



- Land Use Planning
- Civil Engineering
- Construction Permitting

July 1, 2020

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

**RE: Response to Memorandum Dated 6/29/20
185-193 Lincoln Street and 6 Crow Point Lane – Hingham, MA 02043
Notice of Intent**

Dear Loni:

The purpose of this letter is to address your comments dated 6/29/20. A copy of the latest revised Site Plan Set (last revised on 7/1/20) and a sketch showing the proposed change in pavement areas within the Buffer Zone are enclosed with this response. Please note that the plan set being submitted is the same plan set submitted to the Planning Board.

Memorandum dated June 29, 2020

Agent comments and questions from 6/25/20 are summarized below, with initial representative responses in *italics* and final responses in **blue**.

1. Existing conditions plan:

- Several of the catch basins have condition notes, e.g. full of water or clogged. Is it safe to assume that the basins without notes were in relatively good condition at the time of the survey? *Yes. The catch basins that don't say anything were not full of water at the time of survey. They still may have had water but were not full of it. When I visited the site all the catch basins in the rear and the one close to AJ's next door were full of water. I could not see any pipes (I could not move the grates).* **No further comment.**
- The catch basin in the NE corner of the property doesn't have any pipes running to or from it... this seems odd? *Our surveyor did not find a pipe there but it doesn't mean one doesn't exist. I will add a note to check if an outlet exists and if so to add an elbow and check for erosion.* **Callouts were added to the plans.**

2. Existing vs. proposed conditions plan:

- It seems like most, if not all, of the 179sqft of impervious area being added is in the 50' buffer zone. Can you confirm? *I think it may be between the 50' and 100' but I will check*

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and confirm. There is a net decrease of 442 SF of pavement within the 0'-50' Buffer Zone and a net increase of 148 SF between the 50' and 100' Buffer Zones. Please refer to the enclosed sketch for details.

- b. I count eight dumpsters on the existing plan and only five on the proposed plan. Are the number of dumpsters being reduced as well as relocated (per the proposed plan)? *I will confirm with the team and get back to you.* Dumpster areas where consolidated groups of individual dumpsters will be located as shown on the plans. The dumpster area nearest the west wetland system will be enclosed with opaque fencing.
3. Proposed conditions plan:
- a. What do the two different green fill symbols represent (e.g. the northernmost area vs. the area around the 6 Crow Point Lane building)? *The area around 6 Crow Point Lane will likely be landscape while the area close to the wetland will be native grass mix. I will label them.* [Staff follow-up: Instead of a native grass mix, could a wildlife mix be used instead? If you could show a spec for the seed mix on the proposed plan, that would also be really helpful.] The extent of the approximate 2,000 SF of mitigation plantings has been added to the plans. Specifications of the New England Conservation/Wildlife Mix proposed was also added to the plans.
 - b. Was any mitigation contemplated for the additional impervious area? (My suggestion via Pat's memo to replace the northernmost area with a seed mix would suffice. If you move forward with this, could you calculate the area to be reseeded/restored?) *Will do. It will be approximately 2,000 SF.*
 - c. It appears as though a 20" DBH tree will be removed in the NE corner of the parking lot. The Commission's Tree Removal and Replacement Policy requires a 2:1 replacement ratio for trees in the 50' buffer. This site is very tight... is there any opportunity to plant two trees, or perhaps a cluster or row of bushes (native species)? *A new native tree is proposed to replace the tree that is being removed in the 50' Buffer. Two (2) new trees are proposed in the 100' Buffer and three (3) new trees are proposed outside the Buffers. I am not sure if the trees in the 100' Buffer and outside the Buffers altogether will be native but there will definitely be a new native tree in the corner where the existing tree is being removed in the 50' and the grassed area in the 50' Buffer will be native seed mix. Would this suffice?* [Staff follow-up: I'm not sure if the Commission will accept the other trees outside of the 50' buffer, but we can discuss on Monday. If you could show all replacement trees, with species if known, on the proposed plan, that would also be really helpful.] The proposed trees were added to the revised plans. We ask the Commission to consider the decrease of pavement in the 50' Buffer Zone when considering our proposal of replacing the existing tree to be removed in the 50' Buffer for one new native tree and 2,000± SF of native plantings.

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4. Detail sheet:

- a. Are straw bales necessary in addition to the silt sacks, or could they be eliminated? *I will remove them.* Straw bales are no longer been called for on the plans.

5. O&M Plan:

- a. Clearing – our preference is that the cleared vegetation, not to be replanted, be properly disposed of off-site. (Updating this will match the Material Stockpiling section.) *Will revise.* The revised Erosion and Sedimentation Plan was added to the Detail Sheet.
- b. Sediment and Erosion Control – could additional silt fence be substituted for the proposed straw wattle (to be used as a backup)? Or, could it be specified that the wattles only be used for the stockpiles? *I will call for silt fence.* Additional silt fence was added upstream of the infiltration trench and straw bales were removed from the plans.
- c. Material Stockpiling – could it be specified that all stockpiles be located outside of the 50' buffer zone? Could you specify here as well that wattles be used only for the stockpiles? *Will do.* Stockpiling is limited to the areas outside the 50' Buffer Zone and straw wattles are not proposed to be used.

6. Pollution Prevention Plan:

- a. Adding to Pat's comments on snow storage... if the northernmost area will be restored to a naturalized buffer, there isn't a lot of lawn remaining on the site to utilize for snow storage. Is there an opportunity to use, and designate in the plan, parking spaces instead? *The purpose of this project is to increase parking spaces to get closer to the required parking spaces and we cannot interfere with the access aisles.* Two spaces in the northeast most corner of the reconfigured rear parking area are been designated for snow storage within the 50' Buffer Zone.
- b. Would it be appropriate to add instructions for maintaining the restored naturalized buffer, e.g. mowing once per year, depending on the type of restoration implemented? *Absolutely.* A callout was added to the plans.

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We appreciate your thoughtful review and look forward to presenting the revised materials to the Commission at hearing scheduled on 7/13/20. 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 written in a cursive style with a large, looping initial "J" and "C".

John C. Cavanaro, P.E.
Managing Principal

Enclosures

cc: K. Cawley
J. Tocchio
S. Golding
File 19153

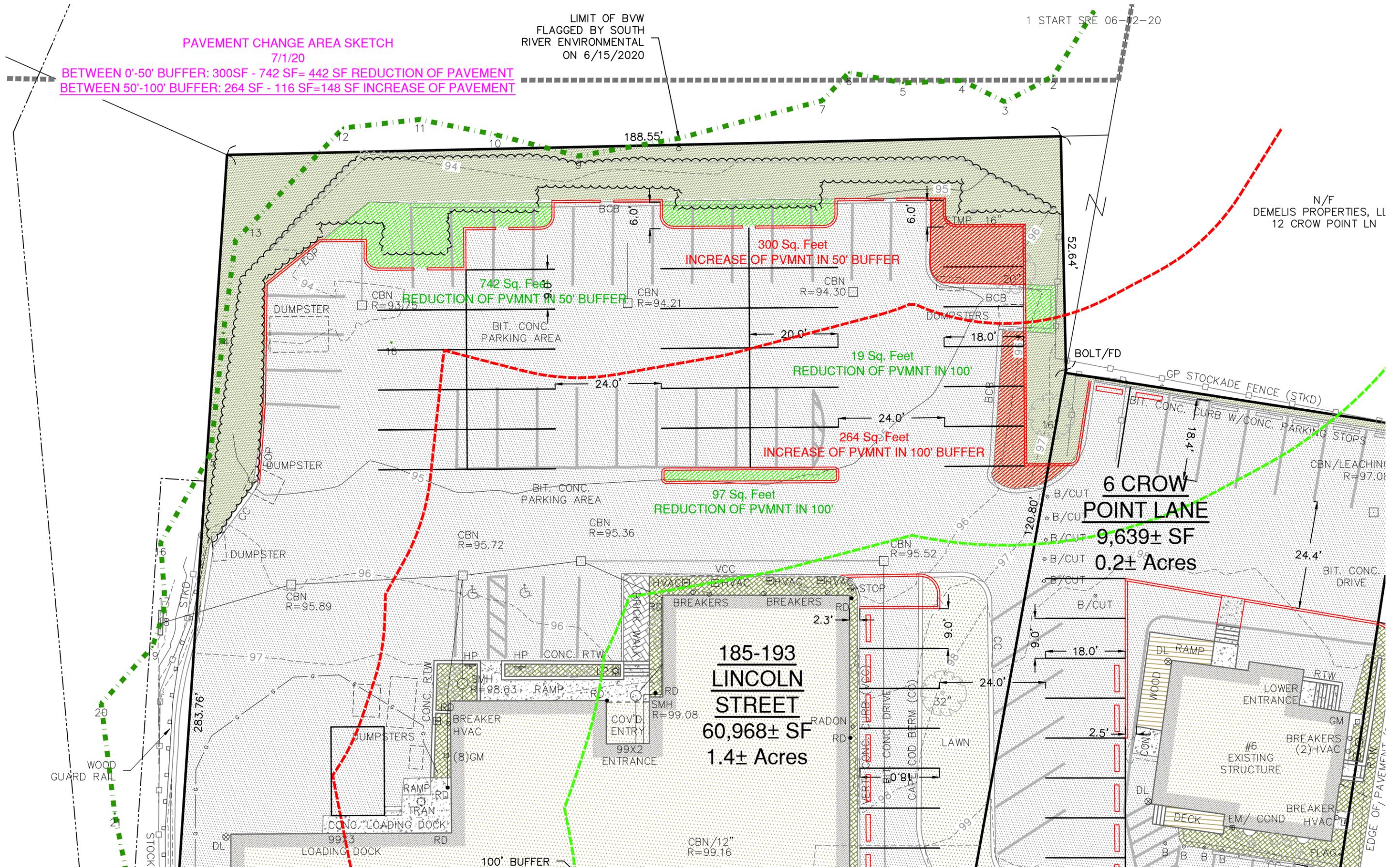
PAVEMENT CHANGE AREA SKETCH
7/1/20

BETWEEN 0'-50' BUFFER: 300SF - 742 SF= 442 SF REDUCTION OF PAVEMENT
BETWEEN 50'-100' BUFFER: 264 SF - 116 SF=148 SF INCREASE OF PAVEMENT

LIMIT OF BVW
FLAGGED BY SOUTH
RIVER ENVIRONMENTAL
ON 6/15/2020

1 START SRE 06-72-20

N/F
DEMELIS PROPERTIES, LL
12 CROW POINT LN



742 Sq. Feet
REDUCTION OF PVMNT IN 50' BUFFER

300 Sq. Feet
INCREASE OF PVMNT IN 50' BUFFER

19 Sq. Feet
REDUCTION OF PVMNT IN 100'

264 Sq. Feet
INCREASE OF PVMNT IN 100' BUFFER

97 Sq. Feet
REDUCTION OF PVMNT IN 100'

185-193
LINCOLN
STREET
60,968± SF
1.4± Acres

6 CROW
POINT LANE
9,639± SF
0.2± Acres

100' BUFFER

EDGE OF PAVEMENT