

# Project Narrative

85 Tower Road, Hingham MA

Revision: 3/11/25

## **Project Description**

The owner of the private, residential property located at 85 Tower Road, requests permission from the Hingham Conservation Commission to construct a single-family dwelling, driveway, two retaining walls, a portion of the rear patio, and a portion of the subsurface infiltration system within the 100 foot buffer to onsite wetlands. The locus property is approximately 3.1 acres (134,444± sf). The property abuts residential properties to the north, south, and east. To the west of the property is a parcel of undeveloped land. The Bordering Vegetative Wetlands were identified by ECR, LLC on April 16, 2024. As noted in the Wetland Delineation Report, a small wetland is in the northeastern corner of the property and another wetland is identified at the southernmost portion of the property. The site is located within the FEMA F.I.R.M. Zone X & AE (elevation 40.9) and is not located in an area of critical environmental concern. The property was developed with a single-family dwelling foundation remains, a paved driveway, brick walkways, and retaining walls. Topography on site generally slopes from a high point at Tower Road, sloping gradually down to northeastern wetland.

The applicant proposes to build a portion of the dwelling within the 100 foot buffer. The new dwelling would be approximately 82 feet away from the wetlands. The proposed dwelling will have a new driveway coming off the attached garage which is partially within the 100 foot buffer. The driveway has a gravel trench located along the easternly side of the turnaround area that will carry pavement runoff to the subsurface system. The subsurface system located in the rear of the Single Family dwelling and partially crosses the 100 foot buffer. Also within the 100 foot buffer a portion of impervious patio and retaining walls are proposed. One of the retaining walls is approximately 5 feet in height and the lower wall is approximately 6 feet in height. With the retaining walls grading will be needed and is proposed approximately 2 feet from the 50 foot buffer. As part of this project the removal of 17 trees within the 100 foot buffer are proposed. There are 11 trees proposed to be removed over the location of the new driveway within the buffer. These trees will need to be removed in order to allow for the single family residence to have access to turn around safely before leaving the property. The other trees not located within the house footprint that are proposed to be taken down are because of the grading across the rear yard of the home. The project proposes to add approximately 1,000 CY of fill within the 100 foot buffer zone. All the proposed work adds approximately 2,000± sf of impervious area within the 100 foot buffer. No work is proposed inside of the 50 foot buffer.

## **Mitigation Measures**

As part of this project approximately 17 trees are being cut down and approximately 2,000 sf of impervious is being added within the 100 foot buffer. As per the Hingham Conservation Commission a 1:1 tree mitigation policy and a 1:1 mitigation planting area is required. Trees have been placed back within the 100 foot buffer and a

mitigation area within the 50 foot buffer between the proposed dwelling and resource area will provide 2,000sf of needed mitigation with 25 shrubs. These areas have been shown on the attached Landscape Plan.

A silt sock will be installed and maintained throughout construction between the limit of work and the resource areas. The material and equipment stockpile areas will be located to the east of the dwelling and surrounded with an additional silt sock.

### **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 location of the single family dwelling was decided based on the location to the street and to limit the amount of clearing needed to gain access to the dwelling. To the southern side of the house there is a lot of ledge out cropping's which constrains the house to where it is located currently. The house is moved as far forward to Tower Road to eliminate additional tree clearing and reduce impervious area located within the 100 ft buffer.

*(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, revegetation with native vegetation may be required.*

The proposed area is partially located over developed portion of the property. A siltation barrier will be maintained along the limit of work to define and control the work area.

*(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.*

In order to protect the resource values of the Bordering Vegetated Wetlands the Buffer is planned to be planted with 17 trees. In addition an area within the 50 foot buffer of pre existing lawn is proposed to be seeded with New England Semi-Shade grass and Forbes mix. The tree plantings and 2,000 sf mitigation area should help protect the resource area.

*(4) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.*

The project will not result in an adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species. No NHESP Estimated & Priority Habitats are identified onsite, per MassMapper and the Wetland Delineation Report.

*(5) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.*

This application is presented to the Conservation Commission for their review.

**Compliance with Performance Standards for filling, Section 23.6, Hingham Wetland Regulations**

*The proposed work complies with the Hingham Wetland Regulations Performance Standards for filling as follows:*

*(a) No fill shall be placed in any Resource Area or any buffer zone so as to alter the flow of surface water in a way that the Conservation Commission feels will adversely affect the wetland values of the Resource Area(s).*

No fill is proposed within the Bordering Vegetated Wetlands located on the property. There is fill being added to the 100 foot buffer in grading and with the proposed retaining wall. The addition of this fill however should not change the existing flow path of water since the subsurface system at the bottom of the proposed driveway outlets out of the system to the rear yard of the dwelling and drains to the resource area.

*(b) No filling or excavation or other alteration of salt marshes shall be permitted.*

There is no salt marsh located on the property.

*(c) The Commission at its discretion may allow the filling of up to 2,500 square feet of Vegetated Wetland for a limited project...*

No fill is proposed in vegetated wetlands.

*(d) Compatible fill shall be used for beach and dune nourishment projects.*

No beach or dune nourishment is proposed as part of the project.

*(e) Dumping of lawn wastes, brush or leaves or other materials or debris is not permitted in any Resource Area.*

No dumping in the resource area is proposed. The owner understands resource areas are protected.

*(f) The Commission is authorized to deny any filling of any Resource Area in order to protect the wetland values of the Resource Area.*

This application is presented to the Conservation Commission for their review.

**Compliance with Performance Standards for Structures, Section 23.7, Hingham Wetland Regulations**

- a. *The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area.*

The location of the Single Family dwelling was decided based on the location to the street and to limit the amount of clearing needed to gain access to the dwelling. To the southern side of the house there is a lot of ledge out cropping's which constrains the house to where it is located currently. The house is moved as far forward to Tower Road to eliminate additional tree clearing and reduce impervious area located within the 100 ft buffer.

- b. *The Commission may at its discretion allow a proposed structure on a wall-type foundation within 100 to 50 feet of the Resource Area, as defined in HWR 2.0 (1-5), if satisfied that mitigation required in the Order of Conditions is sufficient to protect the Resource Area.*

The project is partially within the 100 foot and 50 foot buffer of the onsite Bordering Vegetated Wetlands. The mitigation proposed is the replanting of 17 trees which should help protect the resource area.

- c. *No mitigation is sufficient to allow a structure on a wall-type foundation less than 50 feet from a Resource Area, as defined in HWR 2.0 (1-5).*

There are no proposed structures within the 50 foot buffer as part of this project.