
Project Narrative

Notice of Intent
311 Rockland Street & 210 Hull Street
Hingham, MA 02043
Revised 4-7-25

Introduction

The project proponent, Gerry Rankin of 210 Hull Street LLC., proposes to construct two single-family dwellings at 311 Rockland Street and 210 Hull Street, connected by a gravel common driveway. In addition, retaining walls, infiltration basins and associated utilities are proposed. Stormwater management and erosion control measures are proposed to minimize impacts to the wetland resource areas downgradient of the project.

Existing Conditions

311 Rockland Street and 210 Hull Street will have revised lot boundaries as a result of an Approval Not Required (ANR) Plan that will be filed at a later date. Both properties will now be accessed from Hull Street. The properties are bounded by Rockland Street / Weir River to the northwest, Hull Street / Turkey Hill Run to the southeast, and abutting properties to the north and south.

311 Rockland Street will have a total lot area of 1.29 acres±. The property is located within Zone "X" and "AE(10.8)" of the Flood Insurance Rate Map, as shown in FEMA No. 25023C0038J, effective July 17, 2012, and portions of the site along Rockland Street are within a special flood hazard area. The Weir River Estuary is located across Rockland Street and is an Area of Critical Environmental Concern (ACEC). The 200-foot Riverfront Area associated with the Weir River and measured from the mean annual highwater line extends across Rockland Street and onto the property. A Salt Marsh which is located at the toe of slope of the embankment just beyond the existing metal guardrail along Rockland Street and a Coastal Bank located at the landward limit of the Salt Marsh are the landward most wetland areas which abut the Weir River. The 50-foot and 100-foot buffer zones to the Salt Marsh/Coastal Bank, special flood hazard area, and ACEC are outside the limit of work for 311 Rockland Street.

The site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 100-foot Buffer Zone (to Salt Marsh)
- 100-foot Buffer Zone (to Coastal Bank)
- 200-foot Riverfront Area
- Land Subject to Coastal Storm Flowage

The existing property has various ledge outcrops located throughout the site, and slopes reaching between 40-50% on portions of the property. The site is currently an undeveloped wooded property with the rear portion containing flatter topography.

210 Hull Street will have a total lot area of 1.19 acres±. The property is located partially within the 200 Foot Riverfront Outer Riparian associated with Turkey Hill Run, which is a perennial stream that eventually feeds into the Weir River. The entire

proposed property lies within Zone “X” of the Flood Insurance Rate Map. Ledge outcrops and slopes >10% are also present on 210 Hull Street. The site is currently developed with a single family home, garage, and paved driveway. Existing topography generally slopes towards Hull Street and the northern abutting property.

Proposed Conditions and Mitigation

The work under this Notice of Intent includes the construction of a gravel common driveway, retaining wall, lawn grading, and stormwater management systems (infiltration basins). Work is proposed within the 200 foot Riverfront Outer Riparians associated with the Weir River and Turkey Hill Run.

The gravel common driveway is proposed to be 20’ wide and will access from Hull Street. An 828 SF portion of the gravel common drive is proposed within the 200-foot Riverfront Outer Riparian associated with Turkey Hill Run, replacing a 429 SF portion of the existing paved driveway. In addition, grading and some minor ledge removal is proposed in this area.

The dwelling proposed at 311 Rockland Street will be entirely outside the Riverfront Area associated with the Weir River. The only work proposed within this Riverfront Area is grading associated with the dwelling, a 10± SF portion of retaining wall (Impervious), and portions of two infiltration basins. The total site area located within this riverfront area is 23,198 SF±. This lot is currently undeveloped and was created after October 6th, 1997. Therefore, a maximum of 10% alteration of the riverfront area is allowed within this lot, which equals 2,320 SF±. The proposed alteration, not including infiltration basins, within the 200-foot Riverfront Outer Riparian will be approximately 1,330 SF, so this standard is met. No work is proposed within the buffer zones of the nearby Salt Marsh.

The gravel common driveway access is required to come off Hull Street, which will result in alteration of already degraded land within the Riverfront Area associated with Turkey Hill Run. The total site area located within this riverfront area is 6,663 SF±. The entire work area within this riverfront area is degraded with lawn and paved driveway, therefore this portion of the project will fall within the Riverfront Redevelopment Standards listed in 310 CMR 10. The proposed gravel common driveway will replace the existing paved driveway and will not create any new alteration. For a full Riverfront Alternatives Analysis, refer to the attached *Riverfront Area Alternatives Analysis*.

Per *Hingham’s Buffer Zone Mitigation Policy*, areas which are altered within wetland resource areas and buffer zones require mitigation. Due to the very minimal amount of work proposed within the resource area, a waiver is requested to dismiss the requirements of this policy.

Stormwater Management

Stormwater systems on-site were designed to comply with the Stormwater Standards outlined in the Massachusetts Stormwater handbook to the extent practicable. Four proposed Infiltration Basins are proposed on-site will be used for stormwater treatment, two of which will be partially within the 200 foot Riverfront Outer Riparian associated with the Weir River. These infiltration basins are designed to attenuate

runoff coming off the site from 2, 10, and 100 year design storms. Planning Board will review the stormwater systems for accuracy and best engineering practices.

Erosion Control Measures

The potential for temporary impacts to wetlands due to erosion and mitigation of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices.

Silt Sock

A silt sock will be installed prior to the start of work, at the limit of work, and will remain in place until the site is stabilized, and non-paved areas have been loamed and seeded.

The contractor will inspect the erosion control periodically including after each rain event. Any silt or other debris that builds up on the silt sock should be removed at the time of these inspections. Additional silt sock is to be kept on site to repair the erosion control line as needed.

Construction Entrance

A stabilized construction entrance shall be installed prior to site work, at the driveway entrance abutting Hull Street. The construction entrance shall provide a stable site entrance and exit point for vehicular traffic navigating to the site. This erosion control measure also helps reduce the tracking of soil/sediment onto the roadway.

Compliance With Performance Standards for Work in the Buffer Zone (§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 proposed dwellings and accessory structures were located to minimize impact to nearby resource areas and their buffer zones, and to meet the homeowners' desires for the properties. The proposed development within the 200 foot Riverfront Outer Riparians will be very minimal and are required to provide adequate site access, drainage, and grading for the proposed dwellings. The proposed dwellings themselves are located entirely outside of the Riverfront Areas, wetland buffer zones to the Salt Marsh, and Coastal Bank resource areas across Rockland Street.

(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.

210 Hull Street is an already degraded property which will have its Resource Area improved by the replacement of existing pavement with gravel. 311 Rockland Street is undeveloped, but work within the Riverfront Area will be very minimal. We believe mitigation is not necessary due to the minimal nature of the proposed work.

(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.

The existing development on 210 Hull Street within the Riverfront Area will be improved with the installation of the gravel common driveway. There are no areas of previous development within the wetland buffer zones at 311 Rockland Street. A waiver is requested to dismiss the requirements within the *Hingham Wetland Buffer Zone Mitigation Policy*.

(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 does not pose 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 Assessment Report.

A small portion of 311 Rockland Street is located within the Weir River Estuary Area of Critical Environmental Concern (ACEC) designation, per MassMapper data. No work is proposed within this area.

(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 Work in Riverfront Area (§21.1(d) Hingham Wetland Regulations)

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in the Riverfront Area as follows:

(1) Except as stated below, the Commission hereby incorporates 310 CMR 10.58 in its regulations for all matters related to Bylaw jurisdiction in lands within 200 feet of rivers and streams.

See *Riverfront Area Alternatives Analysis*, for more information about design considerations regarding the Riverfront Area within the site.

(2) Notwithstanding the above, a river is any natural flowing body of water that empties to any ocean, lake, pond, other river, stream or wetland and which flows throughout the year. Perennial rivers, streams and creeks are rivers; intermittent streams are not. Notwithstanding 310 CMR 10.58, the burden of proof shall be on any applicant to show that a river, stream or creek is not perennial (i.e., is intermittent).

The Weir River and Turkey Hill Run are considered perennial rivers, which flow into Hingham Bay. Both rivers have a 200' riverfront area which partially overlay the sites at

311 Rockland Street and 210 Hull Street. Therefore, all relevant aspects of 310 CMR 10.58 shall apply to this project.

(3) For any river or stream that is tidally influenced, the Commission shall use the DEP mouth of the river designation line.

The Weir River is tidally influenced, based on the information from Mouth of Coastal Rivers Map ID: Hingham-Hull-Mor-1. The site falls within the designated area for a coastal river.

(4) Notwithstanding any provisions of 310 CMR 10.58, the Commission shall presume that the mean annual high-water line of a non-tidal river is coincident with the outer (landmost) boundary of any Bordering Vegetated Wetland (as defined in these regulations) that may be adjacent to the river. This presumption may be overcome upon a clear showing that the mean annual high-water line is closer to the river. Such evidence may include hydrological measurements and calculations prepared by a registered professional engineer and/or hydrologist, and/or stream flow stage data from U.S. Geological Survey stream gauges and survey. For non-tidal rivers lacking any Bordering Vegetated Wetland, the inner boundary of the 200-foot Riverfront Area shall be the top of Inland Bank as determined by the first observable break in slope or the mean annual flood level, whichever is lower. For tidal rivers, the inner boundary of the 200-foot Riverfront Area shall be the mean annual high-water line.

See the Site Plan for this project to review the Riverfront Area, which was delineated from the mean annual high-water line via Massachusetts GIS data.

(5) Notwithstanding any provisions of 310 CMR 10.58, the alternatives analysis shall include only lots adjacent to the lot(s) being proposed for development or located in the near vicinity.

Alternative options were only considered within the property area. See the *Riverfront Area Alternatives Analysis* for further information.

(6) 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 10.59.

The project does not pose 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 Assessment Report.

The site is located within the Weir River Estuary Area of Critical Environmental Concern (ACEC) designation, per MassMapper data. No work is proposed within this area.

(7) 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.

(8) Refer to HWR 23.0 et seq. for additional project-specific performance standards.

Not Applicable (N/A).

Compliance with 310 CMR 10.58(4)(d)1.a-d – No Significant Adverse Impact

(1) *The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, §40. (Surface water quality shall not be impaired).*

The proposed work such as the gravel driveway, retaining walls, drainage, and yard grading within the riverfront area will not pose any adverse impacts to surface water quality for the Weir River or Turkey Hill Run, because all driveway runoff will be treated within Infiltration Basins prior to any discharge towards the rivers.

- a. *At a minimum, a 100 foot wide area of undisturbed vegetation is provided. This area shall extend from mean annual high-water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40. If there is not a 100 foot wide area of undisturbed vegetation within the riverfront area, existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100 foot wide corridor of natural vegetation. Replication and compensatory storage required to meet other resource area performance standards are allowed within this area; structural stormwater management measures may be allowed only when there is no practicable alternative. Temporary impacts where necessary for installation of linear site-related utilities are allowed, provided the area is restored to its natural conditions. Proposed work which does not meet the requirement of 310 CMR 10.58(4)(d)1.a. may be allowed only if applicant demonstrates by preponderance of evidence from a competence source that an area of undisturbed vegetation with an overall average width of 100 feet will provide equivalent protection of the riverfront area, or that a partial rebuttal of the presumptions of significance is sufficient to justify a lesser area of undisturbed vegetation;*

The 100-foot Inner Riparian is located entirely outside of the lot; therefore, no work is proposed within this area. A large portion of the lot area within the 200-foot Riverfront Outer Riparian on site will be left undisturbed, maintaining existing vegetation and topography. It should also be noted that areas directly adjacent to the Weir River are already disturbed by Rockland Street and abutting properties.

- b. *Stormwater is managed according to standards established by the Department in*

Infiltration basins are proposed partially within the 200-foot Riverfront Outer Riparian which will collect and treat runoff that would otherwise flow towards the Weir River. These systems address all Stormwater Standards as defined

in the Massachusetts Stormwater Handbook and the designs will be peer reviewed by a licensed professional.

- c. *Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. Work shall not result in an impairment of the capacity to provide vernal pool habitat identified by evidence from a competent source, but not yet certified. For work within an undeveloped riverfront area which exceeds 5,000 square feet, the issuing authority may require a wildlife habitat evaluation study under 310 CMR 10.60.*

Offsite portions of the Riverfront Area between the proposed work and the Weir River are already disturbed, however a large portion of the site within the 200 Foot Riverfront Outer Riparian will remain untouched. The site has been analyzed by a Wetland Scientist who indicated that no vernal pools were present in or near the work area. The proposed Riverfront disturbance will only be 1,330 SF, well below the 5,000 SF threshold.

- d. *Proposed work shall not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.*

The minor grading and stormwater basins will have no adverse effects on groundwater or surface water quality. In addition, the stormwater basins will protect against erosion.

Compliance with 310 CMR 10.58(5)(a)-(h) – Redevelopment Within Previously Developed Riverfront Areas; Restoration and Mitigation

(a). At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.

The paved driveway will be replaced with a gravel driveway, removing all manmade impervious surfaces from the Riverfront Portion of the site. This will result in an improvement to the already degraded Riverfront Area.

(b.) Stormwater management is provided according to standards established by the Department.

Infiltration basins are provided which will reduce / treat runoff heading towards the Weir River. All proposed stormwater infrastructure on site is designed to address the Stormwater Standards as listed in the Massachusetts Stormwater Handbook.

(c) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).

The proposed redevelopment will not be any closer to Turkey Hill Run.

(d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).

The existing driveway will be expanded within the Riverfront Area as required by the Hingham Zoning Bylaws for Common Driveways, however the new driveway will be composed of gravel instead of pavement. In addition, the proposed gravel driveway will not be any closer to Turkey Hill Run than the existing paved driveway.

(e) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).

The entire Riverfront Area on site associated with Turkey Hill Run is degraded, thus there will be no increase in degradation.

(f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:

- 1. removal of all debris, but retaining any trees or other mature vegetation;*
- 2. grading to a topography which reduces runoff and increases infiltration;*
- 3. coverage by topsoil at a depth consistent with natural conditions at the site; and*
- 4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;*

No restoration is proposed due to the minor nature of the proposed work.

(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c.

184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00, the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Executive Office of Energy and Environmental Affairs.

Turkey Hill Run is located off property and will not be mitigated as part of this project. No new alteration will result from this project, therefore mitigation is not necessary.

(h) The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.

No mitigation or restoration is proposed therefore this does not apply.

HINGHAM WETLAND BYLAW INTEREST

Hingham Wetland Regulation interest	Project Activity/Impact	Notes
Protection of Public or Private Water Supply	<i>No significant impact.</i>	The site is not located within or near any public or private water supplies.
Protection of Surface Water or Groundwater	<i>No significant impact.</i>	The site is not located within any known surface or ground water protection overlays. No untreated stormwater discharges will be included in this project.
Flood Control	<i>No significant impact.</i>	No work is proposed within the flood plain.
Erosion and Sedimentation Control	<i>No significant impact.</i>	Any anticipated erosion or sedimentation which will occur during construction will be controlled via the proposed silt socks, at the limit of work line. Therefore, wetland resources downgradient shall be protected from sedimentation. A construction entrance will help avoid the tracking of soil onto the roadway.

Storm Damage Prevention	<i>No significant impact.</i>	The proposed single-family dwellings and driveway will be constructed to withstand heavy storm occurrences. Erosion on-site will be prevented by site stabilization after construction is completed.
Water Pollution Prevention	<i>No Significant Impact.</i>	No untreated Stormwater discharges or illicit discharges will be included in this project.
Protection of Fisheries	<i>No Significant Impact.</i>	The project is located near the Weir River but will have no significant impact to any fish habitat.
Protection of Shellfish	<i>No Significant Impact.</i>	The project is located near the Weir River but will have no significant impact to any shellfish growing areas, or general shellfish habitat.
Protection of Wildlife and Wildlife Habitat	<i>No Significant Impact.</i>	Site work will occur within the Riverfront Area, but impacts will be minimized to reduce alterations within these resource areas.
Protection of Rare Species Habitat	<i>Not Applicable.</i>	The site is not located within or near to any NHESP Rare or Endangered Habitat overlays, according to the NHESP inventory map, dated August 1, 2021.
Protection of Recreation and Open Space	<i>No Significant Impact.</i>	No work is proposed to alter any recreational use land regarding wetlands.
Protection of Aesthetics	<i>No Significant Impact.</i>	Rockland Street is an area which is developed within the buffer zone to saltmarsh/coastal bank area and riverfront. Development of 311 Rockland Street and 210 Hull Street will create no significant change in wetland aesthetics near the site.