

March 11th, 2025

Shannon Palmer
Conservation Officer
Hingham Conservation Commission
210 Central Street
Hingham, MA 02043

**RE: Response to Review Comments
Proposed Single Family Home
85 Tower Road
Hingham, MA 02043**

Dear Ms. Palmer:

The purpose of this correspondence is to respond to outstanding review comments from Shannon Palmer, Conservation Officer regarding the above referenced project.

The following is a summary of your comments, followed by our response, in bold related to the proposed raze and rebuild project at the above location are offered for your review and consideration:

Comments by Conservation Officer Shannon Palmer, dated 3/5/25

1. The project plan does not show flag numbers along the BVW boundaries or the specific wetland series (A and B series as delineated by ECR). Please add flag numbers to the plan (for onsite portions) which also helps staff during field review of the wetland line.

The Plan has been revised to show the numbers of the flags located on the border of the wetlands. Please see the revised Site plan.

2. The narrative indicates the site is within FEMA Zone X however as indicated in Wetland Delineation Memo by ECR, there is flood zone AE/Bordering Land Subject to Flooding associated with wetland series B (FIRM Panel 25023C0084K effective 7/3/24). Please depict on plan.

The Site Plan has been revised to show the FEMA zone AE line on the southern portion of the property. Please see the revised Site Plan.

3. The Project proposes new disturbance including approximately 2,000 sf of new impervious area in the 100 foot buffer zone in areas that are currently undisturbed. The performance standards analysis documents the lot constraints which determined the location of the proposed residence however, the project also propose substantial grading, paved driveway, and retaining walls. Please further explain if the driveway or site grading can be minimized to reduce impacts in the buffer zone or if alternative driveway surfaces were considered to reduce the new impervious area. To the



Commission's Buffer Zone Mitigation Policy, "Prior to permitting activities in the buffer Zone, the Commission Shall consider the magnitude of the alteration, the significance of the project site to the values identified in HWR section 22.0(b.). no work shall be permitted unless the applicant has demonstrated that there are no feasible alternatives with less impact to the Buffer and adjacent Resource Areas."

The Single Family dwelling is sited near the building setback to position it as far as possible from the Bordering Vegetated Wetlands. The house was raised higher than the existing Single Family home to reduce the proposed driveway slope. Retaining walls with fill are proposed to match grade & reduce disturbance area. The parking area is proposed to provide a turnaround to allow for vehicles to be able to turn and leave the property safely. The trees proposed for removal in the rear yard is due to the site grading.

4. In order to evaluate the compliance with section 23.6 of the HWR, please quantify the amount of fill proposed in the buffer zone for development of the lot.

The amount of fill has been included in the narrative. Please see revised Notice of Intent Application.

5. The proposal includes the subsurface infiltration for roof runoff and driveway runoff. Please clarify if water quality treatment is incorporated into the stormwater system for driveway runoff as the site is within a zone II Wellhead protection Area/Critical Area.

The trench drain located at the bottom of the driveway has been revised to be a gravel trench. The gravel trench provides for pretreatment of the water before reaching the infiltration system. Please see revised Site Plan.

6. The project proposes removal of 17 trees within the 100 foot Buffer Zone with 17 replacement trees proposed. Staff presumes the trees to be removed are oaks and pines based on the proposed replacements however species information is not included in the narrative. Please further substantiate the need to remove trees within the buffer zone, particularly those outside the house footprint

Please see the revised narrative within the Notice of Intent.

7. The wetland Memo by ECR references Riverfront Area on the subject property however this resource area is not shown on the plan. ECR Delineated Inland Bank associated with an intermittent stream which is shown on plan. Please clarify if RA is present on the project site and how the resource area was delineated, as applicable.

The Area of Riverfront Area is located on the parcel to the west of the property on O Tower Road. The Intermittent Stream located to the southern portion of the property does not have River Front Area.

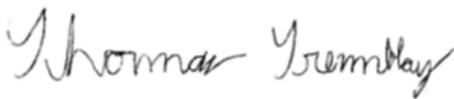
8. The Landscape Plan is not adequate and does not meet the commissions Buffer Zone Mitigation Policy. Please resubmit with all required information including plant and tree species information.

The landscape plan has been revised and submitted. Please see landscape plan.

We appreciate these comments and look forward to presenting these revised plans at the March 17th Conservation Commission meeting.

Sincerely,

Merrill Engineers and Land Surveyors



Thomas Tremblay
Design Engineer
Enclosures
cc: D. Keach
File 24-142.2