

Conservation Commission
Hingham Town Hall
210 Center Street
Hingham, MA 02043



43 Wanders Drive – Response To Comments

Shannon Palmer Comments

Please provide more details on the mitigation planting area per the Buffer Zone Mitigation Policy (on plan or in narrative format)? Also, a brief description in narrative documenting compliance with Buffer Zone performance standards found under HWR Section 22.0(d).

See attached Buffer mitigation plan. The proposed construction of the garage will add 728 sq ft of impervious surface to the 50-to-100-foot buffer zone. The proposed mitigation for this impact includes construction of 2 drywells to collect roof runoff and the project proposes to naturalize a 734 sq ft native planting. The mitigation removes upland lawn and creates a 5 foot bed extending along the back edge of the developed yard, planted with 12 highbush blueberry shrubs.

Buffer Zone Performance Standards

(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 project located the proposed garage outside the 50-foot buffer zone.

(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, revegetation with native vegetation may be required.

No impact to the existing native buffer zone.

(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 project proposes to create a 734 sq ft mitigation area planted with native shrubs.

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

The property is not located within the current Estimated or Priority Habitat of Endangered Species.

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

Mitigation has been proposed for impacts.

If you require any additional information, please contact the office

Sincerely,

5 Wetlands

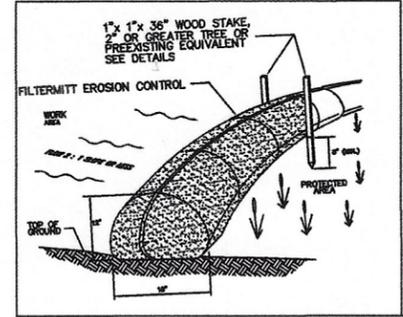
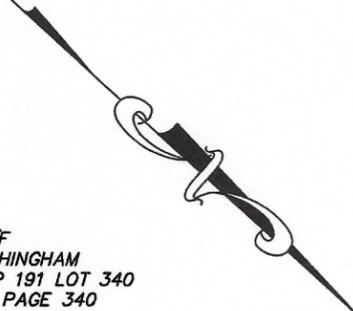


Kenneth Thomson
Botanist

NOTES:

- 1) SEPTIC SYSTEM AS SHOWN PLOTTED FROM AS-BUILT ON RECORD WITH HINGHAM BOARD OF HEALTH.
- 2) 112x2 DENOTES SPOT ELEVATIONS NAVD 1988 DATUM
- 3) WETLANDS DELINEATED BY KEN THOMPSON DATED DECEMBER/2023

N/F
TOWN OF HINGHAM
ASSESSORS MAP 191 LOT 340
BOOK 4602 PAGE 340

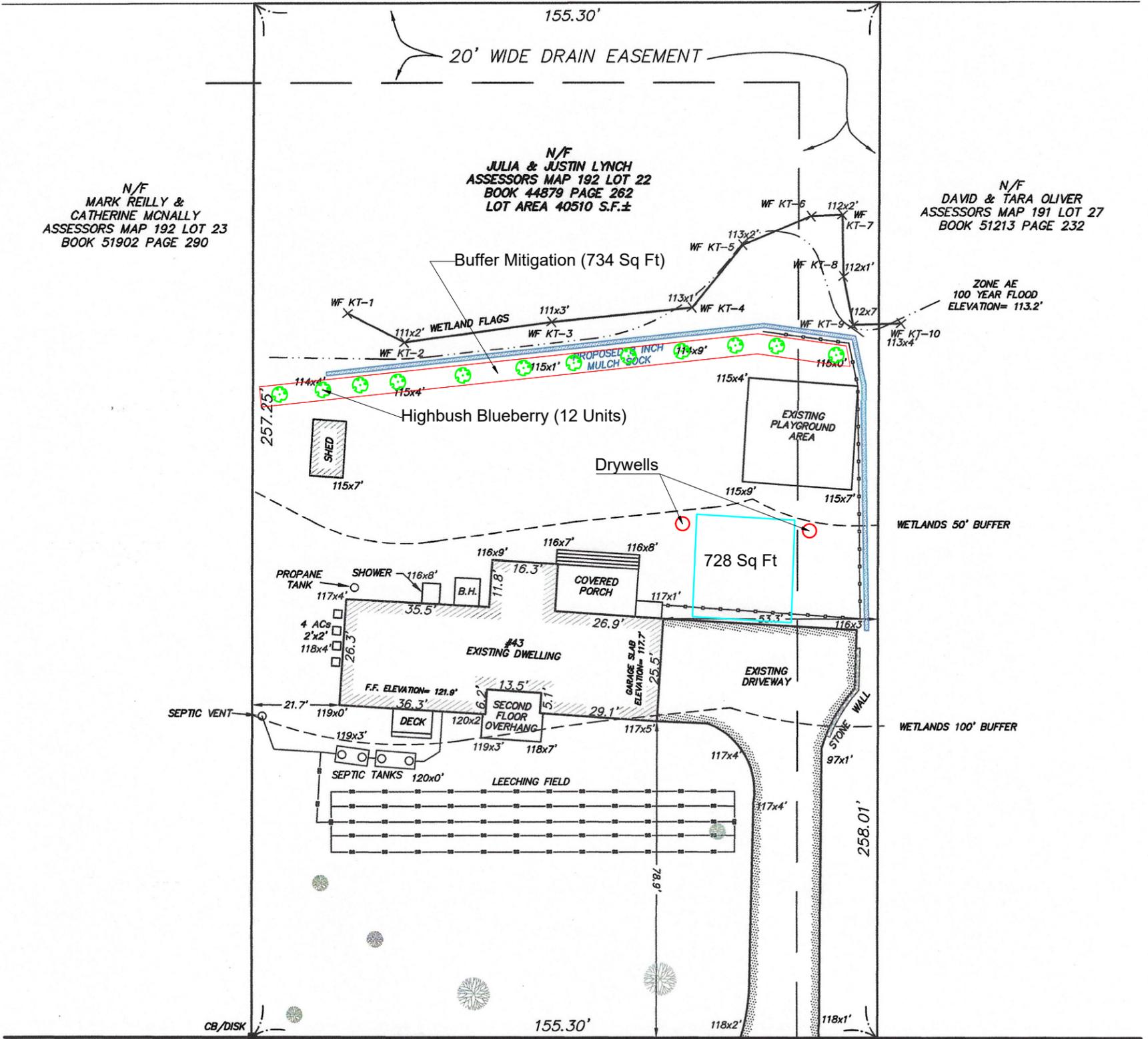


DETAIL OF 8 INCH MULCH SOCK

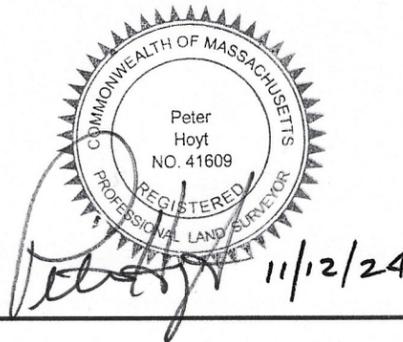
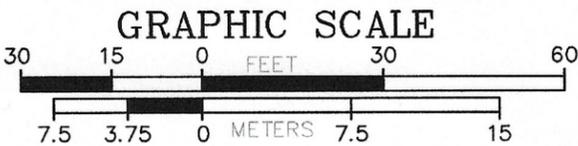
N/F
MARK REILLY &
CATHERINE McNALLY
ASSESSORS MAP 192 LOT 23
BOOK 51902 PAGE 290

N/F
JULIA & JUSTIN LYNCH
ASSESSORS MAP 192 LOT 22
BOOK 44879 PAGE 262
LOT AREA 40510 S.F.±

N/F
DAVID & TARA OLIVER
ASSESSORS MAP 191 LOT 27
BOOK 51213 PAGE 232



WANDERS DRIVE



DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE C	
SECTION VII, TABLE II	REQUIRED
AREA	40,000 S.F.
FRONTAGE	150 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

Sheet Title	Project Name	Prepared for	
PLOT PLAN	43 WANDERS DRIVE, HINGHAM, MA	JULIA & JUSTIN LYNCH	
HOYT LAND SURVEYING, INC. 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL: 781-682-9192	Scale	Date	Fig. No.
	1"=30'	11/12/2024	1
		File No.	