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*Registered Professional Engineers, Land Surveyors
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January 28, 2025

Hingham Conservation Commission
210 Central Street
Hingham, MA 02043

Re: 59 Cushing Street, Hingham, MA
Notice of Intent
Owners/Applicants: Priti Lalchandani & Andrew David Wickenheiser

Ms. Palmer,

This letter is intended to address comments on the above referenced project expressed in an email prepared by you, dated January 21, 2025.

Submitted herewith are the following:

- Site & Septic Design Plan, revised January 28, 2025
- Notice of Intent, revised January 28, 2025

The following are responses to comments expressed by Shannon Palmer, Conservation Office, in an email dated January 21, 2025 (*Ms. Palmer's comments are in italics* and the **Morse Engineering responses are in bold**):

Comments

1. The project narrative does not include sufficient details for staff to fully evaluate the proposal and determine compliance with the HWR. In accordance with the Checklist for Notice of Intent, please describe the project fully (e.g. details of septic system, dimensions/size of existing house and proposed addition, proposed deck, distance to resource areas, proposed driveway turnaround, etc.). The narrative should also describe the wetland resources in the vicinity including Cushing Pond and the BVW across Cushing Street. See also comment below regarding the flood zone.

The narrative has been revised and now describes the project and wetlands in further detail. An error was made on the first iteration of the NOI and plan set, where a wetland line was labeled as **Bordering Vegetated Wetland, but is an inland bank associated with Cushing Pond. This item has since been corrected. This change does not impact the design in any way.**

2. The application did not include BVW Field Data Sheets or Wetland Summary Report. Please provide. A Wetland Summary Form, prepared by South River Environmental, is now attached to the NOI. If there are any further questions in this regard, please contact John Zimmer, P.W.S. at 978-697-0854 or southriverenvironmental@gmail.com.

3. It appears the septic “upgrade” is an expansion to the existing system within the 100 foot Buffer Zone to Bordering Vegetated Wetlands (designed for 4 bedrooms). Pursuant to Section 23.1(a)(1) of the HWR, the leaching facility of the system must be “set back at least 100 feet horizontally from the boundary of said areas as required by Title 5 (310 CMR 15.03(7)) or local Board of Health Requirements” and “the setback distance specified above shall not be required for the renovation or replacement (but is required for the substantial enlargement) of septic systems constructed prior to the effective date of these regulations and Bylaw, provided no alternative location is available on the lot and such work has been approved by the local Board of Health or the Conservation Commission as required by law. The setback requirement from the Wetland Resource Areas listed in HWR 23.0 shall be required for any enlargement of a system which accompanies expanded scope of use, or an increase in flow”. Please describe how the proposal complies with Section 23.1, and include supporting information documenting how the expanded system within the 100 foot Buffer Zone will not have a detrimental effect on the wetland resource area values. The Commission will need to determine if the proposal complies with this section and is permissible under the bylaw.

This project is a septic system repair project for an existing 4 bedroom single family home. There is no expansion in bedrooms proposed. This matter has been discussed at length with the Board of Health.

4. There is a mapped Flood Zone AE (Bordering Land Subject to Flooding) associated with Cushing Pond which is not depicted on the plan.

The mapped FEMA Flood Zone is associated with elevation 48.5. The western property line that abuts Cushing Pond sits at elevations 49-50, so the FEMA Flood Zone is located just off-site. A notation has been added to the plan within the Cushing Pond area stating that the FEMA Flood Zone is “AE” (El. 48.5).

5. Please clarify if the proposed 297 SF of impervious area shown on the plan includes the front porch and landing/steps.

The proposed 297 s.f. of impervious does not include the front porch and landing/steps. Those areas are completely outside of the 100’ buffer zone.

6. The mitigation planting area should specify a native seed mix or native ground cover species, in accordance with the Commission’s Buffer Zone Mitigation Policy.

Mitigation Note #6 has been revised and now proposes a native seed mix for the mitigation area.

7. It is difficult to discern the proposed pervious paver driveway turnaround on the project plan. Can this be shown separately from the septic system? Please also include a detail on the plan. Also, please clarify if any changes are proposed the existing paved driveway.

A separate plan view is now shown on sheet 2, detailing the location / dimensions of the proposed pervious paver driveway turnaround. A pervious paver driveway detail was previously shown on sheet 1, but has been moved to sheet 2. Other than this turnaround, there are no changes proposed to the existing driveway.

8. Staff recommends roof recharge be proposed for the proposed addition, especially considering the proximity to Cushing Pond and location within a Zone II.

A subsurface infiltration system is now proposed, to capture the runoff from the proposed roof area. An associated detail has been added to sheet 2 of the plan set.

9. Please provide a simple O&M Plan for the proposed pervious paver driveway to ensure long term maintenance and functionality.

An O&M Plan for the proposed previous paver driveway is attached to the NOI.

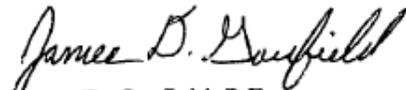
10. Although the Site Plan (per General Note #8) is specific to the septic system and not to “establish property lines or building setbacks”, the application is also for an addition and other accessory uses. It is very helpful to have setback distances on the plan from the limit of work, proposed structures, and septic system to the wetland resource areas. A plan stamped by a PLS is recommended.

Additional setback distances and a PLS stamp have been added to the plan.

It is our opinion that this letter addresses all comments.
If you have any questions, please do not hesitate to call.

Respectfully Submitted,

MORSE ENGINEERING COMPANY, INC.


James D. Garfield, P.E.