

INDEPENDENT ENVIRONMENTAL CONSULTANTS, INC.
162 West Long Pond Road, Plymouth, MA 02360
508-274-0310

June 30, 2022

Gerry Rankin
Triphammer Road
Hingham, MA 02043

Re: 311 Rockland Street, Hingham, MA

Mr. Rankin,

This letter is an environmental assessment report concerning the above mentioned undeveloped property located at 311 Rockland Street in Hingham. Independent Environmental Consultants, Inc. (IEC) conducted a site inspection and evaluation of the subject property on 6-29-23, to determine the wetland resource areas, and wetland buffer zones located within and adjacent to the property. This inspection occurred during the summer season, during the growing season, with full leaf-out conditions.

This subject property borders on Rockland Street, which is a two-lane asphalt roadway, with side walk areas on both sides of the roadway. This subject property is located directly across Rockland Street from the Weir River Estuary (ACEC), Area of Critical Environmental Concern. The Weir River Estuary (ACEC) is a perennial, tidal, river wetland system, which is a significant tidal river system, flood zone area, diversified wetland ecosystem, and valuable wildlife habitat zone, and wildlife corridor. Turkey Hill Run, which is another perennial river, is located off-property, near Route 228 in Hingham and Cohasset.

The subject property is an undeveloped parcel of land with extensive ledge coverage. Existing topography rises in elevation from Rockland Street, upgradient (steep slope) to the top of the ledge outcrop feature. Within this forested property with a significant ledge outcrop area, the majority of land with relatively flat topography is located at the top of the ledge outcrop, with the more level land located at the top of the ledge outcrop moving inland away from Rockland Street, and away from the wetland resource areas (Weir River Estuary) located on the other side of Rockland Street. The property contains upland, exposed ledge areas, and forested area habitats.

Wetland resource areas include the Weir River Estuary (ACEC), perennial river, 200' riverfront area (100' inner riparian zone and 100' outer riparian zone), salt marsh, land subject to coastal storm flowage (FEMA Flood Zone - 100 year flood zone), 50' buffer zone and 100' buffer zone. The 200' riverfront area associated with the Weir River, and measured from the mean annual high water line (mahwl) of the perennial river, which then extends across Rockland Street, and onto this subject property. This includes both the 100' inner riparian zone, and the 100' outer riparian zone of the Weir River, which extend onto this subject property at 311 Rockland Street. For the Weir River wetland system, the edge of wetlands is the landward edge of the salt marsh, which is located at the toe of slope of the embankment area, located below the existing metal guardrail along Rockland Street, directly adjacent to the salt marsh wetland system, which is located on the river side of Rockland Street. There is a minor bank feature

located at the landward limit of the salt marsh, and adjacent to the metal guardrail of Rockland Street, this embankment is a coastal bank feature. The 50' buffer zone and the 100' buffer zone associated with the top of coastal bank, and the landward limit of the salt marsh (Weir River wetland system), extend towards 311 Rockland Street on the other side of Rockland Street. The 50' buffer zone and the 100' buffer zone extend onto the subject property located at 311 Rockland Street. The property at 311 Rockland Street may have a small area of land, some low-lying land areas which are located directly adjacent to Rockland Street, and located at the toe of slope of the onsite granite ledge out crop area, which is classified as land subject to coastal storm flowage (FEMA Flood Zone), from flood waters of the Weir River Estuary (ACEC), during coastal storm events, and during significant tidal flow events.

Sections of the subject property may be mapped as Estimated Habitat and/or Priority Habitat of Endangered & Rare Species by NHESP.

The subject wetland resource areas, and wetland buffer zones are under the jurisdiction of the Hingham Conservation Commission, and DEP Wetlands SERO.

A handwritten signature in cursive script that reads "Paul Shea".

Paul J. Shea, PWS
President