

PROJECT NARRATIVE

1.0 INTRODUCTION

Mr. Jim LaCroix, owner of the developed, residential property located at 11 Sunset Lane, requests permission from the Hingham Conservation Commission to construct an addition and add a deck to his dwelling. Bordering Vegetative Wetlands (BVW) have been identified on the property. The proposed modifications are located within the 100' buffer to the BVW. All of the work is located outside the 50' buffer to the BVW.

2.0 EXISTING CONDITIONS

The locus property is developed, single-family residential lot located at 11 Sunset Lane. The total lot area is approximately 2.63 acres. The lot is bound by Sunset Lane to the northeast (front side), Boston Golf Course and the Plymouth River to the southwest, and by private residential properties on the remaining sides. A Conservation Easement extends from the southern and western boundaries of the property and covers almost 20% of the lot. The topography generally slopes to the southwest, toward the wooded area and the easement. The property currently consists of a dwelling with attached garage, a concrete driveway in the front, brick walkways, a shed, a brick patio extending from the rear of the home and other hardscaping. Concrete footings from a deck that once extended from the rear of the home remain in place. The total impervious area is about 3,010 s.f, approximately 2.6% of the total lot area.

The locus lies in FEMA Flood Zone X and Zone AE (elevation 58+/-) according to FEMA F.I.R.M. 25023C0084J. However, the developed portion of the lot lies entirely within Zone X. The property also lies within the Accord Pond Watershed and the Hingham aquifer Protection District.

Bordering Vegetative Wetlands extend from the southwest (rear) boundary of the property. The wetland boundary was delineated by South River Environmental and field located by Cavanaro Consulting Inc. in April /May 2020. Most of the lot (approximately 97%) is within the 100' buffer to this resource area. Most of the existing dwelling and a portion of the driveway is located within the 100' buffer. The property is not located within a Critical Area or within A NHESP Priority or Estimated Habitat of Rare Species, nor is it in the Flood Plain.

3.0 PROPOSED CONDITIONS

The owners propose to add a 24'x24' two-story addition (576 s.f.) along the northwest side of the dwelling, which will serve as a garage and carriage house. The addition is located entirely within the 100' buffer to the BVW, and outside of the 50' buffer to the BVW. This modification reduces the minimum distance of the dwelling to the resource area from 64.8' to 53.2'. The addition was sited as far as possible from the resource area while adhering to zoning setback requirements. There will be no additional paving nor changes to the existing driveway since the addition will be used to store an antique car and motorcycles. A 12'x 24' pervious deck is also proposed on the rear of the dwelling, in the location where the previous deck once stood. The existing footings will be used, along with approximately 3 additional concrete footings, to support

the deck. The addition increases the total impervious area of the lot by 576 s.f., from about 2.6% to about 3.1% of the total lot area.

Four mature trees that lie within the 100' buffer zone are proposed to be removed as part of this project. These are located on the attached Site Plan. These trees were selected for removal because they are older, have compromised root systems, and they present a risk to the existing dwelling, the proposed work, or the neighboring property, and it is cost effective for the owner to address this issue as part of the proposed modification. The owners do not propose additional plantings due to cost and because most of the lot is undisturbed woods. The tree located outside of the 100' buffer is also located on the abutting property. Written consent from the owner of the abutting property is provided as an attachment.



4.0 WETLAND RESOURCE AREAS

There is one resource area, Bordering Vegetative Wetlands, subject to the jurisdiction of the Wetlands Protection Act (M.G.L. Ch. 131 § 40) and the Hingham Wetlands Protection Bylaw ("Bylaw") within 100' of the limit of work. A brief description of the resource area is provided below.

Bordering Vegetated Wetland

Per 310 CMR 10.55(2), Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes.

All proposed work is located outside of the 50' buffer to the BVW. A silt sock will be installed and maintained between the disturbance area and the 50' buffer to BVW during construction. Therefore, no adverse impact to the BVW is anticipated.