



Environmental Consulting & Restoration, LLC



March 26, 2025

Town of Hingham
Conservation Commission
210 Central Street
Hingham, MA 02043
Attn.: Shannon Palmer & Sylvia Schuler

**RE: Request to Amend an Order of Conditions, 20 Broad Cove Road, Hingham,
DEP File #034-1477**

Dear Ms. Palmer, Ms. Schuler & Members of the Conservation Commission:

On behalf of the applicant, Environmental Consulting & Restoration, LLC (ECR) respectfully submits this Request to Amend the Order of Conditions (DEP File #034-1477) issued by the Hingham Conservation Commission (the Commission) for the project located at 20 Broad Cove Road in Hingham (the site). The Hingham Conservation Commission issued an Order of Conditions (OOC) on November 9, 2023 permitting various site improvement activities involved in the repair and renovation of the existing structure. As work progressed to renovate the existing structure onsite, it was determined that the structure is beyond repair and the applicant was ordered to stop work and engage in communications with Town permitting authorities. Following those communications, the applicant now proposes to remove and reconstruct the structure in compliance with side dimensional requirements. As a result, the proposed structure will be located within the same general footprint as the existing structure, yet it will be pulled away from Broad Cove by six (6) feet along the entire 110-foot-long south side. Thus, a smaller portion of the new structure will now remain on the Coastal Bank and within Land Subject to Coastal Storm Flowage.

In conjunction with the contractor, ECR has developed a comprehensive construction sequence plan, with wetland resource area protective measures as follows:

Construction Sequence:

1. Prior to any additional site work, the existing silt sock will be inspected and maintained as necessary. The silt sock will remain in place until all site work has been completed and the Conservation Staff has approved the removal.
2. In addition to the erosion control measures, personnel will be onsite during work activity to monitor any falling debris. In the event any debris reaches the back of the structure, it will be removed as soon as possible and no later than the end of the workday. Monitoring will include a perimeter inspection at the end of each workday to collect any and all debris.
3. The existing building will then be demolished from the roof down, and from back to front, as the structure is collapsed to the front center. This work will utilize an excavator that will complete the demolition from the front and sides of the building, from outside the limits of the existing foundation. The excavator will remain landward of the Coastal Bank at all times throughout the demolition process. A mini-excavator will be lowered into the footprint to assist in any removal.
4. Following the demolition and removal of the existing building, all the existing concrete piers located under the structure will be removed using a mini-excavator. The mini excavator will be lowered into the footprint of the building to complete this work. With consideration to the long-term betterment of the resource areas on and near this site, it is being proposed that the southerly-most concrete piers that abut the Salt Marsh be removed as part of this work. Significant care will be taken to excavate these piers and avoid any disturbance to the Salt Marsh. Monitoring and



reporting of this work will be completed in accordance with all conditions set forth by the anticipated Order of Conditions. Furthermore, the area currently occupied by the southernmost concrete piers will be fully restored as part of the proposed restoration plan (attached). All debris associated with the removed concrete piers will be immediately collected and disposed of offsite. Immediately following the removal, the mini excavator will be removed from the footprint of the building.

5. Following removal of the existing concrete piers under the structure, the existing foundation and front piers will be removed using an excavator. At the same time the over dig (4 feet) for the new foundation will be completed. Please note, portions of the existing block foundation wall are proposed to remain at the southeast and southwest corners of the existing building. The portions of the existing foundations that will remain are shown on the Foundation Plan prepared by WAM. The portions of wall proposed to remain will be reinforced and are intended to protect the integrity of the Coastal Bank. See the Foundation Plan prepared by WAM for more information.
6. Following removal of the existing foundation and completing the over dig, the new frost depth compliant footings will be formed for the new foundation and rebar will be installed. Prior to pouring the concrete for the new footings, an inspection will be scheduled with the building inspector. With approval from the building inspector, the concrete will be poured to form the new footings. Once cured, the forms will be removed from the new footings. The work to pour and cure the footings is expected to take one day.
7. Once the new footings are in place, the form for the new foundation walls will be constructed and rebar will be installed. Prior to pouring the concrete for the new foundation walls, an inspection will be scheduled with the building inspector. With approval from the building inspector, the concrete will be poured to form the new foundation walls. Once cured, the forms will be removed from the new footings. The work to pour and cure the footings is expected to take one day. As shown on the included plan set, the new foundation walls will provide support to the new building on the north, east and west sides of the building – the south side of the building nearest the cove will remain open. Once the foundation walls have been completed, the over-dig area will be backfilled with the sediment that was removed and restored to the pre-existing grades.
8. Once the foundation walls are in place, the helical piers to support the steel framing will be laid out and installed. The helical piers are the same that were previously approved by the Commission and will be installed in the same manner as previously approved. As previously approved, the project included a total of 45 support piers/piles as compared to 37 helical piles proposed to support the new structure. This is due to the ability to incorporate a new foundation and steel into the building support design as well as reducing the footprint of the new building. Helical piers will be installed using a handheld torque wrench with a trailer located in front of the property landward of the Coastal Bank to provide power. There is no excavation required to install the helical piers. Once the helical piers are installed, there will be a 16" x 16" concrete cap that will be formed and poured over the top of each helical pier.
9. Upon completion of the foundation and helical piers, the area under the building will be graded smooth, and all debris will be raked, and disposed of into dumpsters.
10. Upon completion of the foundation elements, construction on the new building will begin. The silt sock will remain in place and will be maintained throughout the duration of the project. Perimeter inspections will continue during this process to monitor for any debris which will be immediately collected and removed at the end of each workday.
11. As previously approved, as soon as all construction work associated with the building has been completed the disturbed areas surrounding the building will all be stabilized with a conservation seed mix and as other approved conditions. Furthermore, the area along the back of the new building will be fully restored per the proposed restoration plan to provide a significant improvement to the Coastal Bank and the adjacent Salt Marsh.

ECR

Environmental Consulting & Restoration, LLC



Also included as part of this amendment request is the proposed replacement of the existing dilapidated retaining wall located off the southwest corner of the existing structure. The existing retaining wall consists of rotting timber and will be replaced by a new modular concrete block wall. The retaining wall is proposed to be replaced in the same footprint and maintain all the existing grades above and below the wall. Any disturbance will be restored to its original condition.

The proposed reconstruction of the building, with a new foundation and within a reduced footprint, presents an opportunity to improve upon the conditions of the Coastal Bank that have existed for a century. The proposal includes 660 square feet of new Coastal Bank restoration along the toe of the Coastal Bank immediately adjacent to the Salt Marsh. A Proposed Restoration Plan has been included with this request that includes a mix of native species proposed to be planted to stabilize and enhance the area. For more information, please refer to the restoration plan.

This request is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw.

Included in this Request for an Amended Order of Conditions is the following:

1. Abutter List and copy of the Abutter Notification Letter;
2. Revised Site Plan Set, prepared by SITEC Engineering;
3. Proposed Restoration Plan, prepared by ECR, LLC; and
4. Foundation Plans, prepared by WAM

We look forward to presenting this information to the Conservation Commission at the next available hearing. If you require any additional information, please contact me at (508) 648-3957.

Sincerely,
Environmental Consulting & Restoration, LLC

Cameron Larson
Wetland Scientist

CC: Department of Environmental Protection, Wetland Division, via sero_noi@state.ma.us

Oceanside Builders, c/o Doug Karo

DTM Law, via email c/o Jeff Tocchio

SITEC Engineering & Environmental Consultants, Inc., via email c/o Jeff Couture

Rosemont Design LLC, via email c/o

WAM, via email c/o Brad Kernegan

Attachment 1:

Abutter List & Notification Form

Abutters List

[print this list](#)

Date: March 26, 2025

Subject Property Address: 20 BROAD COVE ROAD Hingham, MA
Subject Property ID: 38-0-89

Search Distance: 300 Feet

Owner: TOWN OF HINGHAM CONSERVATION
Prop ID: 38-0-100.E
Prop Location: 50 BROAD COVE ROAD Hingham, MA

Owner: VARDARO ROBERT F JR & KAREN ANN
Prop ID: 38-0-62
Prop Location: 30 SIMMONS ROAD Hingham, MA

Owner: COLLINS PAUL E & SARAH A
Prop ID: 38-0-63
Prop Location: 26 SIMMONS ROAD Hingham, MA

Owner: KEYES ROBERT D JR & KELLY F
Prop ID: 38-0-64
Prop Location: 24 SIMMONS ROAD Hingham, MA

Owner: REGAN RICHARD & JANICE
Prop ID: 38-0-65
Prop Location: 20 SIMMONS ROAD Hingham, MA

Owner: SAML RICHARD D JR TT RICHARD D SMALL JR REV TRUST
Co-Owner: & SMALL LELAND K
Prop ID: 38-0-67
Prop Location: 14 SIMMONS ROAD Hingham, MA

Owner: BENEDUCI JEAN & STEPHEN TT
Co-Owner: THE TEN SIMMONS ROAD REALTY TRUST
Prop ID: 38-0-68
Prop Location: 10 SIMMONS ROAD Hingham, MA

Owner: THE NANCY D JOHNSON TRUST
Co-Owner: JOHNSON NANCY D & RIKARD S TT
Prop ID: 38-0-69
Prop Location: 6 SIMMONS ROAD Hingham, MA

Owner: TRAYLOR THOMAS & SARAH K TT
Co-Owner: TRAYLOR TRUST THE
Prop ID: 38-0-7
Prop Location: 17 OTIS HILL ROAD Hingham, MA

Owner: MCCULLOUGH JAMES JOSEPH & MCMANAMA JENNIFER MARIE
Prop ID: 38-0-70
Prop Location: 14 OTIS HILL ROAD Hingham, MA

Owner: HARTNETT JAMES J JR &
Co-Owner: HARTNETT JOAN E
Prop ID: 38-0-71
Prop Location: 10 OTIS HILL ROAD Hingham, MA

Owner: WEEKS ROBERT D & JAMIESON E
Prop ID: 38-0-72
Prop Location: 11 BROAD COVE ROAD Hingham, MA

Owner: MCGINN GEORGE V JR & NANCY A
Prop ID: 38-0-74
Prop Location: 25 BROAD COVE ROAD Hingham, MA

Owner: GIRALDO BENJAMIN IRIARTE & QUIROGA MARIA P

Prop ID: 38-0-75
Prop Location: 27 BROAD COVE ROAD Hingham, MA

Owner: BARBER DANIEL E & MARZEC JENNA L
Prop ID: 38-0-76
Prop Location: 29 BROAD COVE ROAD Hingham, MA

Owner: HOLOVKO ANTON & NATALIIA
Prop ID: 38-0-77
Prop Location: 31 BROAD COVE ROAD Hingham, MA

Owner: BLISS THOMAS A & CAITLIN ELIZABETH GAVIN
Prop ID: 38-0-78
Prop Location: 33 BROAD COVE ROAD Hingham, MA

Owner: GARGANO CYNTHIA M TT
Co-Owner: BROAD COVE IRREVOCABLE TRUST
Prop ID: 38-0-79
Prop Location: 39 BROAD COVE ROAD Hingham, MA

Owner: SHANE PAULA
Prop ID: 38-0-80
Prop Location: 41 BROAD COVE ROAD Hingham, MA

Owner: ROSS BARBARA A (LE)
Co-Owner: WINNIE J R & ROSS K J & ROSS D A
Prop ID: 38-0-82
Prop Location: 43 BROAD COVE ROAD Hingham, MA

Owner: ON THE HARBOR REALTY TRUST
Co-Owner: CODLEY JANET TRUSTEE
Prop ID: 39-0-10
Prop Location: 139 OTIS STREET Hingham, MA

Owner: METZ PATRICE COSTELLO TT
Co-Owner: PATRICE COSTELLO METZ REVOCABLE TRUST
Prop ID: 39-0-19
Prop Location: 142 OTIS STREET Hingham, MA

Owner: HINGHAM LOBSTER POUND INC
Prop ID: 39-0-2
Prop Location: 4 BROAD COVE ROAD Hingham, MA

Owner: RICHARDSON GARY
Prop ID: 39-0-20
Prop Location: 1 OTIS HILL ROAD Hingham, MA

Owner: FERGUSON MATTHEW & COWAN AMY S
Prop ID: 39-0-21
Prop Location: 13 OTIS HILL ROAD Hingham, MA

Owner: WRWS/TOWN OF HINGHAM
Prop ID: 39-0-3
Prop Location: 0 BROAD COVE ROAD Hingham, MA

Owner: JOHNSON JESSE C & DARIA M TT
Co-Owner: JESSE C JOHNSON REVOCABLE TRUST OF 2020
Prop ID: 39-0-4
Prop Location: 66 BURDITT AVENUE Hingham, MA

Owner: HURSTAK KEVIN & EMILY (LE)
Co-Owner: HURSTAK E E M TT BROAD COVE IRREV INCOME ONLY TRST
Prop ID: 39-0-5
Prop Location: 62 BURDITT AVENUE Hingham, MA

Owner: FUKUDA TAKASHI & JANET CODLEY
Prop ID: 39-0-9
Prop Location: 133 OTIS STREET Hingham, MA

Owner: TRUSTEES OF DERBY ACADEMY
Prop ID: 49-0-57
Prop Location: 56 BURDITT AVENUE Hingham, MA

NOTIFICATION TO ABUTTERS

Under the MA Wetlands Protection Act and
Hingham Wetlands Protection By-Law

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

_____ has filed a _____
Applicant Name *Application Type*

with the Town of Hingham Conservation Commission seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act, M.G.L. 131 §40, and/or the Town of Hingham Wetlands Protection By-Law [Article 22].

The address of the property where work is proposed: _____

The proposed work includes: _____

Copies of the application may be examined at the Conservation Office located at Hingham Town Hall, 210 Central Street, Hingham, MA during the following business hours:

Monday, Wednesday, Thursday: 7:30AM- 4:30PM
Tuesday: 7:30AM - 7:00PM
Fridays: closed

For more information, to request copies of the application, or obtain information about the public hearing please contact the Conservation Office at (781)741-1445 or by emailing Conservation@hingham-ma.gov

You may also request copies of the application from the applicant or applicant's representative by contacting _____ at (_____) _____ between the hours of _____ and _____ on the following days: _____.

An Administrative fee may be applied for providing copies of the application or plans.

Notice of the public hearing, including the date, time, and place will be published at least five (5) business days in advance of the hearing in the Patriot Ledger. Notice will also be posted on the town website at least forty-eight (48) hours in advance of the public hearing. To view the agenda, go to [Agenda Center • Hingham, MA • CivicEngage \(hingham-ma.gov\)](#)

The Department of Environmental Protection (DEP) Southeast Regional Office can also provide information about this application or the MA Wetlands Protection Act. DEP is located at 20 Riverside Drive, Lakeville, MA 02347 and can be reached by telephone at (508) 946-2700.

Attachment 2:

Revised Site Plan Set, prepared by SITEC Engineering