

January 7, 2025

Conservation Commission
210 Central Street
Hingham, MA 02043

RE: 25 Charles Street (Assessors Lot 148-0-21)
Notice of Intent – Proposed Addition
Applicant – Henry Coolidge

Dear Commission Members:

On behalf of the applicant, we hereby submit this revised Plot Plan dated January 7th, 2025 and response letter for the comments received from Shannon Palmer, Conservation Planner, on January 2nd, 2025 for the above referenced address. The responses to comments are as follows:

Comments are shown in *Italic* font and response to comments in **Bold** font.

- 1. The Book and page was not included on page 2 (Section A.8) for the property. I have added the information but please confirm the recording information of Bk.58832 pg. 29..*

The recording information of Bk 58832 Pg 29 is correct. Thank you.
- 2. Please provide a USGS or other map in accordance with Section D.1 (Additional Information).*

Please find the USGS plan provided.
- 3. Please provide BVW Field Data Sheets or a wetland summary report to describe the resource area and method of delineation in accordance with NOI Instructions.*

Please find the Wetland Summary Report provided.
- 4. The mitigation planting area should be all straight species (no hybrids) in accordance the Buffer Zone Mitigation Policy. Please revise plan and include a note that the winterberry shall include one male for pollination.*

Please find these revisions added to the revised plan.
- 5. Please explain why the planting area is separated into 2 areas.*

The petitioner believes it would improve the aesthetics of the site.
- 6. Will the proposed addition be on a full foundation?*

Yes, the proposed addition will be on a concrete foundation wall.
- 7. Was roof recharge considered for the increase in runoff from the addition?*

The site impervious coverage is only proposed to increase by 1.7%, so it is our opinion that the proposed work will not significantly affect runoff.

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

Sincerely,
GRADY CONSULTING, L.L.C.

 Dillon Brady

Dillon Brady
Project Designer

Cc: Henry Coolidge
25 Charles Street
Hingham, MA 02043

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