

NOTICE OF INTENT
121 Downer Avenue
Assessors Map 27 Lot 62

Introduction:

Jeremy Lagomarsino of the Jeremy D. Lagomarsino Revocable Trust is requesting permission from the Conservation Commission to raze the existing single-family home on site and construct a new one. The property lies along Walton Cove, which contains Salt Marsh, Coastal Bank, and Land Subject to Coastal Storm Flowage. The Salt Marsh on site was delineated by ECR on 9/10/24 and Coastal Bank was delineated by Professional Engineers at Merrill Engineers and Land Surveyors in accordance with DEP Wetlands Program Policy 92-1. Coastal Bank Figures 1, 2, and 3 were used. The Coastal Bank coincides with the FEMA Flood Zone AE line, elevation 10, until it reaches exposed ledge outcrops adjacent to the existing dwelling. At this point, the coastal bank shifts to the top of the ledge slope. FEMA Flood Zone AE is graphically plotted, with data sourced from community map No. 25023C0019J, which bears an effective date of July 17, 2012. This project will improve impacts on the resource areas by reducing impervious areas within the 50- and 100-foot buffer zones.

Existing Conditions:

The locus property contains approximately 39,000 SF of total area, 24,452 SF of which is upland area. It is bounded by Downer Ave to the north/west, abutting properties to the south/west, and Walton Cove to the north/east. Buffer zones associated with Salt Marsh and Coastal Bank extend from the northeast across the entire parcel. Currently, the lot contains a 1,587 SF dwelling footprint, garage, shed, paved driveway, decking, and associated hardscaping / landscaping. The existing dwelling is located entirely within the 50-foot buffer of the Coastal Bank and partially within the 50-foot buffer of the Salt Marsh. Portions of the paved driveway also exist within the 50-foot buffers, and all other development exists within the 100-foot buffers. All site topography generally slopes in one direction towards Walton Cove.

Proposed Conditions:

The applicant proposes to raze the existing dwelling, garage, driveway, and other associated structures to construct a new dwelling. Proposed impervious structures within the 50-foot buffer zones include a portion of the dwelling's foundation footprint, covered porches / decks, impervious bluestone pavers / granite retaining bands, and 10 Concrete Pier Sonotubes measuring 0.5 feet in diameter to support a pervious mahogany deck. There shall be adequate spacing between the mahogany boards to allow water to flow through, and there will be both exposed ledge and $\frac{3}{4}$ " crushed stone underneath. The existing paved driveway will be removed entirely and replaced with a gravel driveway. Work proposed within the 100-foot buffers includes the remaining portions of the proposed foundation footprint and granite / bluestone retaining band, as well as a concrete utility area. Additionally, a small portion of gravel driveway is proposed, also replacing the existing paved driveway. A tabular summary of areas is provided at the end of this narrative as well as on the Site Plan.

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 buffers from 4,318 SF to 3,420 SF, an 898 SF decrease or 21% reduction. Impervious within the 100-foot buffers will also be reduced from 2,082 SF to 1,567 SF, a 515 SF decrease or 25% reduction. In total, this work will result in a 1,413 SF net decrease of impervious on site, which is a 22% total reduction. The proposed dwelling will be 0.5 feet farther from the coastal bank than existing.

Minor yard grading is proposed within the 50- and 100-foot buffers to accommodate the new dwelling and driveway.

The proposed foundation will consist mainly of crawl space within the 50-foot buffers and will be pinned to the existing ledge. Portions of the existing crawlspace/basement area, all of which have been in place since 1925, will be incorporated into the proposed basement, and other current portions will be eliminated. The amount of “full” basement (6-7 feet of headroom) will be reduced in the 50-foot buffers by almost 50%. The proposed basement slab will only be about 1 foot deeper than the existing one. Ledge will remain within the crawlspace area and will only be chipped when necessary. No blasting is proposed as part of this project. Please see provided Architectural Plans by Kierney Pierce Architects for detailed information on the proposed foundation.

A subsurface infiltration system is proposed to collect runoff from a portion of the proposed dwelling. Material and equipment stockpiling areas are provided. In addition, native trees are proposed throughout the property to mitigate those that may be removed (see Landscape Plan). These mitigation measures will ensure that the proposed developments result in an overall improvement of the site.

Changes in Impervious Coverage within the 0-50 Foot Buffer Zones			
Structure Type	Existing	Proposed	Change in Area
Building Area (On Foundation)	1,587 SF	1,477 SF	-110 SF
Covered Porches / Decks	0 SF	232 SF	+232 SF
Paved Driveway*	888 SF	0 SF	-888 SF
Exposed Ledge	1,396 SF	1,355 SF	-41 SF
Impervious Steps/Walks	376 SF	0 SF	-376 SF
Granite/Bluestone	0 SF	280 SF	+280 SF
Retaining Wall	71 SF	71 SF	0 SF
Sonotubes	0 SF	5 SF	+5 SF
Total	4,318 SF	3,420 SF	-898 SF

**1,710 SF of Gravel Driveway is proposed within the 50-foot buffers.*

Changes in Impervious Coverage within the 50-100 Foot Buffer Zones			
Structure Type	Existing	Proposed	Change in Area
Building Area (On Foundation)	437 SF	1,261 SF	+824 SF
Paved Driveway*	1,488 SF	0 SF	-1,488 SF
Exposed Ledge	150 SF	150 SF	0 SF
Impervious Steps/Walks	7 SF	0 SF	-7 SF
Conc. Utility Area	0 SF	118 SF	+118 SF
Granite/Bluestone	0 SF	38 SF	+38 SF
Total	2,082 SF	1,567 SF	-515 SF

**171 SF of Gravel Driveway is proposed within the 100-foot buffers.*

Total Gravel Driveway area proposed = 1,881 SF

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 development will decrease impervious within the 50- and 100-foot buffer zones by a significant amount.

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.*

Impervious on site is being reduced and a large majority of the work will take place over existing disturbed areas.

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.*

Mitigation plantings are not required due to the reduction of impervious areas on site, however any mitigation tree or landscape planting will be native.

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.