



February 24, 2025

Town of Hingham
Conservation Commission
210 Central Street
Hingham, MA 02043

Re: Notice of Intent – Supplement #2
Proposed Deck Extension/Renovations to a Single-Family Residence
187 Downer Avenue (Map 17, Block 0, Lot 144)
Hingham, MA 02043
MassDEP File #SE 034-1523

Members of the Hingham Conservation Commission:

On behalf of the project Applicant and Owner, Barbara Caron, and in association with Roger O. Hoit, AIA Architect, Lucas Environmental, LLC (LE) is pleased to submit this supplemental package for the Notice of Intent (NOI) to the Hingham Conservation Commission for the proposed deck addition and renovations to a single-family residence at 187 Downer Avenue (Map 17, Block 0, Lot 144) in Hingham, Massachusetts.

This supplement is submitted as requested by the Hingham Conservation Commission to address the comments raised from the Conservation Commission public meeting held on February 10, 2025.

1.0 RESPONSE TO COMMENTS

The following lists the comments presented to the Applicant from the Conservation Commission public hearing held on February 10, 2024. The comments have been provided in *italics* with LE's response in standard format.

1. *The proposal includes additional lattice panels, the Commission would like the Applicant to explore options on how to avoid increasing the amount of lattice panels on the site.*

LE understands the comment regarding lattice and access panels in velocity zones. To ensure compliance with the Hingham Wetlands Protection By-law and associated Rules & Regulations, and facilitate the free movement of floodwater, the project Architect has revised the Plans to incorporate the re-use of existing panels, and removal of three (3) lattice panels below the cantilevered deck extension and staircase on the eastern side, and one (1) lattice panel on the western portion of the existing deck.

This proactive approach to resiliency ultimately benefits the Land Subject to Coastal Storm Flowage (LSCSF) by removing these four lattice panels, as there will be a net improvement to the site by means of increasing flood storage capacity and allowing floodwater to move around the site.

The remaining grandfathered lattice on the existing deck is designed to be open and break away easily in a flood event, minimizing obstruction to floodwater flow. It serves primarily an aesthetic purpose to match the existing conditions of the current deck and will not impede the movement of water. Additionally, the Applicant will be planting a landscaped Buffer adjacent to the lattice panels of the deck. LE believes this approach balances the aesthetics of the current home layout with the requirements of the Conservation Commission and compliance of the regulations.

2. *Please look at the impacts associated with the proposed pilings for both the deck extension and elevated storage area.*

The revised design directly addresses the Conservation Commission's concerns regarding potential impacts within the LSCSF and Coastal Bank. The project team meticulously redesigned the project to ensure full compliance. Specifically, while acknowledging the existing development within the Coastal Bank, the project has now eliminated the previously proposed 2.6 square feet of helical pile impacts. This has been achieved through a clever cantilever design for the enclosed addition, which now gracefully extends over the existing work shed within the floodplain. This innovative solution utilizes girder connections for robust support and stability, avoiding any new intrusions into the Coastal Bank.

Furthermore, the proposed piling on the deck extension corner has been eliminated, thereby negating any increase in impact within both the LSCSF and Coastal Bank. While the deck extension has been expanded by approximately eight feet, this redesign represents a substantial effort to minimize impacts to the greatest extent possible, while still allowing the project to proceed. This balanced approach demonstrates the Applicant's commitment to both responsible development and addressing the Conservation Commission's specific concerns.

In addition to the above revisions, the Site Plans have been revised to 1) remove the bold hatched contour, which was inadvertently on the Plan at the time of submittal; and 2) inaccurate language was removed from Transect 1-1 to reflect the current Coastal Bank delineation. Additionally, the impact calculations have been revised in Table 4-1 below to reflect the above design changes.

TABLE 4-1 RESOURCE AREA IMPACTS			
Impact Area	Temporary (square feet)	Permanent (square feet)	
		Pervious	Impervious
LSCSF	967	111	0
Coastal Bank	795	111	0
50-Foot NAZ to Coastal Beach	795	111	0
50-Foot NAZ to Salt Marsh	652	62	0
50-Foot NAZ to Coastal Bank	72	0	0



500A Washington Street, Quincy, MA 02169

If you have any questions, please do not hesitate to contact me at 617.405.4641 or dmt@lucasenviro.com. Thank you for your consideration in this matter.

Sincerely,
LUCAS ENVIRONMENTAL, LLC

A handwritten signature in black ink that reads 'D. M. Taber'.

Devon M. Taber, PWS
Environmental Consultant/Senior Wetland Scientist

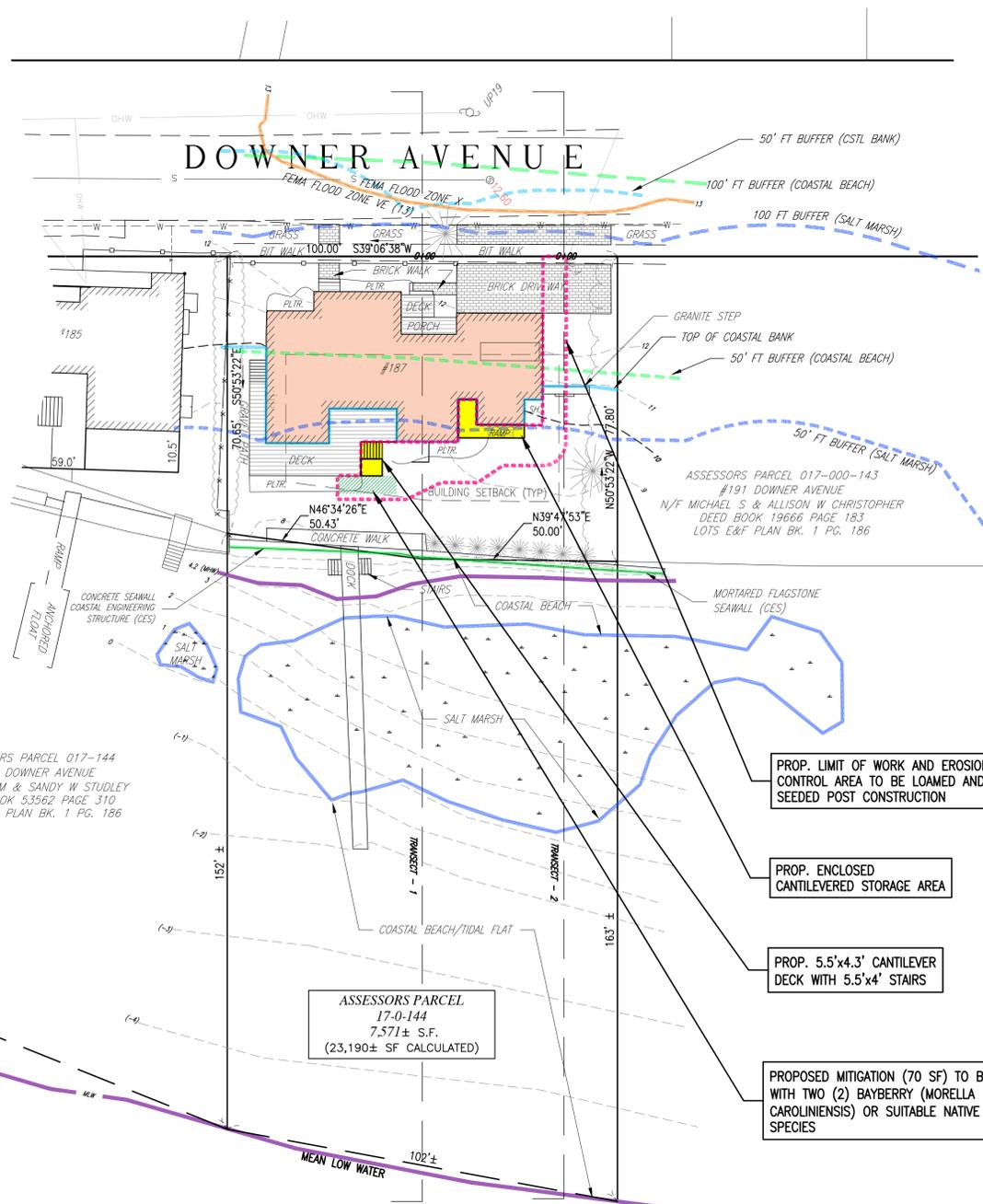
Enclosure: Site Plan prepared by Grady Consulting, L.L.C, revised February 24, 2025

cc: Barbara Caron – Owner and Applicant (electronic copy)
Roger O. Hoit, AIA Architect (electronic copy)
MassDEP – SERO (electronic copy)
Tim Bennett, Grady Consulting, L.L.C. (electronic copy)



LEGEND

EXISTING	
	PROPERTY LINE
	CONTOUR
	EDGE OF PAVEMENT
	FENCE
	FENCE
	FENCE
	WATER LINE
	ELECTRIC LINE
	ELECTRIC LINE
	GAS LINE
	SEWER LINE
	DRAIN LINE
	100' WETLAND BUFFER
	50' WETLAND BUFFER
	MHW
	MLW
	FEMA FLOOD ZONE
	COASTAL BANK
	COASTAL BEACH
	SALT MARSH

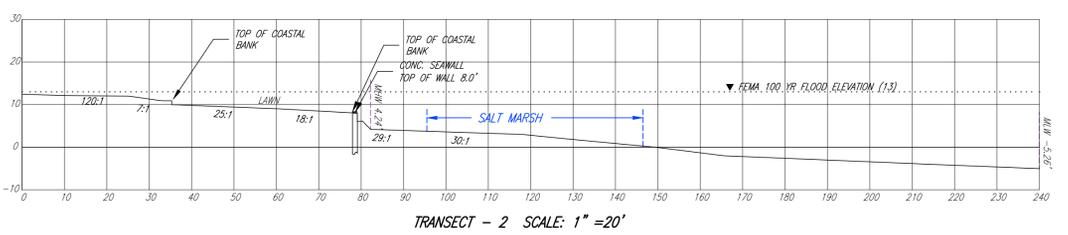
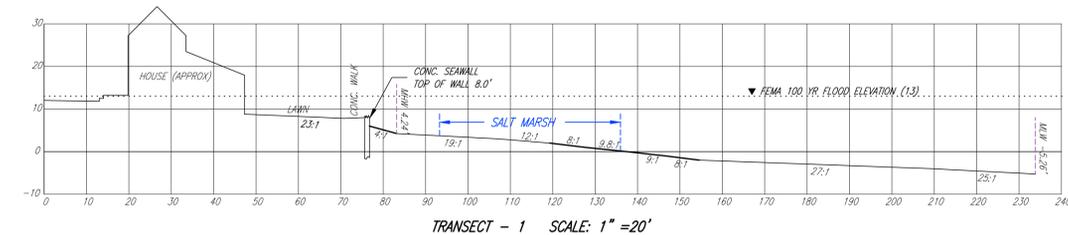


ZONING DATA	
DISTRICT:	RA - RESIDENCE A
MINIMUM REQUIREMENTS:	
LOT AREA	20,000 S.F.
LOT FRONTAGE	125 FT
FRONT YARD	25 FT
SIDE YARD	15 FT
REAR YARD	15 FT
MAX BUILDING COVERAGE (NO REQUIREMENT)	35 FT
MAX BUILDING HEIGHT	2-1/2 STORIES

9. IN ALL RESIDENCE DISTRICTS AND BUSINESS DISTRICT A, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS. FOR A VACANT LOT, THE FRONT SETBACK LINE SHALL BE THE MINIMUM FRONT SETBACK REQUIRED IN THE DISTRICT.

16. IN NO EVENT SHALL THE HEIGHT OF ANY RESIDENTIAL BUILDING BE HIGHER THAN THIRTY-FIVE (35) FEET MEASURED FROM GRADE PLANE, AND IN NO EVENT SHALL THE HIGHEST ROOF SURFACE, PEAK OR PARAPET BE MORE THAN FORTY (40) FEET ABOVE FINISHED GRADE WHERE IT INTERSECTS THE PERIMETER WALL AT ANY POINT. SEE ALSO THE BUILDING HEIGHT DIAGRAM IN ANNEX A.

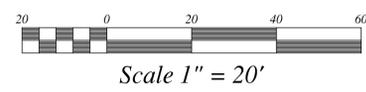
PROJECTIONS
NOTHING HEREIN SHALL PREVENT THE PROJECTION OF STEPS, GUTTERS, BAY WINDOWS, TERRACES, OUTSIDE CHIMNEYS, STOOPS, PIAZZAS OR PORCHES NOT EXCEEDING THIRTY (30) SQUARE FEET IN AREA, EAVES, CORNICES, WINDOW SILLS OR BELT COURSES OF THE MAIN STRUCTURE OR ACCESSORY BUILDINGS INTO ANY FRONT, SIDE OR REAR YARD SPACES; PROVIDED, HOWEVER, THAT ANY DEVICE THAT SUPPLIES USABLE FLOOR AREA TO A STRUCTURE SHALL NOT CONSTITUTE A PROJECTION FOR THE PURPOSE OF THIS BY-LAW.



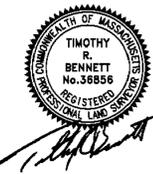
- NOTES:**
- COASTAL WETLAND RESOURCE AREAS WERE OBSERVED AND IDENTIFIED BY LUCAS ENVIRONMENTAL, LLC DECEMBER 3, 2024.
 - LAND CONTAINING SHELLFISH MAY BE PRESENT IN COASTAL BEACH AND LAND UNDER THE OCEAN.
 - LIMITS OF SALT MARSH WERE OBSERVED AND APPROXIMATED USING AERIAL PHOTOGRAPHY DATED AUGUST 23, 2024. THIS RESOURCE AREA WAS NOT DELINEATED AT THE TIME OF OBSERVATION AS NO WORK IS PROPOSED IN THIS AREA.
 - THE ENTIRE PARCEL IS WITH THE 100 FT BUFFER ZONE OF THE COASTAL BEACH.
 - THE SITE IS NOT LOCATED IN THE ACCORD POND WATERSHED.
 - THE SITE IS NOT LOCATED IN THE HINGHAM AQUIFER PROTECTION DISTRICT.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE VE 13 AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0019J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

THE SITE LOCUS IS ALMOST ENTIRELY WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF)



- PROP. LIMIT OF WORK AND EROSION CONTROL AREA TO BE LOAMED AND SEEDED POST CONSTRUCTION
- PROP. ENCLOSED CANTILEVERED STORAGE AREA
- PROP. 5.5'x4.3' CANTILEVER DECK WITH 5.5'x4' STAIRS
- PROPOSED MITIGATION (70 SF) TO BE PLANTED WITH TWO (2) BAYBERRY (MORELLA CAROLINIENSIS) OR SUITABLE NATIVE SHRUB SPECIES



REVISIONS	
FEB. 24, 2025	CHANGE DECK INFILL AND STORAGE AREA

- PLAN REFERENCES**
- PLAN BOOK 1 PAGE 186
 - PLAN BOOK 6 PAGE 53
 - PLAN BOOK 8 PAGE 207
 - PLAN BOOK 8 PAGE 399
 - PLAN BOOK 9 PAGE 75
 - PLAN BOOK 40 PAGE 722
 - PLAN BOOK 52 PAGE 642
 - PLAN BOOK 54 PAGE 517
 - PLAN IN BOOK 2693 PAGE 480
 - PLAN IN BOOK 3143 PAGE 321
 - PLAN IN BOOK 3449 PAGE X512

RECORD OWNER:
ASSESSORS PARCEL 17/0/144
BARBARA K. CARON REVOCABLE TRUST
187 DOWNER AVENUE
HINGHAM, MA 02043
DEED BOOK 59001 PAGE 63
LOTS C & D PLAN BOOK 1 PAGE 186

SITE PLAN
ASSESSORS MAP 17 LOT 144
187 DOWNER AVENUE
HINGHAM, MASSACHUSETTS

PREPARED FOR: BRADFORD CARON
179 OTIS STREET
HINGHAM, MA 02043

JANUARY 23, 2025
SCALE: 1"=20'
JOB No. 24-366

