

# **Narrative**

**For:**

**8 New Towne Drive  
Hingham, MA**

**Prepared For:**

**Erika Murphy**

**Prepared By:**



**1285 Washington Street Weymouth, MA 02189**

**December 19, 2024**

**Revised: January 30, 2025**

The purpose of this report is to supplement the Application for Notice of Intent Pursuant to the Mass DEP Wetlands Protection Act and Hingham Wetland Projection Bylaw.

### **Existing Site Conditions**

The existing site is an approximately 51,305 SF parcel of land with an existing single-family residence, driveway, rear yard grass/plantings, and fire pit.

Stormwater control on the site includes series of five plastic leaching chambers and the topography generally directs stormwater flow southeasterly towards wetland area.

According to online research from the USDA Natural Resource Conservation Service's National Cooperative Soil Survey, the onsite soil consists of Chatfield-rock. Soils are classified as Hydrologic Soil Group B with groundwater about more than 80 inches below the surface.

There is a wetland area within the property. The wetland line shown on plans was flagged by Ken Thomson and located by Hoyt Land Surveying in December of 2024.

### **Proposed Conditions**

The applicant proposes to construct a new swimming pool addition at the rear of the single-family residence as depicted on the site layout plan prepared by HMDG. Additionally, a proposed bluestone pool deck, fence, shade pavilion, mitigation plantings and a reinforced retaining wall will be constructed. The attached landscape plan prepared by Patricia Van Buskirk details the proposed pool, deck and landscape plantings. The existing drainage structures will be relocated and flows from slot drains on the pool deck will be directed to them. The existing row of pines (5) in the 50' to 100' zone is to be removed, and substantial planting of native vegetation is included to mitigate the altered area. The pool deck is proposed to be 65.8' from the wetland.

The proposal also includes the construction of a temporary retaining wall and crushed stone drive to allow construction vehicles to access the work area. The temporary wall would be installed on the existing soils using stacked concrete blocks and backfilled with gravel. Material used to create the temporary wall would be removed at completion of the project. Soils will be de-compacted as necessary, soil amendments installed in accordance with the landscape specifications and new native plants will be installed in accordance with the landscape plan.

The area of the temporary wall and access is to be 21.5' from the wetland. The existing area has a narrow (approximately 8' wide) gravel path adjacent to an approximately 4' slope. Attached photos depict the area. The area is too narrow adjacent to the steep slope to provide safe access to the work area. access from the other side of the residence is not feasible due to narrow path, propane tanks, air conditioning unit and a retaining wall.

The proposed impervious coverage on the site will increase in the 50–100-foot buffer by 422 SF (swimming pool). The pool deck is to be constructed with permeable pavers as detailed on the site plan. Mitigation plantings represent approximately 500 SF in the 0-50-foot buffer.

The following table depicts the permanent and temporary disturbed areas in the buffer zones and the vegetation that is to be removed.

Buffer Zone	Perm. Disturbed Area	Temp. Disturbed Area	Trees to be Removed	Trees to be Planted
0'-50'	N/A	494 SF	N/A	See landscape plan for substantial plantings
50'-100'	4241 SF	337 SF	5 Pine	See landscape plan for substantial plantings

The project proposes to meet the performance standards of the HWR (Section 22(d)) as follows:

- All structures and construction activities are the furthest distance practicable from the delineated wetland.
- The attached Landscaping plan shows the substantial native planting.
- Native mitigation plantings are proposed to buffer the project from the wetland area.
- The project is not located in a habitat area

### **Erosion and Sedimentation Control Measures**

Erosion control measures to be employed include a staked "Filter Sock" erosion control barrier as depicted in the site plan. The barrier shall be inspected daily and be kept in place until such a time that disturbed areas are re-vegetated or otherwise stabilized and are no longer a potential source of siltation.

### **Conclusion**

The project proposes to meet the performance standards of the WPA and HWR as discussed. Substantial landscaping with a selection of native plantings is proposed to mitigate construction activities and the reuse of the existing drainage chambers will mitigate stormwater flows. Proposed erosion control measures will protect the resource areas during construction.



