



TOWN OF HINGHAM

CONSERVATION COMMISSION

MEMORANDUM

TO: Hingham Planning Board
FROM: Emily Sullivan, Conservation Officer
DATE: September 8, 2021
RE: 213-215 Cushing Street Flexible Residential Development Permit Application

The Conservation Department has reviewed the 213-215 Cushing Street Preliminary Flexible Residential Plan Submittal dated August 18, 2021. The proposed project site is within four resource areas as protected under the Wetlands Protection Act and Hingham Wetlands Protection Bylaw and accompanying Wetland Regulations.

213 Cushing Street is within the following resource areas:

- Bordering Vegetated Wetland
- Isolated Vegetated Wetland
- Vernal Pool
- FEMA Flood Zone AE

These resource areas were confirmed through an Order of Resource Delineation (MassDEP #034-1247) issued by the Commission on February 5, 2016. The Commission extended the Order for Resource Delineation twice, once in 2019 for a two-year period (expiration date February 5, 2021) and again in 2021 for a one-year period (current expiration date February 5, 2022).

215 Cushing Street does not contain any resource areas as protected under the Wetlands Protection Act and Hingham Wetlands Protection Bylaw and accompanying Wetland Regulations.

According to the Preliminary Flexible Development Plan (Sheet FRD-3) prepared Crocker Design Group, dated August 7, 2021, all proposed work is outside of the resource areas. However, work is proposed within the 50-100 ft Wetland Buffer Zone.

The Conservation Department requires that the Applicant submit a Notice of Intent for this proposed project due to the proposed work within the Buffer Zone.