

**NOTICE OF INTENT
15 Turkey Hill Lane
Assessors Map 83 Lot 10**

Introduction:

Falconeiri Construction is requesting permission from the conservation commission to raze the existing single-family home on site and construct a new one. Bordering vegetated wetlands were delineated by McSweeney Associates and were approved via an ORAD issued to Matthew Falconeiri on 9/23/24, DEP No. 034-1504. This project will improve impacts on the resource area by removing existing structures from the 50-foot buffer zone and providing mitigation.

Existing Conditions:

The locus property is approximately 58,600 SF. It is bounded by Turkey Hill Lane to the north, Leavitt Street to the south, and abutting properties to the east and west. Bordering vegetated wetlands and its buffer zones extend from the eastern portion of the lot towards Turkey Hill Lane. Approximately 87% of the lot lies within the BVW and its buffer zones. Currently, the lot contains a 1,300 SF dwelling, shed, paved driveway, decking, and associated hardscaping / landscaping. The existing dwelling is partially located within the 50-foot buffer and 100-foot buffer. Much of the hardscaping, as well as the shed, is located within the 100-foot buffer. The topography generally slopes in one direction towards the BVW and Leavitt Street.

Proposed Conditions:

The applicant proposes to raze all existing development to construct a new dwelling and accessory structures. Impervious area proposed within the 100-foot buffer zone includes a 1,839 SF portion of the 2,152 SF dwelling, a 433 SF portion of the paved driveway, and 20 SF of retaining walls. The retaining walls will allow for a flat rear yard and shall each be 10.0' long, 1.0' wide, and 3.0 feet tall. A 14' X 14' pervious deck is also proposed in the rear of the dwelling. A silt sock filled with mulch or compost shall be used for erosion control and will surround the entire work area. This project will reduce impervious within the 50-foot buffer from 508 SF to 0 SF, and will only increase impervious within the 100-foot buffer by 693 SF. Therefore, the net increase of impervious on site will only be 185 SF. The existing dwelling area will be converted to pervious lawn space within the 50- and 100-foot buffer. The closest proposed structure to the wetland area is a retaining wall and it will be approximately 58.2 feet away. Yard grading is proposed within the 100-foot buffer to accommodate the new dwelling and driveway, as well as the 50-foot buffer to grade over the previous dwelling's footprint.

Mitigation is proposed at a 2:1 ratio for the net increase in impervious, and two cedar trees are proposed to mitigate ones that will be removed for the new dwelling. A subsurface infiltration system and gravel trench are also proposed within the 100-foot buffer to collect runoff from a portion of the proposed driveway and dwelling. Material and equipment stockpiling will be located outside of the buffer zones. These mitigation measures will ensure that the proposed developments result in an overall improvement of the site.

Compliance with Performance Standards for Work in the Buffer Zone, Section 22.0(d), Hingham Wetland Regulations

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in the Buffer Zone as follows:

1. *The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.*

The proposed dwelling will be outside of the 50-foot buffer, which will be an improvement over the existing dwelling that is currently halfway within the 50-foot buffer.

2. *Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, re-vegetation with native vegetation may be required.*

All previously developed areas within the 50-foot buffer will be improved from existing. 370 SF of mitigation plantings are also proposed within the 50-foot buffer.

3. *The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.*

The 50-foot buffer will be improved by removing all existing impervious and replacing with pervious lawn and mitigation planting areas.

4. *Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrae or invertebrate and rare plant species, as identified by procedures under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.*

The site has not been identified to contain any rare species of vertebrae, invertebrate, or plant species.

5. *The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.*

The application is presented to the Conservation Commission for their review.