

January 9th, 2025
Shannon Palmer
Conservation Officer
Hingham Town Hall
210 Central Street
Hingham, MA 02043

**RE: Response to Review Comments
Raze and Rebuild - NOI
121 Downer Avenue
Hingham, MA 02043**

Dear Shannon:

The purpose of this correspondence is to respond to outstanding review comments related to the project at 121 Downer Avenue.

The following responses in **bold** follow each comment for your review and consideration:

Comments by Shannon Palmer, Conservation Agent, dated 1/6/25

1. The narrative does not include a description of all wetland resource areas. Please include a description of the Coastal Bank delineation performed by Merrill and also reference LSCSF/FEMA Flood Zone AE which occurs on the property.

Response: The narrative now includes a description of the Land Subject to Coastal Storm flowage and provides more detail on the Coastal Bank delineation.

2. The narrative indicates the proposal will result in a 886 SF decrease in impervious area in the 0-50 foot buffer and 554 SF decrease in the 50-100 foot buffer. The driveway will be converted to gravel however it is not clear exactly how existing and proposed impervious conditions were calculated. The existing residence is approximately 1,594 SF and will be replaced by a 3,088 SF house, covered porches, patio, and a new deck. Please include, in table format, summary calculations of the existing and proposed conditions by surface/structure type, within the 50 foot and 100 foot Buffer Zones to verify compliance with the Commission's Buffer Zone Mitigation Policy.

Response: The impervious coverage summary table on the Site Plan has been updated to have a more detailed breakdown of the proposed changes in impervious area. Similar tables have also been provided with the NOI narrative. Please note that the areas have changed slightly due to the house being shifted, and the previously provided 3,088 SF house area included the foundation area, overhangs / porches, and the concrete utility area. The project will still reduce impervious areas by a significant amount (1,413 SF) across both the 50- and 100-foot buffers, with two-thirds coming from improvements in the 50-foot buffer.



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3. Please provide more detail in narrative on proposed residence and decks (e.g. foundation type, required blasting activities, deck supports, decking material, and what will be placed underneath proposed deck) to allow staff to determine if the proposal complies with the HWR. If architectural drawing are available, please submit.

Response: Architectural plans are provided in this response. More details about the proposed foundation and decking are also provided. The proposed deck will be made of mahogany and will have adequate spacing to allow water to flow through. Underneath the deck there will be exposed ledge and $\frac{3}{4}$ " crushed stone. No blasting is proposed as part of this project.

4. Per Section 22.0 and 23.7 of the HWR, "the intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area". The proposed residence is located no further from the Coastal Bank than existing conditions (4.8 feet). Additionally, the project proposes new structures (portion of proposed residence and deck) within the 50 buffer (beyond existing conditions.) Alternative layouts should be considered to reduce impacts in the 50 foot Buffer Zone.

Response: A majority of the property is within 50 feet of a Resource Area, and the proposed dwelling is restricted by Zoning Setbacks. We have moved the dwelling an additional 0.5 feet away from the Coastal Bank, which makes the proposed dwelling farther from the Coastal Bank than existing while also staying within the Zoning Setbacks. The closest distance from the proposed dwelling to the Coastal Bank is now 5.3 feet. In addition, the amount of building area (on foundation) is proposed to decrease within the 50 foot buffers by about 110 SF as part of the 898 SF overall impervious reduction.

5. Section 23.7 of the HWR prohibits "wall-type" foundations within the 0-50 foot buffer. It is not clear what type of foundation is proposed for the residence. Please clarify in narrative and also document compliance with Section 23.7.

Response: Most of the foundation walls within the 50-foot buffers will contain crawl space and will be pinned to ledge. Existing ledge areas will remain within the crawl space and will only be chipped if necessary. Full basement walls will consist of wood and concrete. The existing dwelling contains about 110 feet of full basement walls within the 50-foot buffers. The proposed dwelling will reduce this length to about 40 feet. More details can be found on the Architectural Plans attached in this response.

6. The project plan shows a "material and equipment stockpile" within the 50 foot buffer. Please relocate further from the resource area.

Response: This material and equipment stockpile area has been removed. The remaining stockpile area was expanded and is as far away from the resource areas as possible.

7. The plan indicates the Coastal Bank coincides with the flood plain however the Bank does not follow the flood zone boundary in the area of ledge. Please clarify delineation method (in narrative as requested above).

Response: The method of coastal bank delineation is now clarified in the project narrative.

8. The plan shows one Oak to be removed in the Buffer Zone however there is no discussion of a tree replacements in accordance with the Commission's Tree Removal Policy.

Response: 7 native trees are proposed as shown on the Landscape Plan by Sean Papich.

We appreciate the thoughtful review and comments and look forward to presenting the revised materials to you and the Board at our hearing scheduled on 1/13/25.

Merrill Engineers and Land Surveyors



Brendan Sullivan
Project Manager

Enclosures

cc: J. Lagomarsino
File 22-678.1