the site as shown on the attached plan set approved in 2012.

13. I found a third pipe outlet near WF2, similar in scale to the 4" PVC located further north. Water was also being discharged from this outlet today.

A potential drainage easement and pipe are shown at this location on the plan submitted with the NOI application.

14. Is there a Plan B for the proposed fence location? I don't foresee any circumstances under which the Commission would approve the portion of the fence that runs through the wetland.

The fence could follow the edge of the wetlands instead of going through it.

15. All of the wetland flags were still in place and I agree with the delineation.

No comment.

Cavanaro Consulting, Inc.
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We appreciate your thoughtful comments and look forward to presenting the project to you and the Commission at our hearing scheduled on 5/18/20. If any questions arise, please do not hesitate to contact us.

Sincerely,

Cavanaro Consulting, Inc.

A handwritten signature in black ink that reads "John Cavanaro". The signature is fluid and cursive, with the first name "John" and last name "Cavanaro" clearly legible.

John C. Cavanaro, P.E.
Managing Principal

Enclosures

cc: A and J. Weber *Via Email*
S. Papich *Via Email*
File 20022

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