Savage-Dunham, Mary

From: Hixson, Kevin <KHixson@blcompanies.com>
Sent: Tuesday, July 7, 2020 9:28 AM
To: Charles Lis, Heather
Cc: Roles, Robert; Fournier, Loni; Klose, Alexander; Violette, Wayne; Savage-Dunham, Mary
Subject: RE: 100 Industrial Park NOI revised plan comments
Attachments: LL190151701-LL-4 24x36 (002).pdf

Importance: High

Heather,

Good morning. Please find the attached PDF tree survey plan based on our June 30th site visit that was made after the tree removal for the site. We shaded the gray area with a tree cloud limit line in black to denote existing tree line to remain in proposed development condition. We also added a red cloud to denote the proposed tree clearing limit in proposed condition so both could be viewed at the same time. Trees with an X are existing trees that were removed in a landscaped grass/mulch area. One tree that was not proposed to be removed in the demolition plan was confirmed removed west of the northwest corner of the main building. We have the details on species and exact size for each however for this plan we have kept it at a high level summary.

Level Construction is the GC for the site and the contact person is Jeff Huth (Senior Superintendent) Cell: (954) 299-1138.

Thanks,

Kevin Hixson
Senior Project Manager - Principal
BL Companies | *Employee owned. Client driven.*

Architecture
Engineering
Environmental
Land Surveying
Companies

355 Research Parkway, Meriden, CT 06450
tel: **203.630.1406** | direct: 203.608.2438
mobile: 860.462.0046 | fax: 203.630.2615
www.blcompanies.com

From: Charles Lis, Heather <LisH@hingham-ma.gov>
Sent: Thursday, July 2, 2020 10:01 PM
To: Hixson, Kevin <KHixson@blcompanies.com>
Cc: Roles, Robert <rroles@Blcompanies.com>; Fournier, Loni <fournierl@hingham-ma.gov>; Klose, Alexander <aklose@Blcompanies.com>; Violette, Wayne <WViolette@blcompanies.com>
Subject: Re: 100 Industrial Park NOI revised plan comments

Thanks for the update and photos Kevin. Who is the contractor(s) that did the tree removal work and erosion control installation? Normally we would have all contact information (and have had a pre-construction meeting) before any site work got underway. Although I'm not anticipating any further issues, it would be helpful to have this information available. The Commission will be glad

to hear that there were no removals from the wetlands buffer zone at least. We'll look forward to the tree survey plan as well. Thanks again and have a good holiday weekend.

Best,

Heather

From: Hixson, Kevin <KHixson@blcompanies.com>
Sent: Thursday, July 2, 2020 3:20 PM
To: Charles Lis, Heather
Cc: Roles, Robert; Fournier, Loni; Klose, Alexander; Violette, Wayne
Subject: FW: 100 Industrial Park NOI revised plan comments

Heather,

Good afternoon. The contractor has installed E&S controls and I have provided a link of a zip file of photos taken by the contractor for the compost filter sock installation at the tree cleared areas.

Here is the link: https://blcompanies.sharefile.com/d-se731956075443f69

Our Landscape Architect performed a tree survey of the entire property on June 30th at 100 industrial Park Drive. I had a meeting with him this afternoon and we will be putting together an tree survey exhibit of the entire property to indicate number, species type and size range (Measured at stump level) of trees that were removed. I anticipate this tree survey exhibit to be sent in a separate e-mail sometime tomorrow or Monday morning latest.

We did confirm that no trees were removed within the 50' or 100' buffers. We noted one tree (36" Oak) was removed on the west side of the northwest corner of the main building that was not supposed to be removed per the Demolition Plan. We will note that in our tree survey plan. See image of the location in the same link above.

Please call or e-mail with questions or comments.

Thanks,

Kevin Hixson
Senior Project Manager - Principal
BL Companies | *Employee owned. Client driven.*

Architecture
Engineering
Environmental
Land Surveying
Companies

355 Research Parkway, Meriden, CT 06450
tel: **203.630.1406** | direct: 203.608.2438
mobile: 860.462.0046 | fax: 203.630.2615
www.blcompanies.com

From: Charles Lis, Heather <LisH@hingham-ma.gov>
Sent: Wednesday, July 1, 2020 10:04 AM
To: Hixson, Kevin <KHixson@blcompanies.com>
Cc: Roles, Robert <rroles@Blcompanies.com>; Fournier, Loni <fournierl@hingham-ma.gov>; Klose, Alexander <aklose@Blcompanies.com>; Violette, Wayne <WViolette@blcompanies.com>
Subject: Re: 100 Industrial Park NOI revised plan comments

Kevin,

Thanks for the quick response and the measures you're taking to address this issue. We'll look forward to hearing from you again.

Best,

Heather

From: Hixson, Kevin <KHixson@blcompanies.com>
Sent: Wednesday, July 1, 2020 7:48 AM
To: Charles Lis, Heather
Cc: Roles, Robert; Fournier, Loni; Klose, Alexander; Violette, Wayne
Subject: RE: 100 Industrial Park NOI revised plan comments

Heather,

Our Landscape Architect went to the site yesterday to take an inventory of trees removed and trees that remain inside and outside of the buffers on the entire property. Our initial observations in the field did not indicate trees were removed within the 50' and 100' buffer. However we will be confirming this with the field data we acquired yesterday. I will also send you our tree survey field verification data once ready in a separate e-mail.

I advised the contractor last Friday to install the compost filter sock which he is installing currently at all locations where trees were removed. The contractor will be sending me pictures with coordinate locations to confirm and expects to complete the installation today. Once I receive the information and review, I will send to you for confirmation.

Thanks,

Kevin Hixson
Senior Project Manager - Principal
BL Companies | ***Employee owned. Client driven.***

Architecture
Engineering
Environmental
Land Surveying
Companies

355 Research Parkway, Meriden, CT 06450
tel: **203.630.1406** | direct: 203.608.2438

mobile: 860.462.0046 | fax: 203.630.2615
www.blcompanies.com

From: Charles Lis, Heather <LisH@hingham-ma.gov>
Sent: Tuesday, June 30, 2020 9:30 PM
To: Hixson, Kevin <KHixson@blcompanies.com>
Cc: Roles, Robert <rroles@Blcompanies.com>; Fournier, Loni <fournierl@hingham-ma.gov>; Klose, Alexander <aklose@Blcompanies.com>
Subject: Re: 100 Industrial Park NOI revised plan comments

Hi Kevin,

As I'm sure you saw I was out of the office last week, so thanks for your patience. I understand there has recently been a significant amount of unauthorized tree clearing and earth disturbance on site, and I know Loni has communicated separately regarding installing erosion controls as soon as possible. One of us will be making another site visit, but we would like confirmation as to whether any of the work was within the buffer zones to wetlands. Please also confirm when the erosion controls are in place. Once these immediate issues are addressed, we can certainly discuss the other comments by virtual meeting.

Thank you,

Heather

Heather Charles Lis
Assistant Conservation Officer
Town of Hingham
210 Central Street
Hingham, MA 02043
Voice: (781) 741-1445
Fax: (781) 740-0239
http://www.hingham-ma.gov

From: Hixson, Kevin <KHixson@blcompanies.com>
Sent: Tuesday, June 23, 2020 9:28 AM
To: Charles Lis, Heather
Cc: Roles, Robert; Fournier, Loni; Klose, Alexander
Subject: RE: 100 Industrial Park NOI revised plan comments

Heather,

Good morning, hope all is well. Looking to see if you and Loni have some time so we can go over these comments with you just to get confirmation on our understanding in revising the documents as needed.

Today (Tuesday afternoon) or Wednesday or Friday this week works best for BL or next week so please let us know and we can send out a RingCentral invite.

Thanks,

Kevin Hixson
Senior Project Manager - Principal
BL Companies | *Employee owned. Client driven.*

Architecture
Engineering
Environmental
Land Surveying
Companies

355 Research Parkway, Meriden, CT 06450
tel: 203.630.1406 | direct: 203.608.2438
mobile: 860.462.0046 | fax: 203.630.2615
www.blcompanies.com

From: Charles Lis, Heather <LisH@hingham-ma.gov>
Sent: Friday, June 5, 2020 1:21 PM
To: Hixson, Kevin <KHixson@blcompanies.com>
Cc: Roles, Robert <rroles@Blcompanies.com>; Fournier, Loni <fournierl@hingham-ma.gov>
Subject: 100 Industrial Park NOI revised plan comments

Dear Kevin,

I'm writing with additional comments on 100 Industrial Park, based on the revised plan set, dated May 12, 2020, as well as a site visit that I made to the property this week. I think the revised plans are an improvement in terms of stormwater management as well as landscaping.

- NOI form. I missed this the first time, but under Section C.5., this site IS within an area designated as an Outstanding Resource Water (and is a Critical Area for stormwater purposes).
- Project narrative. A revised project narrative, reflecting the changes to the plans, should be provided.
- Plans
    - The plan set has been updated with a revision date, but it appears that individual plans do not have revision dates where applicable.
    - Thank you for adding the 50ft buffer zone, however the legends should also be updated to indicate that WB represents both 50 and 100ft buffers (some of the plans do this but not all) or to make a distinction between the two. Since our OOCs frequently reference these two buffers, we want to avoid any possible future confusion with contractors or others.
- Wetland Resource Areas
    - FYI. For Zone A, the FEMA-mapped flood zone is not necessarily adequate since flood profile data is generally not available and other information must be used, or a flood study undertaken, in accordance with the regs. For this reason, I usually ask if an applicant does have any other information. However in this case I don't think this will be an issue given the actual site topography and proposed grading, and the fact that I was able to determine there is a draft FEMA Work Map that shows a decrease in the extent of flood zone in this area.
    - During the site visit, I observed a small wetland area to the west of the leaching area, around el. 143-144 on the existing conditions plan. I understand the resource areas were established by

the current ORAD, but I'm wondering if there is any other information available on this area. I observed a PVC pipe outlet coming into the area from the northeast. The approved ORAD plan shows the area with the pipe I observed and a second pipe, so it seems possible that it is just related to stormwater management.
    - Similarly I observed a headwall and a channel beginning near the eastern corner of the warehouse to be demolished, and extending southeast. The headwall is shown on the approved ORAD plan. Although the channel was not flagged, this is clearly a sensitive area that discharges directly to the larger wetland system and the LOW should be pulled away from this area as much as possible. A smaller metal outlet pipe is located above and to the north of the headwall, and there are some old metal wire frames and debris such as an old tire that should be removed by hand from this area.
- Erosion & sedimentation controls
    - The silt fence with filter sock detail should be reversed, with the silt fence backing the filter sock, i.e. filter sock is the first BMP that flows hit. Sorry if this wasn't clear in my initial comments. I have found that this works much better in the field.
- Buffer Zone impacts
    - Is it possible to move the drain pipes from MH-06 and from CB-15 further from the wetland and into the paved and already disturbed area, to avoid disturbing this area? If not possible, then the LOW should be shown encompassing this area, and it should be clear how it will be restored afterwards on the landscape plans, particularly as it is currently an undisturbed area.
- Stormwater
    - As with the initial submittal, any additional comments from the peer review engineer hired by the Planning Board should be addressed, as well as any outstanding initial comments that are still relevant, and the Commission will anticipate this. I'm also providing just a few specific comments here.
    - A revised Stormwater Report Checklist should be provided.
    - As noted previously by the peer review engineer, the Zone A (for surface water) boundary needs to be shown on the plans and no stormwater BMPs are allowed in this area.
    - Again, it's not clear to me why so many "in-line" catch basins are being proposed as opposed to the generally preferred "off-line" configuration with additional manholes and better TSS removal.
    - I don't see TSS calculations included as required.
    - The water quality volume should be 1 inch not 0.5 inches since this is a LUHPPL and in a Critical Area.
    - I don't see a detail for the proposed isolator rows. I agree that these are critical in parking lot installations such as this.
    - O&M. I understand you are not taking TSS credit for street sweeping, however as a BMP street sweeping should happen at least quarterly particularly for a LUHPPL, and timing should include spring as noted in the plan and also fall after leaf fall. Catch basins should be inspected and cleaned four times per year at a minimum, not three, in accordance with the Stormwater Handbook. The sediment forebays should ideally be noted separately as needing to be cleaned at least once a year in accordance with Handbook. The plan should specify replacing dead/diseased plants in the constructed stormwater wetland as needed and noting that any replacing plantings or seeding shall be with native species, not cultivars, non-native species or invasive species. The Commission will likely condition a prohibition on the use of pesticides, herbicides and fertilizers, and this could be reflected in the plan.

    - The Illicit Discharge Statement should be a separate stamped and signed statement and requires additional information for redevelopment projects on identifying and removing any existing illicit discharges. See the Handbook and also peer review engineer comments.
- Landscaping & Plantings
    - Thank you for incorporating native plantings and mostly straight species vs cultivars in the buffer zone.
    - In areas in the basin or buffer zone where a "conservation seed mix" is specified, it would be preferable to have a "wildlife seed mix" or similar with a mix of native forbs and grasses for better wildlife value.
    - How will the two areas where drain pipes are being installed for the new discharge points be restored and planted? The specifications were not clear to me on the plans. Also on the landscape plans, the LOW does not include the more eastern discharge point as it should.
    - Is it possible to plant all of the replacement Red Maples within the buffer zone?
    - Based on my site visit, the area proposed for the constructed stormwater wetland does not just consist of grass, but contains a diversity of species, including a large number of scattered native saplings and shrubs, for example multi-stem birches and sumacs. Although none of these appear to be subject to the Commission's Tree Removal and Replacement Policy, I recommend considering some replacement plantings where feasible.

In addition to these comments, we look forward to receiving additional information on the septic system and on rooftop runoff. Thank you in advance.

Best,
Heather

Heather Charles Lis

Assistant Conservation Officer

Town of Hingham

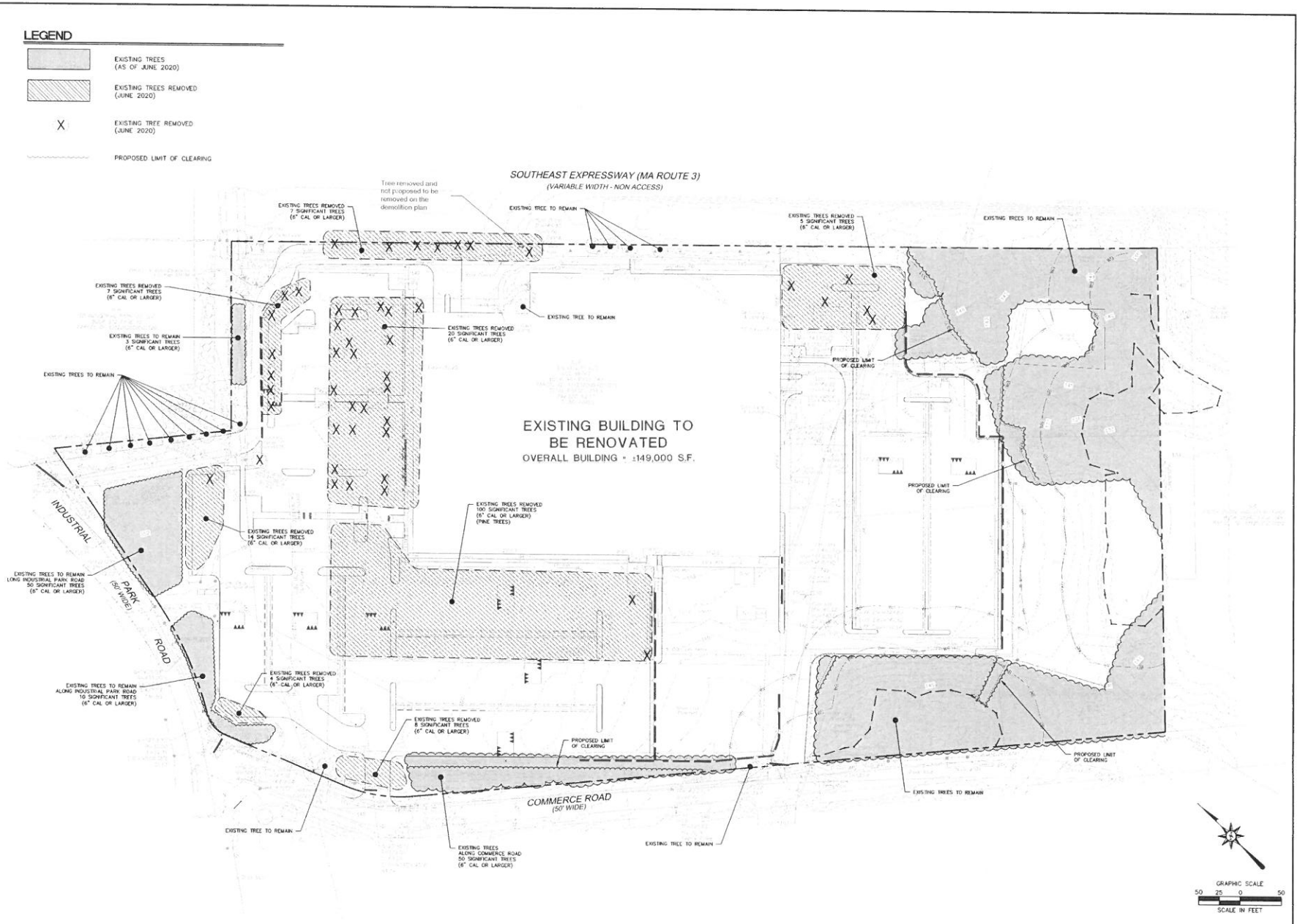
210 Central Street

Hingham, MA 02043

Voice: (781) 741-1445

Fax: (781) 740-0239

www.hingham-ma.gov



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2415 Fax

PROPOSED DEVELOPMENT
100 INDUSTRIAL PARK ROAD
HINGHAM, MASSACHUSETTS

REVISIONS
No. Date Desc.
Date: 05/12/2020 Revised per 319ft and Conservation Comments
Date: 06/01/2020 Revised per 319ft and Conservation Comments

Designed W.E.V.
Drawn W.E.V.
Reviewed
Scale 1"=50'
Project No. HG1517
Date 7/7/2020
CAD File
Title
EXISTING TREE PLAN

Sheet No.
LL-4