

Land + Design  
Engineering + Surveying  
Landscape Architecture + Details

RE: 67 Whiting Street NOI Comments by Shannon Palmer 7/18/2024

TO: Hingham Conservation Commission

BY: Orwig Associates

Date: July 29, 2024

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A. The narrative for performance standards for work in the 100' Buffer Zone, section 22(d) of the HWR is as follows:

1. The nearest two corners of the house construction for foundation work is 16' and 36' which provides sufficient room to maneuver equipment around the structure without disturbing the 0-50' Buffer Zone.
2. In addition, considerations for the front yard setbacks required by the zoning district is a minimum of 35'. We sited the structure at 51' from the front property line to provide a minimal front yard to the structure in that the three neighborhood adjoining structures are sited 82', 84', and 91' from Whiting Street. This setback allows 3 cars for extra guest parking in the driveway for family events.
3. We consider this proposed location of the structure at 67 Whiting Street appropriate for the safety and noise considerations created by the heavy traffic at this location in Hingham.
4. The 50'-100' Buffer Zone has a modified landscape of 4640 sf. which is made up of the following:
  - 975 sf. of impervious roof area
  - 1000 sf. of existing lawn area
  - 2665 sf. of proposed lawn area

The 975 sf. of roof area stormwater runoff shall be completely discharged to two 4'x4'x4' precast leaching galleys surrounded with 12" of crushed stone to prohibit any stormwater runoff from roof drainage to adjacent areas.

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B. Buffer Zone Mitigation Policy

1. There is no vernal pool located within 200' of this parcel
2. There is no work being proposed in the 0'-50' Buffer Zone.
3. We are proposing 975 sf. of impervious roof area within the 50'-100' Buffer Zone which requires a 1:1 mitigation area. A mitigation OF 1000 SF. IS proposed at 67 Whiting Street directly adjacent to the wetland area. **See attached sketch plan#1 for location and plant details.**

C. River Front Performance Standards 310 CMR 10.58(4)

The plans proposed herein illustrate that there is no practicable or substantially equivalent alternative to the project with less adverse effects, and that the work to construct this single-family house with associated construction activities will have no significant adverse impact on the adjoining riverfront area.

In addition, this single-family lot was created by a plan on June 16, 1971 which is prior to August 1, 1996 as referred to in this section of 310 CMR and has all the rights accordingly.

An alternative was considered to place the structure entirely out of the RA, but the residential structure would not fit on this lot due to being 16' into the Whiting Street property line. We could only move the structure 16' from its current proposed location which would create a narrow 36' wide front yard and create only one additional guest parking space. These conditions together with the increased noise from extreme traffic, as well as decreased safety of the adjacent lawn to the traffic had a negative effect on this location for a residential structure. One final consideration was that this location would be 50' closer to Whiting Street than the three adjoining neighborhood single family homes. Due to these considerations, these revised locations were not considered as practical alternative locations.

D. Method for BVW & RA boundary delineation

The delineation was conducted by Daniel C. Orwig of Orwig Associates in June of 2020, and updated in May of 2024. The method of delineation was by identification of wetland vegetative types and soil auger analysis to identify hydric soils. A date has been added to the existing conditions plan for reference. **See sketch plan #2 for note concerning wetland plant delineation.**

E. Proposed retaining wall adjacent to driveway

The proposed retaining wall shall be a "Stone Strong" precast concrete retaining wall supplied by MBO Precast. It varies in height from 3' to a height of 14'. The base of the

wall shall be planted with green giant arborvitae at 5' o.c. so that not more than 4' of the wall height is exposed. Also, the wall shall have a 4' fence secured to the top of the wall for safety. **See the attachment #3 specifications for the retaining wall.** The wall shall be stamped by a structural engineer and provided to the Hingham Building inspectors office for approval.

F. Stockpile locations during construction

**See attached sketch#4 for stockpile locations**

G. Tree replacements & wetland plantings:

The replacement required for wetland planting are as follows:

- 4 – Acer rubrum, red maple
- 16 – Rhododendron maximum, Rosebay Rhododendron

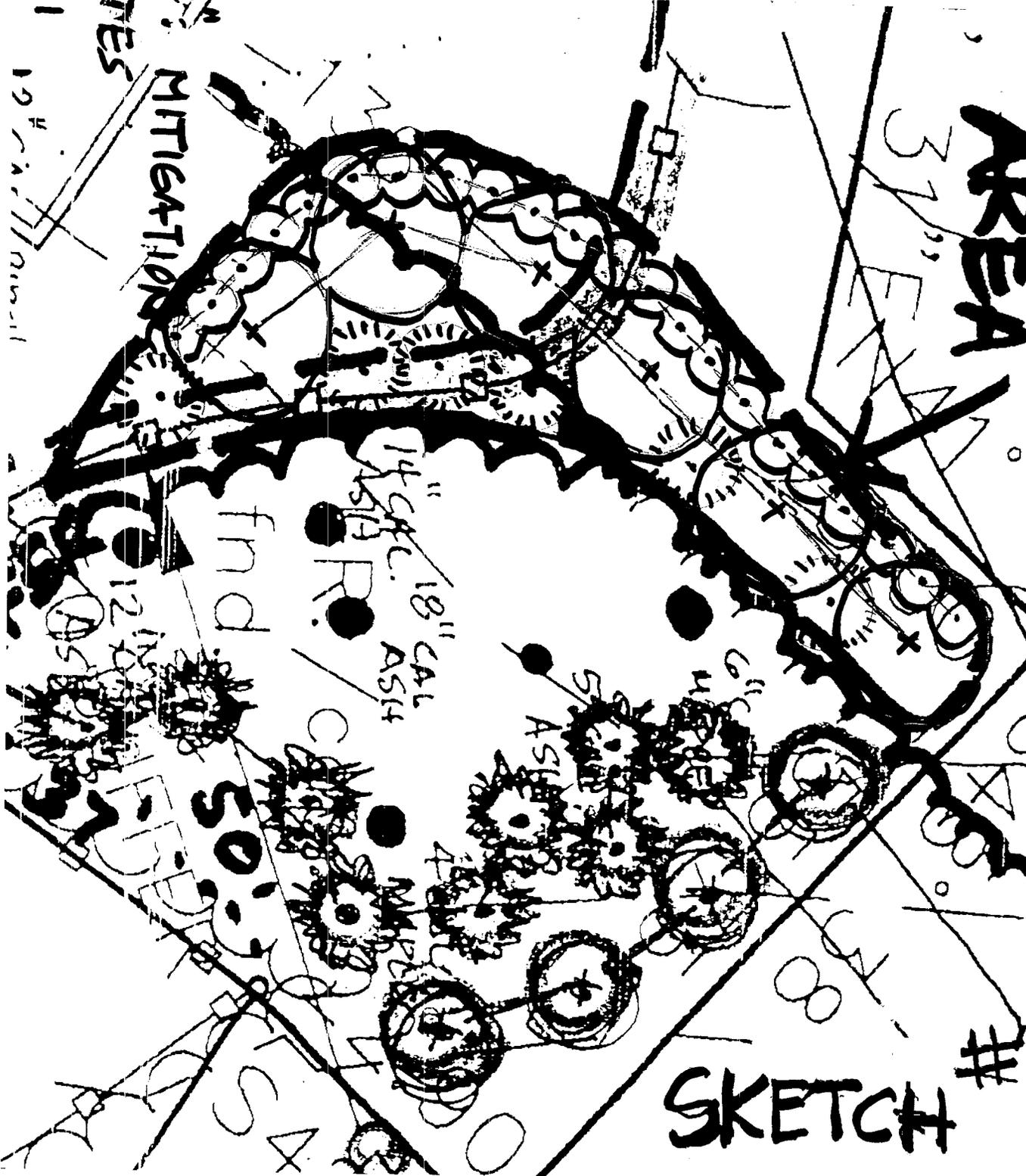
We picked these two wetland species due to our planting location which is between 10' and 40' from the actual wetland. It has been my experience that that these two species adapt well to moist soil and high ground water conditions, where the ash and birch don't do as well. **If the Commission wants another species, we will plant as you request.**

# 1000 SF. BUFFER MITIGATION AREA

## PLANT LIST:

-  • BETULA nigra, River Birch, 6 clumps @ 7'-9'.
-  • Rhododendron maximum, Rose lay Rhododendron, 6 @ # 7
-  • Ilex glabra, Inkberry, 22 @ # 7

PLANTING PLAN:  
ORWIG ASSOCIATES  
JULY 28 2024  
SCALE: 1" = 10'



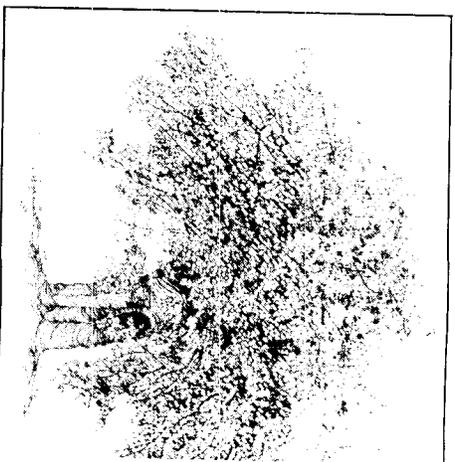
# SKETCH #2

NOTE:  
THE WETLAND DELINEATION FOR 67 & 69 WHITING STREET WAS UNDERTAKEN BY DANIEL C. ORWIG OF ORWIG ASSOCIATES IN JUNE OF 2020 AND UPDATED IN MAY OF 2024. THE METHOD OF DELINEATION WAS BY WETLAND VEGETATIVE TYPES, AND BY SOIL AUGER ANALYSIS TO IDENTIFY HYDRIC SOILS.



RESIDENCE  
67 WHITING STREET  
HINGHAM, MA

MARIE E. KILLEY,  
WHITING STREET  
REALTY TRUST  
67 WHITING STREET  
HINGHAM MA. 0



**ORWIG** Associates

Engineering  
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# " ATTACHMENT #3 STONE STRONG WALL SYSTEM"

10/11/2016

1160 Precast Installation Manual for Stone Strong Wall System

10/11/2016

10/11/2016

1160 Precast Installation Manual for Stone Strong Wall System

10/11/2016

(508) 866-6900

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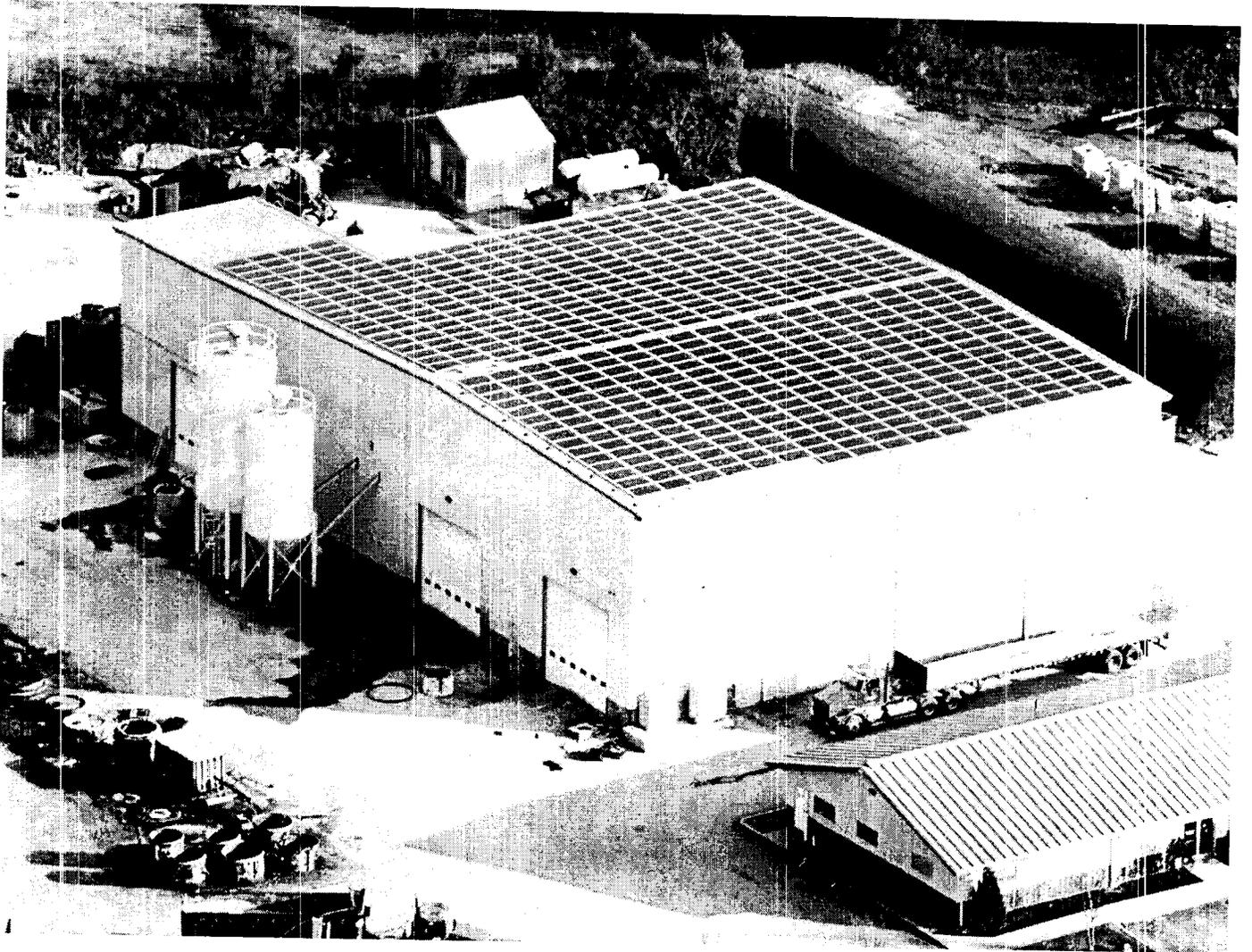
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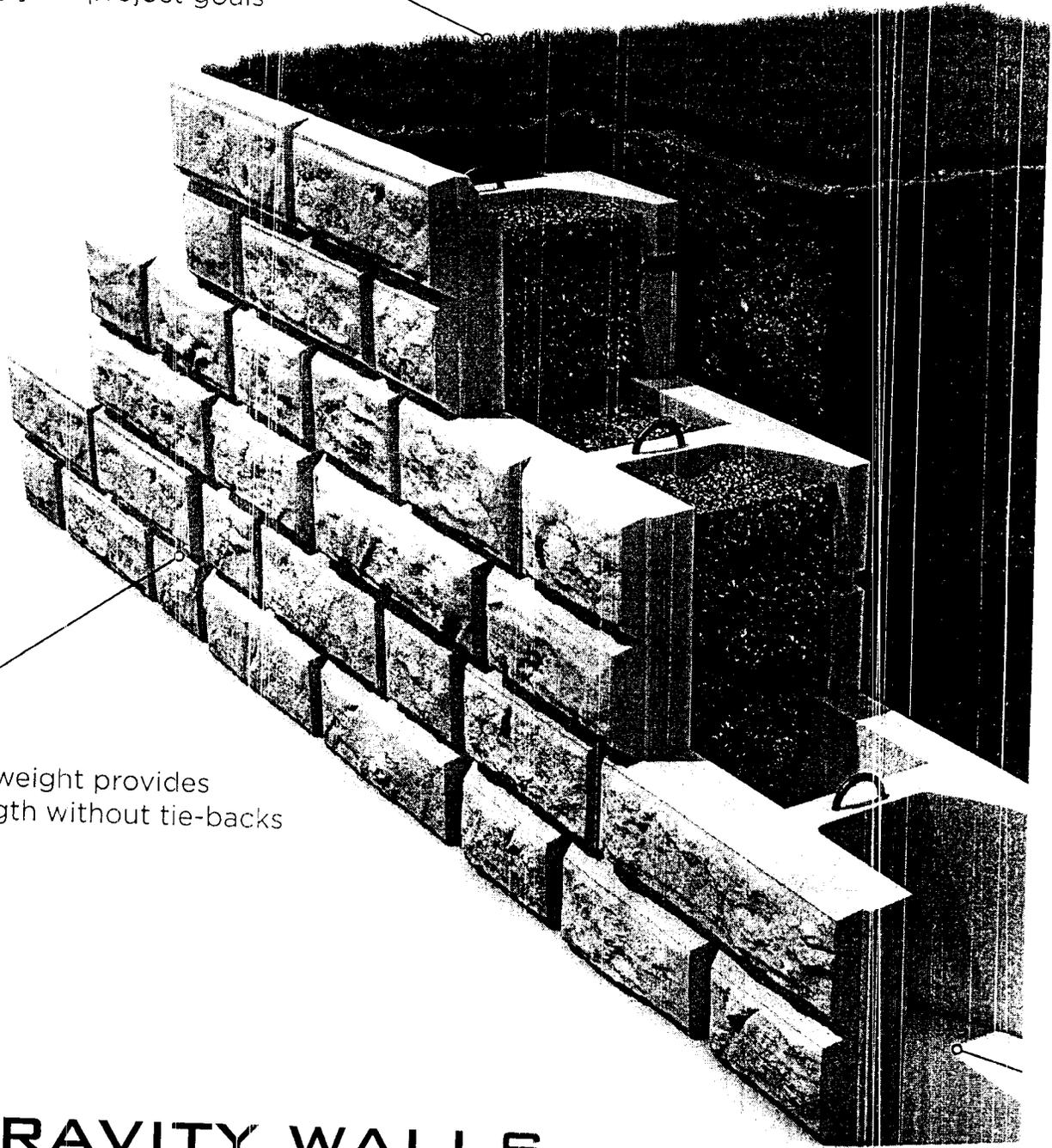


## ABOUT US

MBO Precast is a family owned company that has been in business for over 30 years. We design and manufacture standard and custom precast concrete products to meet large-scale demand for retaining walls, highway construction, underground utilities, wastewater treatment and many other products.

## **SMALLER FOOTPRINT**

Avoid utility and property line issues while still meeting your project goals



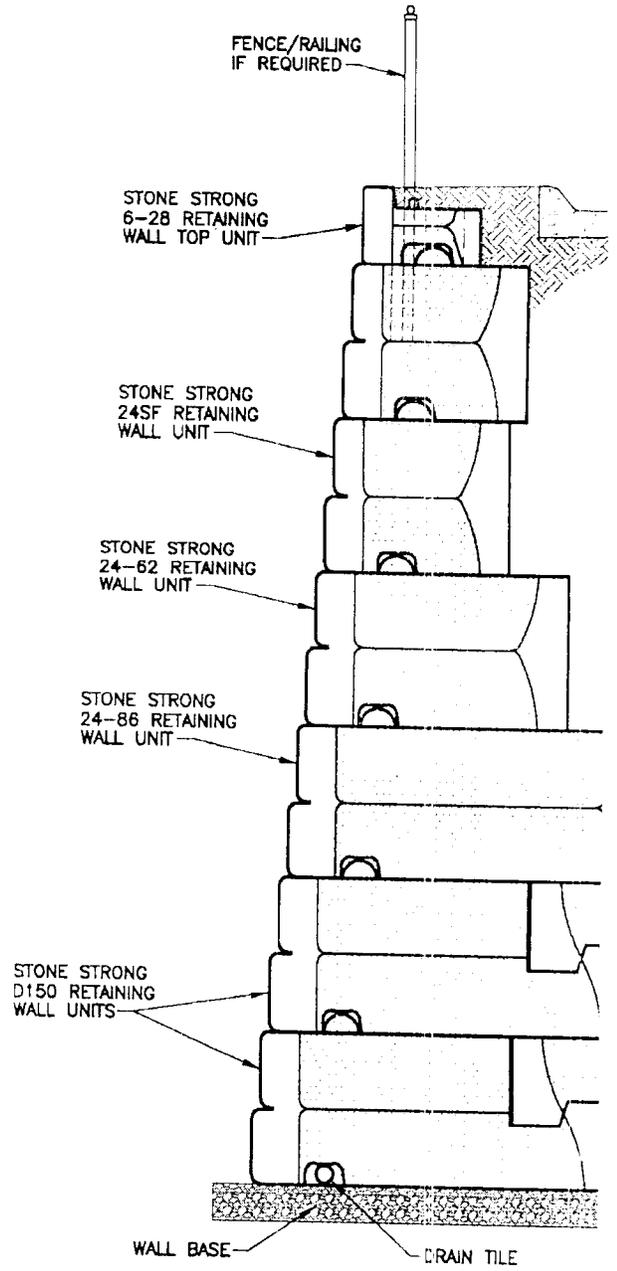
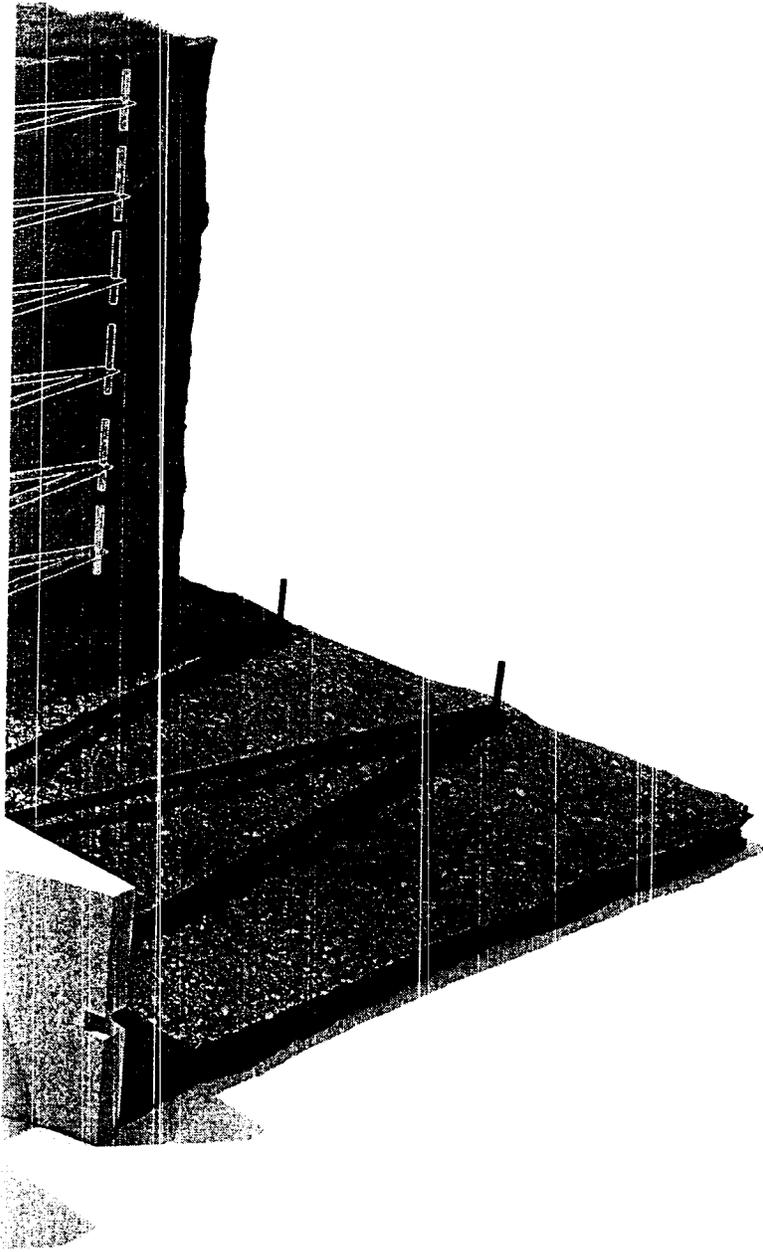
## **SOLID**

Sheer size and weight provides structural strength without tie-backs

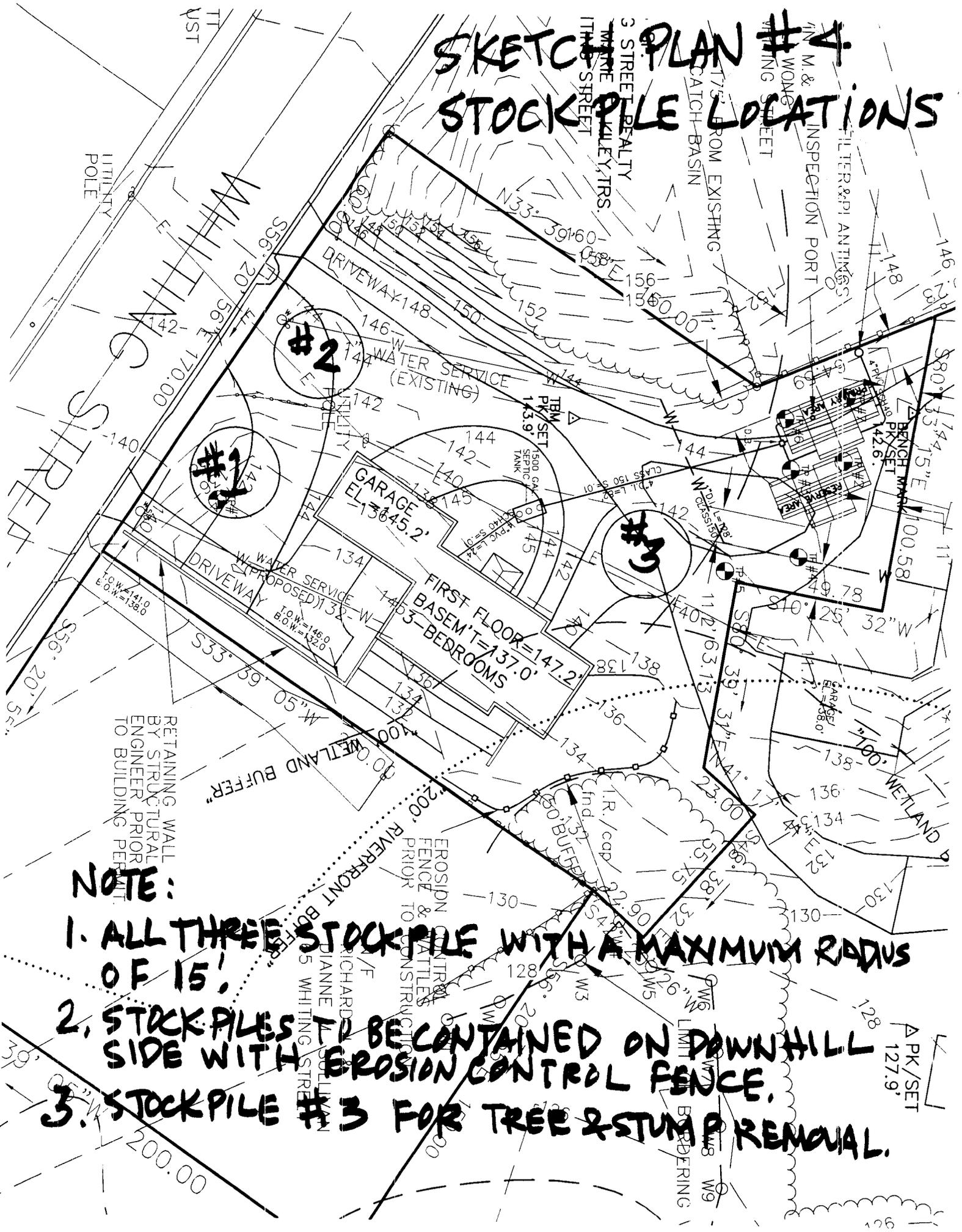
# **GRAVITY WALLS**

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- GORDON STEVENS P.E.



# SKETCH PLAN #4 STOCKPILE LOCATIONS



## NOTE:

1. ALL THREE STOCKPILE WITH A MAXIMUM RADIUS OF 15'
2. STOCK PILES TO BE CONTAINED ON DOWNHILL SIDE WITH EROSION CONTROL FENCE.
3. STOCKPILE #3 FOR TREE & STUMP REMOVAL.

RETAINING WALL BY STRUCTURAL ENGINEER PRIOR TO BUILDING PERMIT

30.0' WETLAND BUFFER

EROSION CONTROL FENCE & DITCHES PRIOR TO CONSTRUCTION

APK/SET 127.9'

200.00