

EXISTING CONDITIONS NARRATIVE

1.0 INTRODUCTION

On behalf of Janet Csrnko (Proponent), South River Environmental (SRE) is submitting this Request for Determination of Applicability for the construction of an addition and deck on an existing single-family residence located at 1 Harvard Drive. The work is proposed within the 100-foot buffer zone to an isolated vegetated wetland (IVW) which is an area subject to the jurisdiction of the Town of Hingham Wetlands Protection Bylaw. The IVW may also function as isolated land subject to flooding which is an area also subject to protection under the MA Wetlands Protection Act.

2.0 EXISTING CONDITIONS

The site currently consists of a developed single-family house lot approximately 0.95 acres in area (See Section III, Figures 1 and 2). There is an existing residence located within the southern portion of the site. There is an existing paved driveway that extends from Harvard Drive Lane west into the property. The remainder of the southern half of the lot consists of maintained lawn. The northern half of the lot is undeveloped and comprised of vegetated upland and IVW. The lot is bordered to the east by Harvard Drive and to the north, south and west by residential development.

The upland within the property consist of a mix of previously disturbed areas associated with the residence and forest. Non-lawn or ornamental vegetation within upland portions of the property consist of red oak (*Quercus rubra*), black cherry (*Prunus serotina*), white pine (*Pinus strobus*), blackberry (*Rubus* sp.), Rhododendron, white oak (*Quercus alba*), Norway maple (*Acer platanoides*), hay-scented fern (*Dunnstaedtia punctilobula*) and sweet pepperbush (*Clethra alnifolia*). Review of the current Massachusetts Natural Heritage datalayers on MassGIS indicates that there are no estimated habitats of rare wildlife or certified vernal pools within the proposed project location (See Section III, Figure 3). According to FEMA, the site is not located within the 100-year floodplain (bordering land subject to flooding) (MA GIS 2020) (See Section III, Figure 4).

3.0 WETLAND RESOURCE AREAS

In September 2020, the portion of the IVW closest to the proposed activities was delineated by 5 Wetlands and subsequently reviewed and confirmed by a South River Environmental (“SRE”) wetland scientist. The field review was conducted in accordance with the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw.

3.1 Isolated Vegetated Wetland

There is one IVW system that extends around the southern and western property boundaries. The system is classified as a palustrine forested wetland dominated by trees greater than 20 feet in height. The delineated wetland boundary consists of a pink survey flag series labeled KT-1 through KT-9. The vegetation within the wetland is dominated by red maple (*Acer rubrum*) in the overstory. Highbush blueberry (*Vaccinium corymbosum*), sweet pepperbush (*Clethra alnifolia*), Northern spicebush (*Lindera benzoin*) and Northern arrowwood (*Viburnum dentatum*) comprised the most prevalent shrub species. Common greenbriar (*Smilax rotundifolia*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*) and jewelweed (*Impatiens capensis*) were all dominant in the vine / herbaceous layers. Soils within the wetland were characterized by muck with evidence of standing water such as water-stained leaves and water marks on the woody vegetation. Based on the size of the IVW, it may hold sufficient volume to function as isolated land subject to flooding (1/4-acre foot volume).

4.0 PROPOSED ACTIVITIES

Applicant is proposing to construct an approximate 16' x 15.3' deck off the west (rear) of the existing residence. The deck will be located within the existing footprint with the exception of a 4-foot extension to the west. An addition is also proposed off the southwest side of the residence that will utilize a portion of the existing structure with a 4-foot extension to the west. The entire footprint of the addition will be 16' x 16'. Both the deck and the extension of the addition will be supported on sonotubes and will not have solid foundation walls. All proposed activities will be located within the 100-foot buffer zone to the IVW, however no work is proposed within the 50-foot no-disturbance buffer. Erosion controls will be installed at the limit of work.

To mitigate for the proposed activities within the 50 to 100-foot buffer zone, the proponent is proposing to install a total of 10 sweet pepperbush shrubs within a previously disturbed area adjacent to the IVW that is currently used for deposition of lawn waste. All of the lawn waste will be removed prior to planting. The buffer zone enhancement is approximately 100 square feet in area and will be completed prior to or concurrent with the proposed activities.

5.0 EROSION AND SEDIMENTATION CONTROL

5.1 Erosion Controls

Temporary erosion controls consisting of compost filter sock or equivalent will be installed prior to commencement of construction activities within the property. All temporary erosion control devices will be inspected daily in areas of active construction to ensure proper functioning and maintenance. The erosion controls shall remain in place until written approval for removal is issued by the Commission.

5.2 Site Stabilization

The final phase of the project is the restoration and stabilization of all exposed surfaces. Disturbed areas will be reseeded. Permanent restoration and revegetation measures serve to control erosion and sedimentation by establishing a vegetative cover. In the event that weather conditions prevent final restoration, temporary erosion and sedimentation measures will be employed until the weather is suitable for final cleanup. A final inspection will ensure that the project site has been permanently stabilized. Erosion controls will not be removed until the site is stabilized, and the final inspection is complete.