

November 15, 2024

Conservation Commission
210 Central Street
Hingham, MA 02043

RE: 6 Whiton Avenue (Assessors Lot 27-00-53)
Notice of Intent – Proposed Single Family Home
Applicant – ALR Homes LLC

Dear Commission Members:

On behalf of the applicant, we hereby submit two copies of the revised Site Plan and additional information requested. The revisions are in response to comments from the Conservation Officer, Shannon Palmer, in an email dated November 12, 2024. The response to comments is as follows:

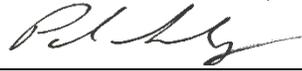
Review comments from the email are shown in *Italic* font and response to comments in **Bold** font.

- *The property is within FEMA Flood Zone AE, which is a Special Flood Hazard under the HWR, and proposes a foundation with flood vents rather than pilings. Under Section 24.0(i), expansion of existing structures within an AE Zone is prohibited and reconstruction must allow for the “free passage of flood waters”. Please revise project narrative to document compliance with this section of the Regulations and explain how the proposal will allow for free passage of flood waters.*
A project narrative has been provided demonstrating compliance with this section as requested.
- *Section 20.1(d)5.(b) of the HWR prohibits impermeable surfaces for new driveways in LSCSF however the proposal includes replacing the existing gravel driveway with a larger asphalt driveway. Please address.*
The paved asphalt driveway is proposed in a location that is outside of the flood zone and LSCSF.
- *The plan does not show infiltration of roof runoff for the new residence. Was recharge considered?*
Drywells have been added for roof runoff as requested.
- *Staff recommends the CB at the front of the lot be protected during construction with a silt sack.*
A silt sack is proposed in the catch basin at the front during construction as requested.

If you have any questions, please do not hesitate to contact us.

Sincerely,

GRADY CONSULTING, L.L.C.

A handwritten signature in black ink, appearing to read "Paul Seaberg", written over a horizontal line.

Paul Seaberg
Project Manager

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Narrative – Special Flood Hazard Zones

24.0. Additional Protection of Special Flood Hazard Zones

i) New construction or placement of new structures, including buildings, sheds, and garages, or walls on vacant lots, are prohibited in A-Zones.

The project proposes to raze and rebuild an existing single-family dwelling. No new construction is proposed.

j) Expansion of existing structures in VE-, AE-, and A-Zones is prohibited. Reconstruction of existing structures must allow for the free passage of flood waters. This Section 24.0.i shall not be applicable to any expansion or reconstruction of a coastal engineering structure which is permitted by a vote of the Commission under Section 20.1.6.

The project site is partially located within a FEMA flood zone AE Elevation 10.0. The limits of the flood zone are identified on the Site Plan. The project site is located significantly landward of the limit of moderate wave action and is not located within a Coastal A Zone. The site is subject to still water flooding associated with tidal events up to the 100 year base flood elevation 10.0. Currently, the site consists of a single-family dwelling with a concrete wall-type foundation, which does not allow for the free passage of flood waters. The volume of the existing structure prohibiting free passage of flood waters within the base flood elevation is approximately 344 cubic feet. The proposed new single-family dwelling is designed in accordance with state building code design and construction requirements for flood hazard areas. The proposed single-family dwelling includes flood vents allowing free passage of flood water within the crawl space as the still water elevation rises to the base flood elevation during tidal events and the same free passage as the water recedes. The proposed project increases the flood storage volume capacity of the site from the existing conditions improving and reducing potential impacts on adjacent properties from flood events.

k) Use regulations:

1) In AE-Zones, along watercourses within the Town of Hingham that have a regulatory floodway designated on the Plymouth County FIRM, encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

Not applicable, the project site is not located within a regulatory floodway.

2) In AE- and A-Zones, along watercourses that have not had a regulatory floodway

designated, the best available federal, state, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

The proposed project increases the flood storage volume capacity of the site from the existing conditions improving and reducing potential impacts on adjacent properties from flood events.

3) Man-made alteration of sand dunes within VE-Zones which would increase potential flood damage are prohibited.

Not applicable. The site is not located within a VE Zone.

4) All new construction within VE-Zones must be located landward of the reach of mean high tide.

Not applicable. The site is not located within a VE Zone.

5) In VE- and AE-Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on site for less than 180 consecutive days or be fully licensed and highway ready.

Not applicable. There are no recreational vehicles to be stored within the flood zone. The proposed driveway and garage are located outside of the flood zone.

6) When proposing subdivisions or other developments greater than 50 lots or 5 acres, whichever is less, the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

Not applicable. The project proposes to raze and rebuild a single-family home.

7) All subdivision and development proposals must be designed and reviewed to assure that:

i) Such proposals minimize flood damage;

The proposed project increases the flood storage volume capacity of the site from the existing conditions improving and reducing potential impacts on adjacent properties from flood events.

ii) All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and

There are no public utilities or facilities proposed.

iii) Adequate drainage is provided to reduce exposure to flood hazards.

The proposed project allows for free passage of flood water by utilizing flood vents. In addition, dry wells are proposed to attenuate stormwater runoff from the roof.

8) In a riverine situation, the Conservation Officer shall notify the following of any alteration or relocation of a watercourse:

Not applicable. The project site does not consist of any rivers.

9) All development in the floodplain, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the following:

i) Sections of the Massachusetts State Building Code (780 CMR) which address floodplain and coastal high hazard areas;

The project is designed in compliance with these regulations.

ii) Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);

The project is designed in compliance with these regulations.

iii) Inland Wetlands Restriction, DEP (currently 310 CMR 13.00);

Not applicable.

iv) Coastal Wetlands Restriction, DEP (currently 310 CMR 12.00); and

Not applicable.

v) Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15.000, Title 5).

Not applicable. The project site is located on Town sewer.

10) A variance from these floodplain regulations must meet the requirements set out by state law, and may only be granted if: 1) good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief. Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

Not applicable. There is no variance proposed.

11) The following uses of low flood damage potential and causing no obstructions to flood flows are permitted, provided they are also permitted under the Massachusetts Wetlands Protection Regulations (310 CMR 10.00) and the Town of Hingham Wetlands Regulations, and they do not require structures, fill, or storage of materials or equipment:

The project proposes to reconstruct an existing single family dwelling lawfully existing prior to the adoption of these provisions in accordance with the regulations as stated above.