

ECR



Environmental Consulting & Restoration, LLC

Specializing in Wetland and Coastal Resource Area Delineation & Permitting

NOTICE OF INTENT

20 Broad Cove Road

SUBMITTED TO

Hingham Conservation Commission

April 2025

APPLICANT

**Oceanside Builders, Inc.
22 Wompatuck Rd.
Hingham, MA 02043**

REPRESENTATIVE

**Environmental Consulting & Restoration, LLC
P.O. Box 4012
Plymouth, MA 02361
(508) 648-3957**

NOTICE OF INTENT
TABLE OF CONTENTS

<u>Item</u>	<u>Attachment</u>
Town of Hingham NOI Checklist	1
Notice of Intent Form	2
Project Narrative	3
Wetland Delineation Memo	4
Stormwater Report	5
USGS Site Locus Map	6
FEMA F.I.R.M.	7
Massachusetts Natural Heritage & Endangered Species Map	8
Abutter Information	9
Hingham Policy on Receipt of Information	10
Plans	11



Environmental Consulting & Restoration, LLC



April 16, 2025

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

RE: Notice of Intent, Proposed Site Improvement Project, 20 Broad Cove Road, Hingham

Dear Ms. Palmer & Members of the Conservation Commission:

On behalf of the applicant, Oceanside Builders, Environmental Consulting & Restoration LLC (ECR) is pleased to submit this Notice of Intent (NOI) application for the proposed site improvement project located at 20 Broad Cove Road in Hingham (the site). The Town of Hingham Assessor's Department references the site as Map 38 Parcel 89. In November of 2023, the Hingham Conservation Commission issued an Order of Conditions (DEP File #034-1477) for various improvements to the site, which was also amended in January of 2025. This application is being submitted following the Commission's determination that changes to the approved plan require a new NOI. These changes are detailed in the Project Narrative submitted with this application. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw.

If you have any questions or require additional information, please contact me at (508) 648-3957.

Sincerely,
Environmental Consulting & Restoration, LLC

Cameron Larson
Wetland Scientist

CC: MassDEP – Southeast Region, 20 Riverside Drive, Lakeville, MA 02347

20 Broad Cove LLC, via email 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 David Giuliano

WAM, via email c/o Brad Kernegan



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

The following instructions and submittal requirements should be used when submitting a Notice of Intent to the Conservation Commission under the MA Wetlands Protection Act and Hingham Wetlands Protection Bylaw. Please also refer to the DEP [Instructions for Completing WPA Form 3](#). Submit two (2) copies of the following, unless otherwise specified, to the Conservation office, and one electronic copy of the complete application to conservation@hingham-ma.gov

- WPA Form 3- Notice of Intent: [WPA Form 3: Wetlands Notice of Intent | Mass.gov](#) The application must be signed by the property owner. Submit the original and one copy to the Commission by hand delivery or certified mail.
- WPA Appendix B- *NOI Wetland Fee Transmittal Form* and two (2) separate checks for the following: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#)
 - *Payable to Town of Hingham*
 - *Please redact bank account information from photocopies*
 - *Note, a public legal notice is prepared and submitted by staff and the newspaper will invoice the applicant*
- A copy of the Certified Abutters List and the [‘Notification to Abutters Form’](#)
 - *To request a Certified Abutters List please submit [Request for Certified Abutters List](#) or contact the Conservation Office*
 - *Abutters must be notified by hand delivery, certified mail-return receipt requested, OR certificates of mailing at least 7 days prior to the hearing date*
 - *Certified mail receipts or certificate of mailing receipts shall be submitted to the Conservation Office with the application or presented to the Commission at the beginning of the public hearing*
- [‘Affidavit of Service’ Form](#) attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5
 - *Abutters within 100 feet of a property line where work is proposed for inland projects*
 - *Abutters within 300 feet of a property line where work is proposed for coastal projects*
- Narrative describing the property location, existing conditions, methodology used for wetland delineation including DEP data forms or other delineation method, site photos, proposed work, and performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations. The narrative should also include: a report on the on-site wetland resource areas (per the [Resource Area Delineation Policy](#)), existing/proposed impervious and pervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement requests (per the [Tree Removal and Replacement Policy](#)), and stormwater management.
- Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11” x 17” plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:

- *All wetland resource area boundaries including the 50 and 100 foot Buffer Zone (showing sequentially numbered flags as applicable)*
- *FEMA Floodplain boundaries, as applicable*
- *A note indicating the date the wetland delineation was completed and who performed the delineation. If the wetland boundaries were previously approved by the Commission a note should be included indicating the date of approval and DEP File Number, if applicable.*
- *All plans shall be colored coded or highlighted with transparent marker pen as follows: freshwater or coastal wetland boundary in blue; 50 foot buffer zone in green; 100 foot buffer zone in yellow; 200 Foot Riverfront Area in pink; and Bordering Land Subject to Flooding (100 year flood plain where NFIP data available) or Land Subject to Coastal Storm Flowage in orange.*
- *Location of existing and proposed site amenities above and below the ground*
- *Topography in 2 foot contour intervals*
- *Limit of work/erosion and sediment control line*
- *Stockpile locations and other Stormwater BMPs as applicable*
- *Edge of lawn/tree line, and impacted trees of 6 inches or greater DBH in the buffer zone, riverfront area, and/or other resource area*
- *The drainage basin in which the site is located*

Guidelines: sheet sizes not more than 24"x 36"; scale not more than 1"=40'; title block located at the lower right hand corner, preferably.

- For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards
- Proof of mailing the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)
- Proof of mailing the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) and the MA Division of Marine Fisheries (Gloucester), if applicable (certified mail receipt from the post office)
- For projects proposing any work on a dock or pier or other work in the harbor, email copy of application and plan to the Town of Hingham Harbor Master at CorsonK@hpd.org (with email copy to conservation@hingham-ma.gov)
- The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or applicant's representative
- Optional - [Voluntary 21 Day Waiver](#)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

20 Broad Cove Road

a. Street Address

Hingham

b. City/Town

02043

c. Zip Code

Latitude and Longitude:

N 42°15'2.612

d. Latitude

W 70°53'38.866"

e. Longitude

Map 38

f. Assessors Map/Plat Number

Lot 89

g. Parcel /Lot Number

2. Applicant:

a. First Name

b. Last Name

20 Broad Cove LLC

c. Organization

247 River Street

d. Street Address

N Weymouth

e. City/Town

MA

f. State

02191

g. Zip Code

douglaskaro@comcast.net

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

same as applicant

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Cameron

a. First Name

Larson

b. Last Name

Environmental Consulting & Restoration, LLC

c. Company

PO Box 4012

d. Street Address

Plymouth

e. City/Town

MA

f. State

02361

g. Zip Code

508-648-3957

h. Phone Number

i. Fax Number

cameron@ecrwetlands.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$1,050.00

a. Total Fee Paid

\$512.50

b. State Fee Paid

\$537.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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A. General Information (continued)

6. General Project Description:

The proposed changes to the approved plan include demolishing the existing building and constructing a new building within a reduced footprint. The approved site improvements include replacement of walkways, resurfacing the parking area, new curbing, vegetation management, mitigation, fencing, etc. Please refer to the Project Narrative for more information.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

57238

c. Book

b. Certificate # (if registered land)

245

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Hingham

City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input checked="" type="checkbox"/> Coastal Banks	120	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	72	
	1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:	
MassDEP File Number	_____
Document Transaction Number	_____
Hingham	_____
City/Town	_____

C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

- August 2021 _____
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham

City/Town

C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and
the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP’s Boston Office. For coastal towns in the Southeast Region, please contact MassDEP’s Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. A portion of the site constitutes redevelopment
3. Proprietary BMPs are included in the Stormwater Management System.
b. No. Check why the project is exempt:
1. Single-family house
2. Emergency road repair
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Redevelopment Project (Drawing #EC-1, SP-1, GP-1, UP-1, Foundation-1, DET-1)

a. Plan Title

SITEC Engineering & Environmental
Consultants

Jeffrey A. Couture, PE

c. Signed and Stamped by

April 16, 2025

1" = 30'

d. Final Revision Date

e. Scale

Proposed Planting Plan & Proposed Restoration Plan, Prepared by
ECR, LLC

10/13/23 & 4/16/25

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.



1. Signature of Applicant

4/16/25

2. Date

3. Signature of Property Owner (if different)

4. Date
4/16/25

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

20 Broad Cove Road

a. Street Address

Hingham

b. City/Town

\$512.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

a. First Name

b. Last Name

20 Broad Cove LLC

c. Organization

247 River Street

d. Mailing Address

N Weymouth

e. City/Town

MA

f. State

02191

g. Zip Code

douglaskaro@comcast.net

j. Email Address

h. Phone Number

i. Fax Number

3. Property Owner (if different):

Same as applicant

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 3.b.	1	\$1,050.00	\$1,050.00
Hingham Bylaw Fee \$525.00			
Step 5/Total Project Fee:			\$1,050.00
Step 6/Fee Payments:			
Total Project Fee:			\$1,050.00
State share of filing Fee:			\$512.50
City/Town share of filing Fee:			\$537.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

PROJECT NARRATIVE

Section 1.0 Introduction

This Notice of Intent (NOI) application has been submitted to the Hingham Conservation Commission (the Commission) to permit the proposed site improvement activities located at 20 Broad Cove Road in Hingham (the site). In November of 2023, the Hingham Conservation Commission issued an Order of Conditions (DEP File #034-1477) for various improvements to the site, which was also amended in January of 2025. This application is being submitted consistent with the Commission's determination that changes to the approved plan require a new NOI. These changes are detailed in Section 3.0 below. This application has been prepared in accordance with the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw.

Section 2.0 Site Description

The site consists of commercial property located to the south of Broad Cove Road, along the northern shore of Broad Cove that was once home to the Broad Cove Ballroom. The property was developed in the early 1920's and has had varied uses over the years including the ballroom, rental hall, auction house, etc. The lot itself is a narrow lot sandwiched between Broad Cove and Broad Cove Road, but stretches approximately 750 feet from east to west. There is a single building centered on the lot with an existing paved parking area through most of the western portion of the property. The parking area has become severely deteriorated over time. To the east of the building exists an area of pavement immediately abutting the building, but the majority of this portion of the site exists as lawn that stretches close to the eastern limit of the property. The front of the building, facing Broad Cove Road, exists as a typical access area with lawn, walkways with landings and landscaped beds along the foundation.

Environmental Consulting & Restoration, LLC (ECR) completed a wetland delineation of the resource areas on and near the site on August 25, 2022. The site abuts the shore of Broad Cove which includes several associated resource areas. As a result of ECR's field work and review of available environmental databases, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Salt Marsh
- Coastal Bank
- 100-foot Buffer Zone
- Land Subject to Coastal Storm Flowage (FEMA flood zone AE el. 6 ft.)

Also, a review of the MassMapper database reveals the following:

1. The site is not located within mapped areas of Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain a Certified Vernal Pools according to the MaNHESP.
3. The site is not located within an Area of Critical Environmental Concern.
4. The site does not contain a U.S. Geological Survey mapped stream. DEP's Mouth of Coastal Rivers Maps were reviewed and Broad Cove is not part of a coastal river and therefore does not include an associated Riverfront Area.

The small portion of Salt Marsh immediately abuts the southern side of the existing building along the shore of Broad Cove. The Coastal Bank stretches along the entire southern portion of the property and was confirmed by elevation survey in accordance with DEP Policy 92-1. The FEMA flood zone extends to elevation 6 feet, which lies roughly halfway up the Bank. For more

information regarding the wetland delineation and the resource areas onsite, please refer to ECR's Wetland Delineation Memo that has been included with this NOI package.

Section 3.0 Proposed Activities

This application has been prepared following the Commission's decision that the proposed plan changes to the previously approved project (DEP File #034-1477) were significant enough to require a new NOI. The Commission issued an Order of Conditions 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 rear yard dimensional requirements. As a result, the proposed structure will be located within the same 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 and adjacent southeast foundation section 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.

**Notice of Intent
20 Broad Cove Road, Hingham**

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 southwest corner of the existing building. The portion of the existing foundations that will remain is shown on the Foundation Plan prepared by WAM and the exhibit prepared by SITEC. The portion of the wall proposed to remain is currently functioning to retain a significant amount of earth on the Coastal Bank. The wall will be reinforced with four (4) driven braces and will protect the integrity of the Coastal Bank.
6. Following removal of the specified portions 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.
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. 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 excavated sediment 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 identical to those previously approved by the Commission and will be installed in the same manner as previously approved. The previously approved project included a total of 45 support piers/piles as compared to 37 helical piles now 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 on the north side 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 or in the manner as approved (i.e. walkway). 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.

Also included as part of this amendment request is the proposed repair/replacement of a small existing and dilapidated wood 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 repair/replacement will be 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, improves 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. The Proposed Restoration Plan has been included with this application that includes a mix of native species proposed to be planted to stabilize and enhance the area. Furthermore, the amount of impervious area at the site has once again been reduced – at this time, as compared to the original site conditions, there is a further reduction in impervious area that now totals 3,851 square feet.

Section 4.0 Previously Approved Activities

The site plans submitted with this application include all of the previously approved activities at the site. These site activities were approved through an OOC issued on November 9, 2023 as well as the amended OOC that was issued on January 6, 2025. The authorized site improvement activities were proposed to restore the deteriorated portions of the site, enhance the property and provide a betterment to the nearby resource areas. The previously approved work is all located within the previously developed portion of the site, the exception of vegetation management work that is located on the Coastal Bank and has been completed at this time. The remaining work is located within the buffer zone only. The previously approved activities are summarized below. Portions of this work have been completed under the authorization of the existing OOC. For more information, please refer to the site plans.

Walkway Replacement & AC Pad Removal – The existing building includes concrete walkways at the front and side of the building. The existing concrete walkways are non-pervious. The walkways at the front of the building are proposed to be removed and restored to lawn. The concrete walkway and brick edging around the side and front of the building are proposed to be replaced within the same footprint with pavers. An existing AC unit with concrete pad and curbing exists within this area as well. The AC units are proposed to be relocated to the roof or second floor and the pad with curbing shall be removed and restored as lawn. It is important to note, when compared to the existing conditions the overall impervious surface area on the site will be significantly reduced. A new fence is also proposed to encompass the eastern portion of the site. The Site Plan shows the exact location of the fence.

Proposed Resurfacing of the Existing Parking Area, Roadway & Stormwater Improvements – The portion of the site to the west of the existing building consists of a paved parking area. Over time this parking area has become degraded and the project proposes to resurface the parking area. The parking area shall be re-paved and stabilized. There will be no increase in size of the parking area. The edge of existing pavement is clearly shown on the Site Plans included with this application – all resurfacing will remain within the existing limits. Please note, the resurfacing of the parking area includes removal of the concrete pad at the western-most end of the site. A portion of the pad's footprint will be converted to pavement and used as part of the parking area, while the rest of it will be restored with a native conservation seed mix (details on the Proposed Planting Plan).

**Notice of Intent
20 Broad Cove Road, Hingham**

Furthermore, as approved by the Amended OOC issued on January 6, 2025 the project includes various improvements to the existing roadway, utilities and stormwater management at the site. These improvements are all shown on the included Site Plans. The bulletized list below includes the improvements that were previously approved by the Amended OOC:

- New driveways defined with vertical granite curb and 30-foot radii are now proposed on either side of the paved parking lot. Curbing is proposed along the Broad Cove Road eastbound lane and along the northerly row of parking spaces, creating a grassed island between the curbing;
- The pavement strip within the highway layout (shoulder) and on the site property in front of the building and to the east of the building is to be converted to grass.
- The gravel strip within the highway layout (shoulder) is to be converted to grass.
- A small area of pavement on the westerly side of the parking lot is to be converted to grass;
- A fence is proposed to the west of the parking lot, in front of the building and to the east of the building that will run parallel to the front property line;
- A privet hedgerow is proposed on the southerly side of the fence on the easterly side of the building;
- Three (3) “No Parking Any Time” signs are proposed in front of and to the east of the building along the Broad Cove Road eastbound lane;
- Grading, Utility and Detail Plans have been prepared to accompany the revised Site Plan;
- The Grading Plan presents, in addition to the original topography, existing spot grades and stormwater flow arrows that present the direction of stormwater flow that occurs under existing conditions. Stormwater patterns will remain unchanged;
- The Utility Plan presents a stormwater management system that consists of trench drains, stormwater treatment units and a subsurface infiltration trench. The system has been designed to intercept stormwater runoff currently flowing onto Broad Cove Road and infiltrate it into the ground.
- Installation of a grease trap is proposed to be connected to the existing sewer system servicing the site. The grease trap is a contained system (no leach field) and is located no closer than the existing sewer lines currently in place at the site;
- Installation of a new fire hydrant and water main line are now proposed;
- Proposed boardwalk to egress door along the east side of the building;
- Removal of the previously approved 1,348 square foot non-pervious patio to the east of the building. This footprint is proposed to be seeded as grass to match the surrounding area;
- The approved overhang at the north and west side of the building has been reduced to only the west side of the building. The revised overhang is within the footprint of the previously approved overhang; and
- Proposed lamp lighting along the south side of the parking lot to include eight lamps located just off the existing pavement.

Vegetation Management Plan – The proposed project includes vegetation management activities located on and near the Coastal Bank. These activities have been completed, with the exception of the native plant bed, as was previously authorized by the OOC. These activities include the removal of dead/damaged trees, the removal of hazard trees, removal of invasive plant species and planting a new native plant bed along the top of the Coastal Bank. The dead/damaged trees and hazard trees have been identified as threats to the property and/or people occupying the property and are being proposed

**Notice of Intent
20 Broad Cove Road, Hingham**

for removal for insurance reasons. Savatree Tree Experts have reviewed the site, marked the trees proposed to be removed in the field and have provided a letter that accompanies this application. In accordance with the Town's Tree Removal & Replacement Policy these trees are exempt from the requirement to be replaced (see Exemptions under the Hingham Tree Removal & Replacement Policy). For more information, please see Savatree's notes below, Savatree's letter that has been included with this application and the Site Plans that show the location of the trees.

Tree Removal Notes Provided by Savatree:

Left Side of Property Border Adjacent to Broad Cove Waterway - Remove dead & failing trees marked with paint (dead Maple 21", dead Maple 18", dead Maple 12", failing Maple 6", dead Maple 8", dead Maple 10", dead White Birch 4", failing Locust 16", failing Choke Cherry 9", compromised root system of Locust 14" and compromised root system of Cherry 10")

Right Side of Property Border Adjacent to Broad Cove Waterway: Remove dead and failing trees marked with paint (Girdled Maple 16", failing Double Cherry 10", two- vined Choke Cherry trees 12" and 16", decayed Maple 7", dead Cherry 13" behind dumpster, four clump Cherry trees 5" and three clump Cherry trees 5", Birch 4", failing Pine 30", leaning Pine 24", Pin Oak 6", dead Maple 14", dead Maple 10", dead double Maple 16", dead Maple 12", Vine Locust 8", invasive vines behind dumpster, two 10" Maples with vines behind dumpster, dead Oak with vines behind dumpster 12")

Furthermore, the vegetation management activities include the removal of non-native invasive species, specifically the non-native vine growth impacting the native vegetation on the Coastal Bank. The majority of the invasive vine growth is Oriental Bittersweet vine. All vine growth shall be cut, removed by hand and disposed of offsite at an appropriate facility. This work is intended to relieve the impacts caused by the vine growth on the native vegetation. Lastly, the proposed project includes pruning up existing trees along the bank to provide natural vistas to Broad Cove. Pruning shall only include limbs within 20 feet of the ground. This pruning will allow for natural vistas as well as provide additional sunlight to reach the low growing vegetation on the Bank.

All vegetation removal work shall be completed in coordination with the Hingham Conservation Commission and shall include pre-work meetings and progress updates as required by the Commission.

Once the work to remove the invasive plant species has been completed a new native planting bed shall be established to provide a natural buffer to the Bank and provide an overall improvement to the site. The native plant bed will stretch along the top of the Bank to the east and west of the existing building. It shall consist of a 4-foot-wide bed at the edge of the existing tree line/top of the Coastal Bank. Currently this area exists as a maintained lawn. The existing lawn shall be removed and the area planted with a mix of native, salt tolerant, low growing species. The native species will provide improved wildlife habitat, increase diversity and improve the buffer to the Bank itself. This includes an addition 1,260 square feet of native plantings. For more information, please refer to the Proposed Planting Plan attached.

Proposed Building Improvements – As part of the overall site improvements, the Commission previously approved work associated with the re-construction of the building. As described in Section 3.0, the existing building has been determined to be

beyond repair and the applicant now proposes to construct a new building with a FEMA complaint foundation within a reduced footprint as compared to the existing building.

Section 5.0 Summary

This application has been submitted consistent with the Commission's determination that the proposed plan changes were significant enough to require a new NOI. These proposed changes have been outlined in Section 3.0 and detailed on the include plans. The majority of the site improvement work has been previously approved by the Commission and has not changed as part of this filing. As this project has evolved, it has provided opportunities to make significant improvements to the wetland resource areas and associated buffer zones. As compared to the existing site conditions, there will be a net reduction in impervious area that total 3,851 square feet. There is a total of 660 square feet of native plantings proposed to restore the toe of the Coastal Bank as well as 1,260 square feet of native plantings proposed along the top of the Bank to improve the buffer zone. There is a reduction in the footprint of the existing structure onsite and a reduction in the number of footings/piers required to support the new structure. A stormwater management system has been approved at the site, which currently has no system in place to manage stormwater. The proposed project will provide a betterment to the site in numerous ways, while protecting the nearby wetland resource areas during the construction process. Erosion and sediment control measures will be implemented and maintained throughout the duration of the construction process to prevent the conveyance of sedimentation into environmentally sensitive areas and maintain an identifiable work limit. Disturbed areas will be stabilized upon the completion of work and stockpiling of materials shall be located as far landward from the resource areas as possible. Following the proposed methodology described above should ensure that the proposed project will not adversely impact nearby wetland resource areas.

ECR

Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Oceanside Builders
FROM: Brad Holmes
DATE: September 9, 2022
RE: 20 Broad Cove Road, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 20 Broad Cove Road in Hingham (the site) on August 25, 2022. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the south of Broad Cove Road and consists of a commercial lot with one building, paved & gravel parking areas, maintained lawn/landscaped areas, etc. The site is located along the northern shore of Broad Cove. The weather on August 25th was sunny, clear and warm (approximately 75-80 degrees) with light wind and dry site conditions. Wetland resource areas are located on and near the site through the southern portion of the property associated with Broad Cove. ECR located a small, linear band of Salt Marsh (SM) located immediately adjacent to the south side of the existing building at the site. Salt Marsh flags (pink/black striped ribbons) #SM1 to #SM9 were placed around the entire band of Salt Marsh. The Salt Marsh was delineated in accordance with the definition established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.32 pertaining to Salt Marsh. The delineation was performed by analyzing the extent of the highest high tide line characterized by plants that are well adapted to or prefer living in saline soils. The Salt Marsh consists almost entirely of cord grasses (*Spartina spp.*) with some Hightide Bush (*Iva frutescens*) along the landward edge. Broad Cove is also subject to Coastal Storm Flowage and the FEMA flood zone AE extends onto the site. The flood zone should be determined by topographic survey which should also be used to determine the top of the Coastal Bank (in accordance with DEP Policy 92-1) that extends along the southern property limit. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Salt Marsh
- Coastal Bank
- 100-foot Buffer Zone to Salt Marsh & Coastal Bank
- Land Subject to Coastal Storm Flowage (FEMA flood zone AE)

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream. DEP's Mouth of Coastal Rivers Maps were reviewed and Broad Cove is not part of a coastal river and therefore does not include an associated 200-foot Riverfront Area.
4. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrwetlands.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager

STORMWATER REPORT NARRATIVE

APRIL 2025

Proposed Redevelopment Project
20 Broad Cove Road, Hingham, MA 02043

EXISTING CONDITIONS

The subject property is located at 20 Broad Cove Road in Hingham and is identified by the Hingham Assessor's Office as Map 38 Lot 89. The lot area is approximately 57,950 square feet. Broad Cove Road borders the property to the north, Broad Cove to the south, vacant land to the west and a small business to the east. Multiple residential properties exist across Broad Cove Road from the subject property.

The property has historically been used as commercial property. The property was developed in the 1920s and its use has varied over the years. Since being developed, the property has been used as a ballroom, a rental hall and an auction house. There is a single building (5,590 square feet) in the central portion of the site with a paved parking area encompassing the westerly portion of the property. The easterly portion of the site consists of lawn.

Subsurface soils are classified by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) into hydrologic soil groups (HSGs) to indicate the minimum rate of infiltration obtained for bare soil after prolonged wetting. The HSGs, which are A, B, C, and D, are one element used in determining runoff curve numbers when modeling stormwater runoff flowrates for existing and proposed conditions. According to the USDA NRCS mapping, the entire property is mapped as Newport loam, 15 to 35 percent slopes (Map Unit 325E). The NRCS notes that typical depths to groundwater table for this soil type are shallow, ranging between 20 to 29 inches, making this site likely unsuitable for groundwater recharge. The soil components of this soil type are classified in hydrologic soil group (HSG) D.

There is currently no stormwater management system on the subject property. The grade throughout most of the property is relatively flat. Stormwater runoff from the easterly portion of the site flows to one of three catch basins that exist in the Broad Cove Road right-of-way. There is a drainage divide within the developed portions of the site that includes the building and the paved parking area to the west of the building. Stormwater runoff from the northerly side of the developed areas of the site flows unimpeded into the Broad Cove Road right-of-way where it enters the street gutter and flows in a southerly direction. Stormwater runoff from the southerly side of the developed areas of the site flows unimpeded into the waters of Broad Cove to the south.

PROPOSED CONDITIONS

The applicant is proposing to redevelop the property by reconstructing the building and make site improvements on the property. The majority of the activities proposed are located within previously developed areas. The proposed activities are as follows:

- Demolish existing building / foundation and construct new building / foundation (the building footprint will be reduced by approximately 620 square feet). An external canopy will also be constructed on the westerly side of the building in order to shelter the doors on that side of the building from inclement weather). The canopy is located over an area that is presently impervious pavement;
- Resurface existing parking area with pavement overlay (the project will result in an overall net reduction in impervious surfaces of 3,851 square feet);
- New driveways defined with vertical granite curb and 30-foot radii are now proposed on either side of the paved parking lot. Curbing is proposed along the Broad Cove Road eastbound lane and along the northerly row of parking spaces, creating a grassed island between the curbing;
- The pavement strip within the highway layout (shoulder) and on the site property in front of the building and to the east of the building is to be converted to grass.
- A small area of pavement on the westerly side of the parking lot is to be converted to grass;
- An ornamental fence is proposed to the west of the parking lot, in front of the building and to the east of the building that will run parallel to the front property line. The fence is proposed approximately 15' off of the edge of the Broad Cove Road pavement, outside of the MassDOT jurisdictional Clear Zone;
- A privet hedgerow is proposed on the southerly side of the fence on the easterly side of the building;
- Three (3) "No Parking Any Time" signs are proposed in front of and to the east of the building along the Broad Cove Road eastbound lane;
- Grading, Utility and Detail Plans have been prepared to accompany the Site Plan;
- The Grading Plan presents, in addition to the pre-existing topography, existing spot grades and stormwater flow arrows that present the direction of stormwater flow that occurs under existing conditions. Stormwater patterns will remain unchanged;
- The Utility Plan presents a stormwater management system that consists of trench drains, stormwater treatment units and a subsurface infiltration trench. The system has been designed to intercept stormwater runoff currently flowing onto Broad Cove Road and infiltrate it into the ground;
- Installation of a new sewer service and grease trap for kitchen effluent is proposed to be connected to the existing sewer main in Broad Cove Road. The new service location is the maximum possible distance from the Broad Cove Road wetland resource areas;
- Installation of new domestic and fire suppression water services and a fire hydrant;
- Proposed ramp to door on the easterly side of the building;

- Proposed lamp lighting along the southerly side of the paved parking area to include eight (8) fixtures to the west of the building;
- Removal of select trees and vine growth on coastal bank (already completed) and proposed associated 1,260 square foot mitigation area consisting of native plantings to be located to the south of the paved parking area.
- Installation of a native planting landscaping bed on the northerly (front) side of the building.

The work described above is presented on the accompanying plans. The project will result in a decrease in impervious surfaces of about 3,851 square feet. Runoff patterns will not change with the project, however, stormwater that currently flows into Broad Cove Road will be collected through the proposed trench drains and be infiltrated. Runoff from the developed areas of the site will continue to flow toward Broad Cove to the south.

DEP STORMWATER MANAGEMENT STANDARDS AND DESIGN CRITERIA

The DEP Stormwater Management Regulations include ten Stormwater Management Standards. The Standards were established to provide clear and consistent guidelines for stormwater management projects. The Standards address both water quantity and quality by establishing a level of required controls, which can presumptively be achieved through site planning processes, non-structural measures and the use of Best Management Practices (BMPs).

Each of the standards have been evaluated for their applicability to the proposed site improvements and maintenance activities at 20 Broad Cove Road:

1. **No new stormwater conveyances (outfalls/discharges) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.**

No new untreated stormwater conveyances discharge stormwater directly to wetlands or waters of the Commonwealth from this site. Under existing conditions, runoff from certain developed portions of the site flow into the Broad Cove to the south. This drainage pattern will remain unchanged.

2. **Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.**

The project consists of site improvements and maintenance activities that will reduce impervious surfaces on the site by approximately 3,851 square feet. Additionally, stormwater runoff flowing into Broad Cove Road will be intercepted and conveyed to an infiltration trench. The trench has been sized to accommodate stormwater runoff from the

100-year storm event. As a result, stormwater runoff post-development peak discharge rates have been significantly reduced.

- 3. Loss of annual recharge to ground water should be minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.**

This project is a redevelopment project and, therefore, this standard is required to be met only to the maximum extent possible. The project includes collecting stormwater runoff flowing into Broad Cove Road through trench drains and conveying it to a subsurface infiltration trench. Prior to discharge, stormwater will be routed through one of two stormwater treatment units. The trench has approximately 611 cubic feet of storage volume and has been sized to recharge the entire 100-year storm event.

- 4. Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when:**
 - a. Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;**
 - b. Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and,**
 - c. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.**

There is currently no stormwater management system on the site. Stormwater runoff from the southerly side of the paved area will continue to flow into Broad Cove to the south as it does under existing conditions. There are no new untreated stormwater discharges to wetland resource areas on the site.

Stormwater runoff from the northerly side of the paved area will be routed through one of two proprietary stormwater treatment units before being discharged into a subsurface infiltration trench. These units will achieve a minimum of 80% TSS removal.

- 5. For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses**

to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

There are no proposed uses on the project site that may expose stormwater runoff to any higher potential pollutant loads.

- 6. Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A “storm water discharge” as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.**

The proposed project does not discharge stormwater runoff to a Zone II or Interim Wellhead Protection Area of a public water supply or to any other critical area.

- 7. A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.**

The project consists of re-developing the historic commercial property by making site improvements, completing maintenance activities including repaving the existing parking lot and installing certain stormwater controls. Additionally, the project results in a reduction in impervious surface area. As a redevelopment project, it complies with this Standard.

- 8. A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.**

During the construction phase, non-structural BMPs will be utilized to mitigate possible short term sedimentation. These temporary non-structural BMPs will include a double row of staked silt socks (erosion control barrier), which will be placed on the down gradient sides of the site along the coastal bank site to prevent siltation to Broad Cove. Additionally, erosion control barriers will be installed around the Broad Cove Road catch basin inlets to prevent potential sedimentation to the catch basins. The locations of the erosion control barrier are presented on the accompanying plans.

It should be noted that the proposed project will not disturb more than one acre of land and is not required to obtain coverage under the NPDES Construction General Permit issued by the US EPA.

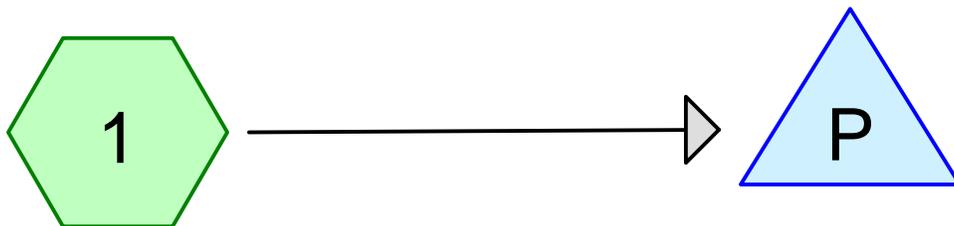
- 9. A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.**

A Stormwater Management System Operation and Maintenance Plan for the project site is enclosed.

- 10. All illicit discharges to the stormwater management system are prohibited.**

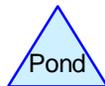
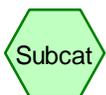
To the best of our professional knowledge and belief, no illicit discharges exist on or are proposed on the site.

DRAINAGE CALCULATIONS FOR INFILTRATION TRENCH



Paved Areas to Trench
Drains

Infiltration Trench



Infiltration Trench

Type III 24-hr 2-Year Rainfall=3.30"

Prepared by {enter your company name here}

Printed 10/10/2024

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Page 2

Summary for Subcatchment 1: Paved Areas to Trench Drains

Runoff = 0.65 cfs @ 12.07 hrs, Volume= 0.048 af, Depth> 2.87"

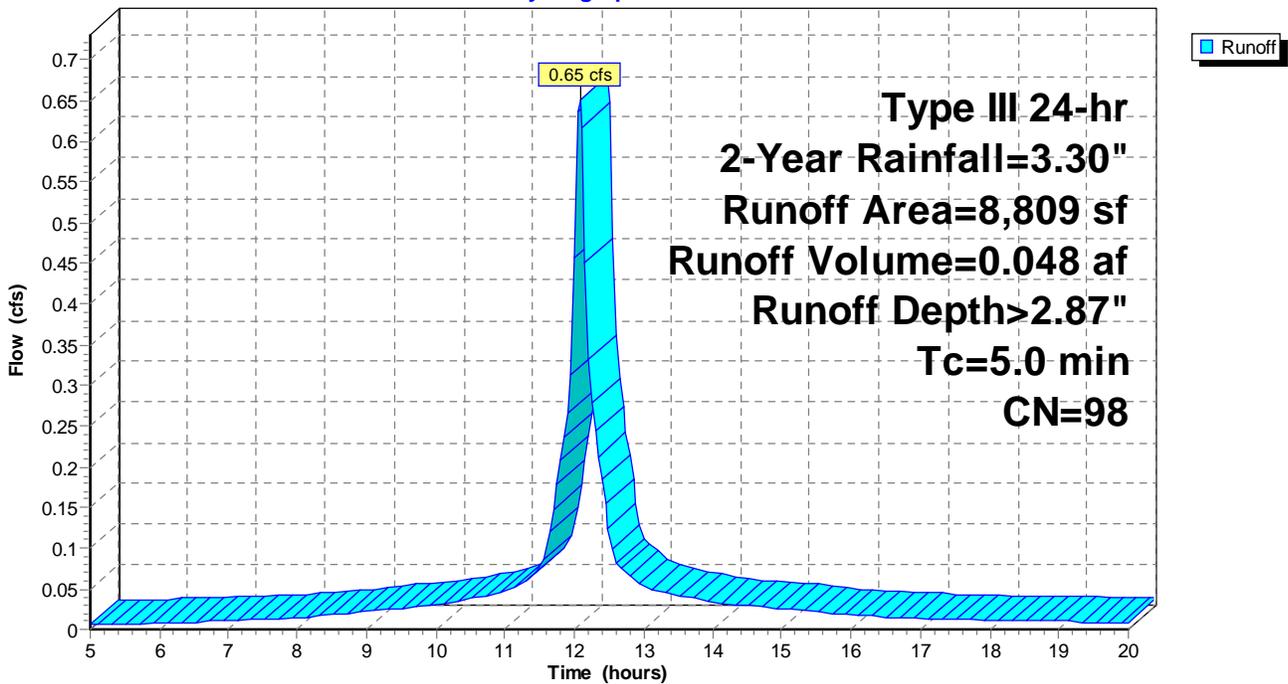
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year Rainfall=3.30"

Area (sf)	CN	Description
8,809	98	Paved parking, HSG A
8,809		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1: Paved Areas to Trench Drains

Hydrograph



Infiltration Trench

Type III 24-hr 2-Year Rainfall=3.30"

Prepared by {enter your company name here}

Printed 10/10/2024

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Page 3

Summary for Pond P: Infiltration Trench

Inflow Area = 0.202 ac, 100.00% Impervious, Inflow Depth > 2.87" for 2-Year event
 Inflow = 0.65 cfs @ 12.07 hrs, Volume= 0.048 af
 Outflow = 0.52 cfs @ 12.05 hrs, Volume= 0.048 af, Atten= 20%, Lag= 0.0 min
 Discarded = 0.52 cfs @ 12.05 hrs, Volume= 0.048 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.22' @ 12.13 hrs Surf.Area= 450 sf Storage= 40 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 0.3 min (737.8 - 737.5)

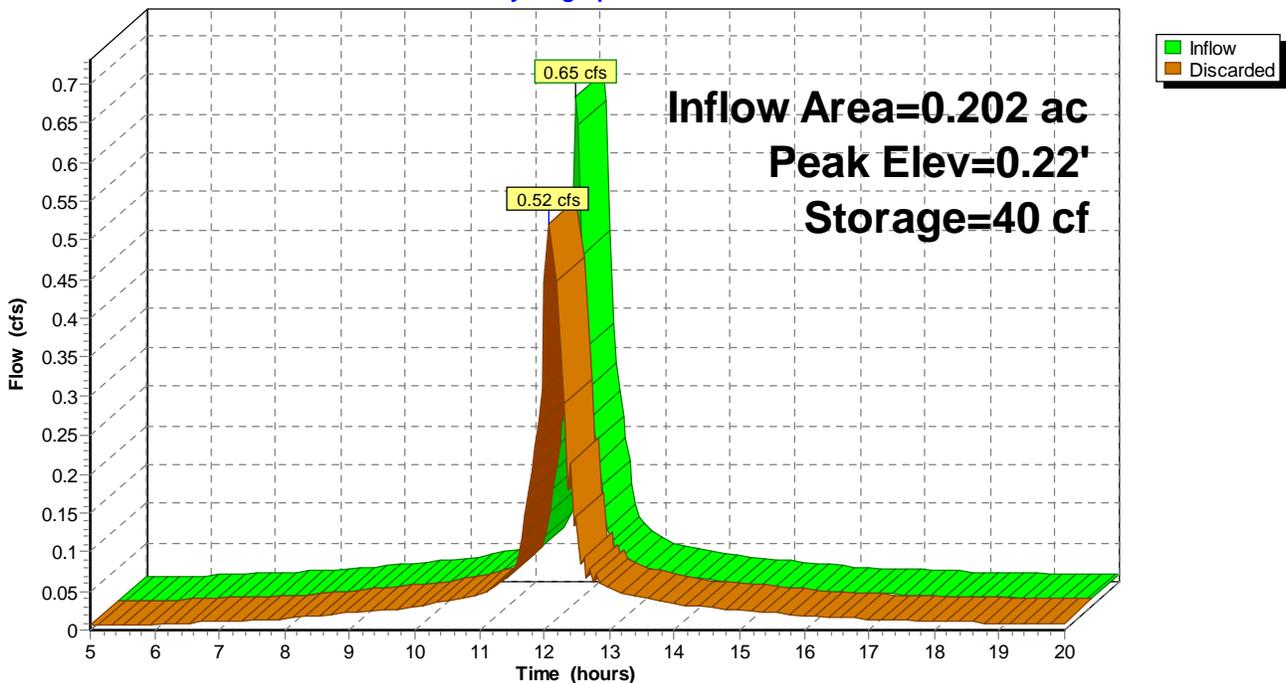
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	493 cf	3.00'W x 150.00'L x 3.00'H Prismatoid 1,350 cf Overall - 118 cf Embedded = 1,232 cf x 40.0% Voids
#2	0.50'	118 cf	12.0" Round Pipe Storage Inside #1 L= 150.0'
		611 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	0.52 cfs Exfiltration at all elevations

Discarded OutFlow Max=0.52 cfs @ 12.05 hrs HW=0.09' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.52 cfs)

Pond P: Infiltration Trench

Hydrograph



Infiltration Trench

Type III 24-hr 10-Year Rainfall=4.70"

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Page 4

Summary for Subcatchment 1: Paved Areas to Trench Drains

Runoff = 0.94 cfs @ 12.07 hrs, Volume= 0.070 af, Depth> 4.15"

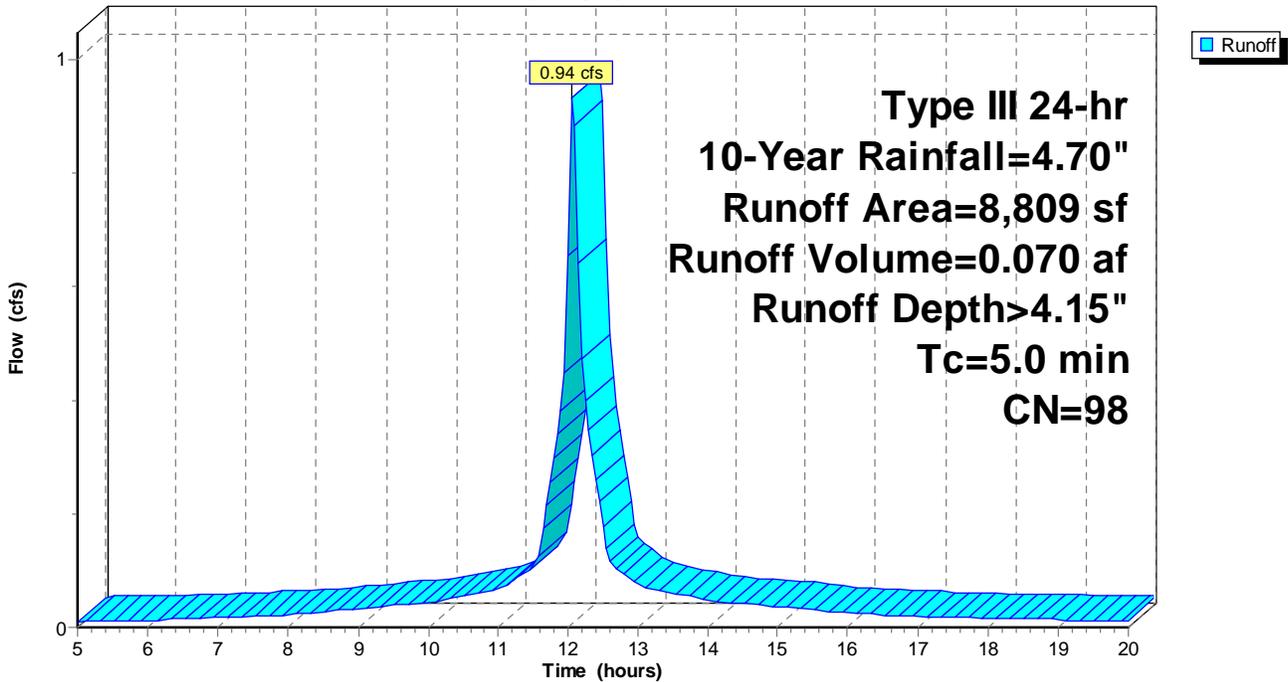
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year Rainfall=4.70"

Area (sf)	CN	Description
8,809	98	Paved parking, HSG A
8,809		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1: Paved Areas to Trench Drains

Hydrograph



Infiltration Trench

Type III 24-hr 10-Year Rainfall=4.70"

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Page 5

Summary for Pond P: Infiltration Trench

Inflow Area = 0.202 ac, 100.00% Impervious, Inflow Depth > 4.15" for 10-Year event
 Inflow = 0.94 cfs @ 12.07 hrs, Volume= 0.070 af
 Outflow = 0.52 cfs @ 12.00 hrs, Volume= 0.070 af, Atten= 44%, Lag= 0.0 min
 Discarded = 0.52 cfs @ 12.00 hrs, Volume= 0.070 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.88' @ 12.19 hrs Surf.Area= 450 sf Storage= 184 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 1.2 min (735.9 - 734.8)

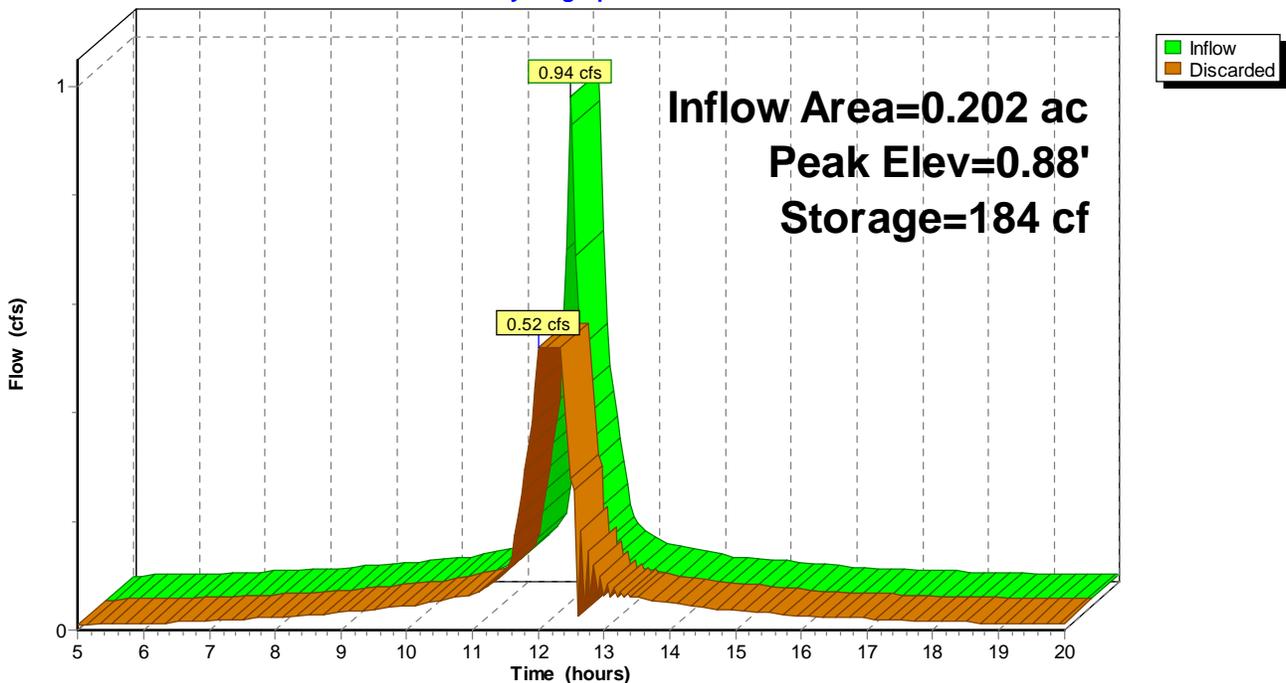
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	493 cf	3.00'W x 150.00'L x 3.00'H Prismatoid 1,350 cf Overall - 118 cf Embedded = 1,232 cf x 40.0% Voids
#2	0.50'	118 cf	12.0" Round Pipe Storage Inside #1 L= 150.0'
		611 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	0.52 cfs Exfiltration at all elevations

Discarded OutFlow Max=0.52 cfs @ 12.00 hrs HW=0.10' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.52 cfs)

Pond P: Infiltration Trench

Hydrograph



Infiltration Trench

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Type III 24-hr 25-Year Rainfall=5.60"

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Page 6

Summary for Subcatchment 1: Paved Areas to Trench Drains

Runoff = 1.12 cfs @ 12.07 hrs, Volume= 0.084 af, Depth> 4.97"

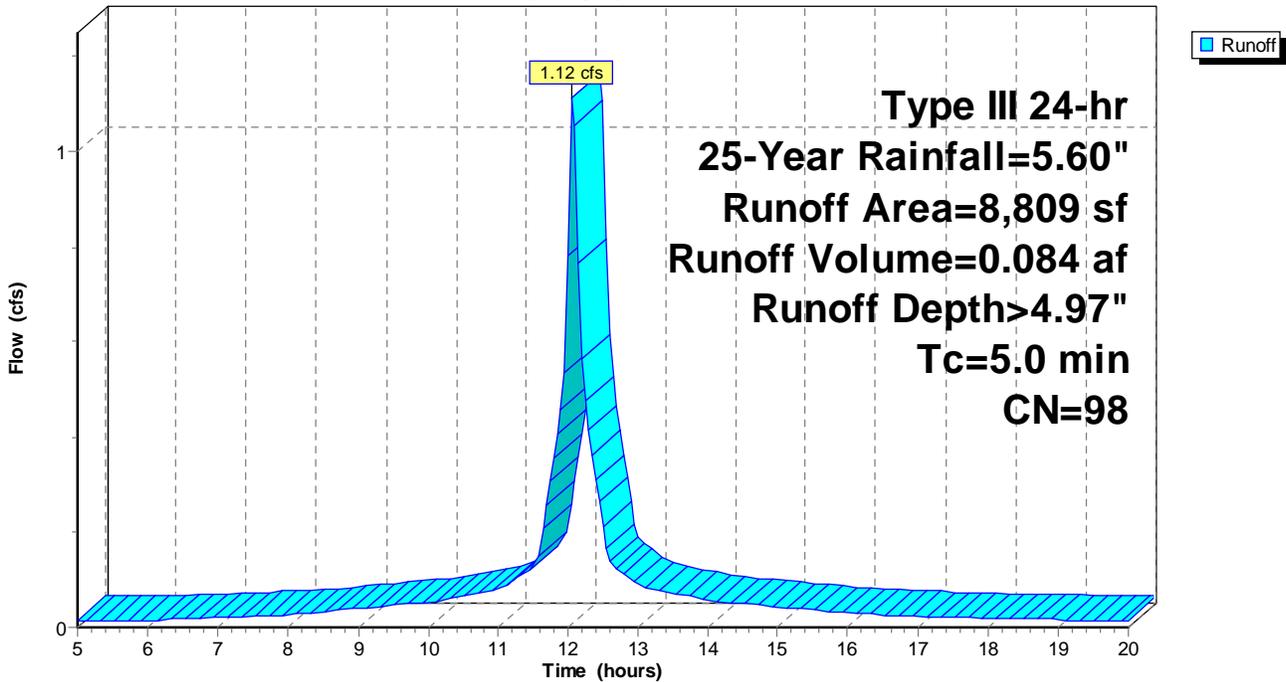
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.60"

Area (sf)	CN	Description
8,809	98	Paved parking, HSG A
8,809		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1: Paved Areas to Trench Drains

Hydrograph



Infiltration Trench

Type III 24-hr 25-Year Rainfall=5.60"

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Page 7

Summary for Pond P: Infiltration Trench

Inflow Area = 0.202 ac, 100.00% Impervious, Inflow Depth > 4.97" for 25-Year event
 Inflow = 1.12 cfs @ 12.07 hrs, Volume= 0.084 af
 Outflow = 0.52 cfs @ 11.95 hrs, Volume= 0.084 af, Atten= 53%, Lag= 0.0 min
 Discarded = 0.52 cfs @ 11.95 hrs, Volume= 0.084 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1.34' @ 12.23 hrs Surf.Area= 450 sf Storage= 304 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 2.2 min (735.9 - 733.8)

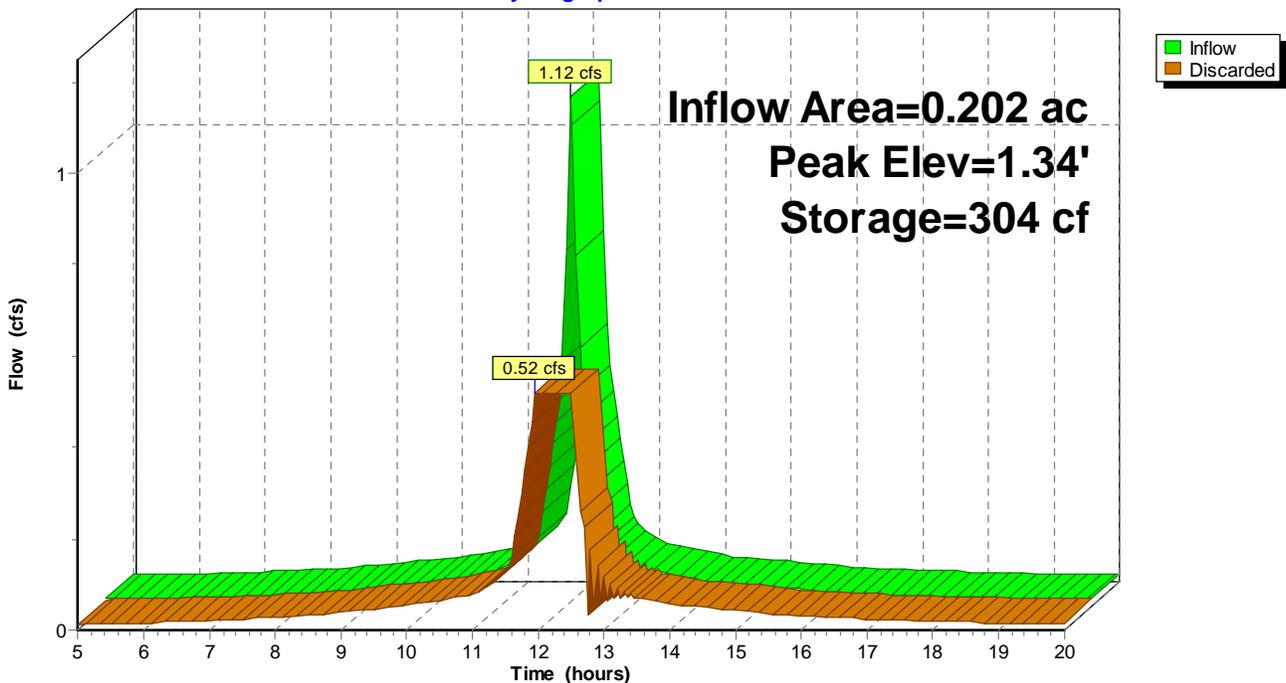
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	493 cf	3.00'W x 150.00'L x 3.00'H Prismatoid 1,350 cf Overall - 118 cf Embedded = 1,232 cf x 40.0% Voids
#2	0.50'	118 cf	12.0" Round Pipe Storage Inside #1 L= 150.0'
		611 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	0.52 cfs Exfiltration at all elevations

Discarded OutFlow Max=0.52 cfs @ 11.95 hrs HW=0.04' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.52 cfs)

Pond P: Infiltration Trench

Hydrograph



Infiltration Trench

Type III 24-hr 100-Year Rainfall=6.90"

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Page 8

Summary for Subcatchment 1: Paved Areas to Trench Drains

Runoff = 1.38 cfs @ 12.07 hrs, Volume= 0.104 af, Depth> 6.15"

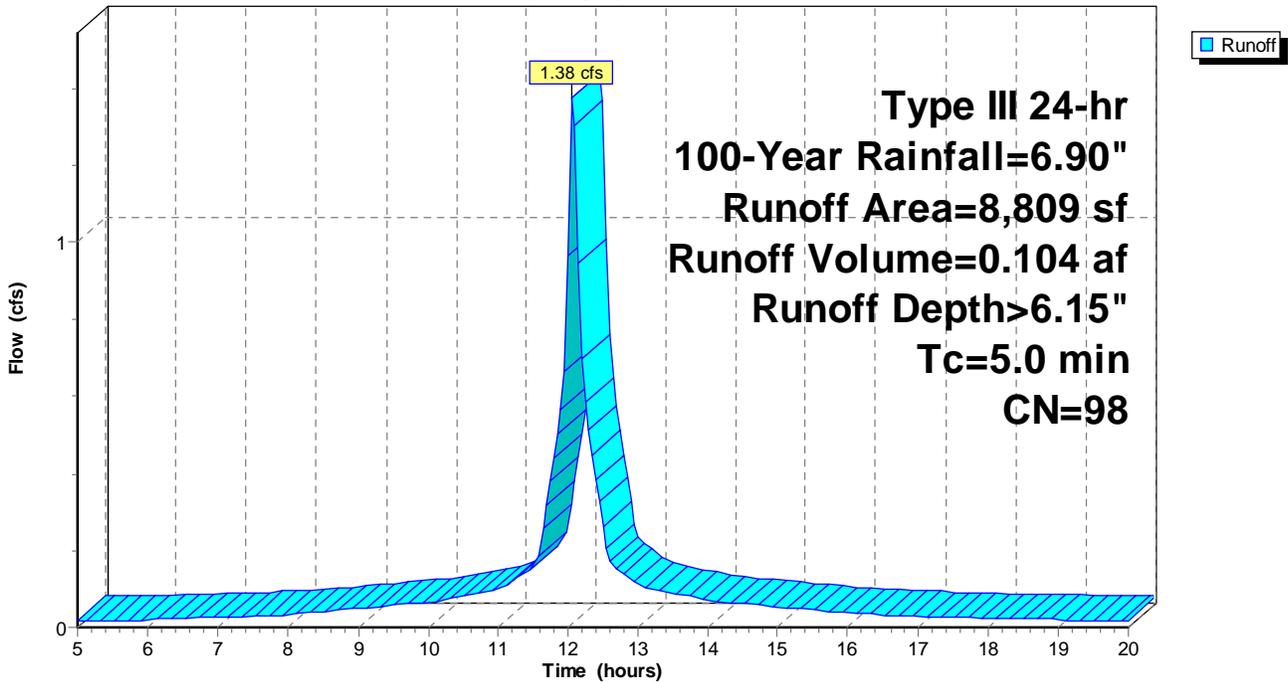
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-Year Rainfall=6.90"

Area (sf)	CN	Description
8,809	98	Paved parking, HSG A
8,809		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1: Paved Areas to Trench Drains

Hydrograph



Infiltration Trench

Type III 24-hr 100-Year Rainfall=6.90"

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Printed 10/10/2024

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Page 9

Summary for Pond P: Infiltration Trench

Inflow Area = 0.202 ac, 100.00% Impervious, Inflow Depth > 6.15" for 100-Year event
 Inflow = 1.38 cfs @ 12.07 hrs, Volume= 0.104 af
 Outflow = 0.52 cfs @ 11.90 hrs, Volume= 0.104 af, Atten= 62%, Lag= 0.0 min
 Discarded = 0.52 cfs @ 11.90 hrs, Volume= 0.104 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 2.54' @ 12.30 hrs Surf.Area= 450 sf Storage= 529 cf

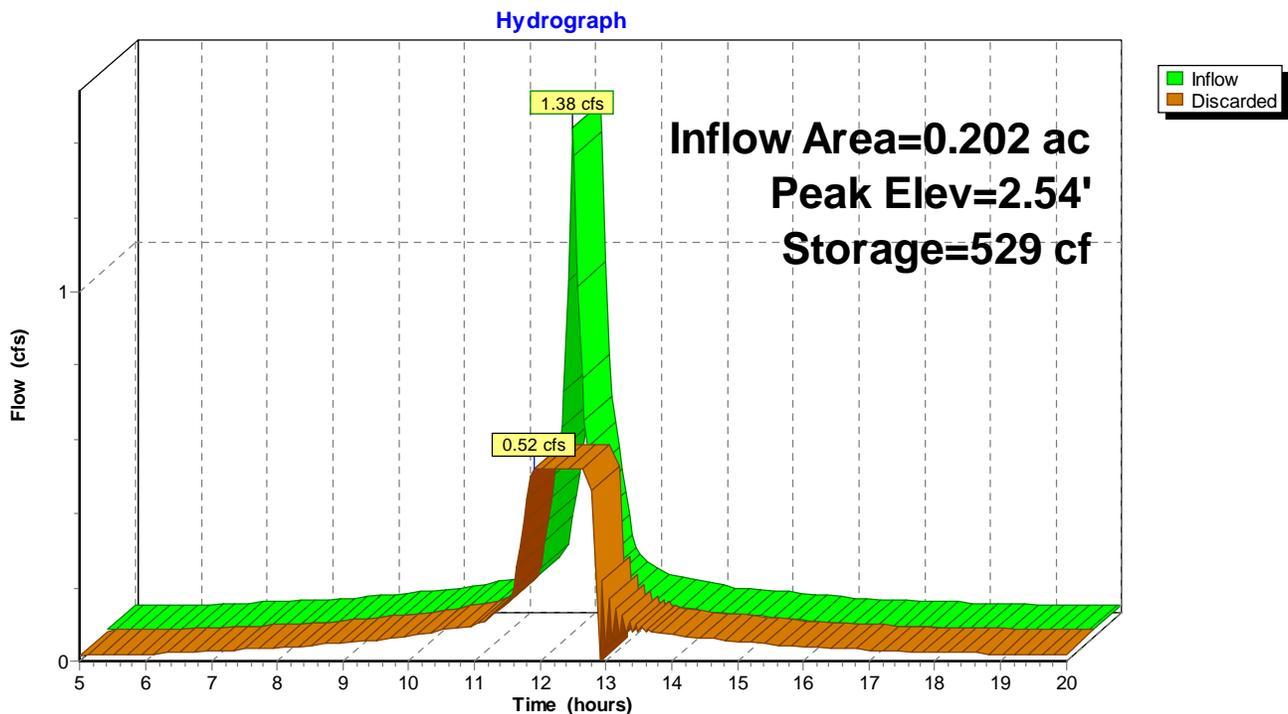
Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 4.0 min (736.9 - 732.8)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	493 cf	3.00'W x 150.00'L x 3.00'H Prismatoid 1,350 cf Overall - 118 cf Embedded = 1,232 cf x 40.0% Voids
#2	0.50'	118 cf	12.0" Round Pipe Storage Inside #1 L= 150.0'
		611 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	0.52 cfs Exfiltration at all elevations

Discarded OutFlow Max=0.52 cfs @ 11.90 hrs HW=0.05' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.52 cfs)

Pond P: Infiltration Trench



OPERATION AND MAINTENANCE PLAN

STORWMATER MANAGEMENT SYSTEM
OPERATION & MAINTENANCE PLAN
&
LONG TERM POLLUTION PREVENTION PLAN

for

REDEVELOPMENT & SITE IMPROVEMENTS
20 BROAD COVE ROAD
HINGHAM, MA 02043

Prepared For:

Douglas Karo
247 River Street
Weymouth, MA 02191

Prepared By:

SITEC Engineering & Environmental Consultants, Inc.
769 Plain Street, Unit A
Marshfield, MA 02050

July 2024 Revised October 2024

**REDEVELOPMENT & SITE IMPROVEMENTS
20 BROAD COVE ROAD
HINGHAM, MASSACHUSETTS**

Table of Contents

SECTION 1.0	OWNERSHIP
SECTION 2.0	MAINTENANCE AGREEMENTS
SECTION 3.0	REQUIREMENTS FOR ROUTINE INSPECTIONS & MAINTENANCE OF STORMWATER BMPS
SECTION 4.0	REPORTING
SECTION 5.0	SNOW DISPOSAL & PLOWING PLAN
SECTION 6.0	PAVEMENT SWEEPING
SECTION 7.0	PLAN REFERENCES
SECTION 8.0	DESCRIPTION OF SAFETY MEASURES
SECTION 9.0	FUNDING

1.0 - OWNERSHIP

Douglas Karo, herein referred to as the Owner, shall be the owner of the stormwater management system. The stormwater management system shall include the following components:

- (2) Trench Drain Inlet Structures
- Drain Lines
- (2) CDS Stormwater Treatment Units
- Subsurface Infiltration Trench
- Stormwater Outfall with Rip Rap Apron

2.0 - MAINTENANCE AGREEMENTS

The Owner shall be the party responsible for managing the maintenance operations of the components of the stormwater management system listed above as described in this Plan. The Owner may perform routine and non-routine maintenance tasks such as maintaining vegetation and clearing debris and accumulated sediment from the stormwater management system components including the paved areas and outlets. All collected debris and sediments shall be legally disposed of in accordance with federal, state, and local regulations.

The rights, liabilities, agreements, and obligations herein and set forth in this Plan shall run with the property and be legally binding to all subsequent Owners and their executors, administrators, heirs, and assigns.

3.0 - REQUIREMENTS FOR ROUTINE INSPECTIONS & MAINTENANCE OF STORMWATER BMPS

Below are the Stormwater BMPs subject to inspection and maintenance. The BMPs are presented on the enclosed Utility Plan.

Drain Lines

After construction, the drain lines shall be inspected after every major storm (exceeding 1" of rainfall in a 24-hour period) for the first two months to ensure proper functions. The presence of accumulated sand and silt would indicate more frequent maintenance of the pre-treatment devices is required. Thereafter, the drain lines shall be inspected at least once per year.

Stormwater Outfall with Rip Rap Apron

It is not expected that stormwater be present within this device since it is an emergency overflow pipe, however after construction, the stormwater outfall and rip rap apron shall be inspected after every major storm (exceeding 1" of rainfall in a 24-hour period) for the first two months for the presence of accumulated sediment and to ensure proper function. The presence of accumulated

sand and silt may indicate more frequent maintenance of the pre-treatment devices are required. When all surfaces are stabilized, the outfall shall be inspected at least once per year. The rip rap apron shall be cleaned by (preferably by vacuum truck) if accumulated sediment reaches a depth of six (6) inches or if sediment is observed beyond the limit of the apron.

Trench Drain Inlets

After construction, the trench drain inlets shall be inspected at least once per year, and at the end of foliage and snow removal seasons. Trench drain inlet sumps shall be inspected for depth of accumulated sediment, leaves and other debris. Trench drain inlets shall be cleaned (preferably by vacuum truck) if accumulated sediment rises to within six inches of the outlet pipe invert. Disposal of the accumulated sediment and hydrocarbons shall be in accordance with applicable local, state, and federal guidelines and regulations.

Stormwater Treatment Units

The CDS stormwater treatment units should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend on site activities, i.e., unstable soils or heavy winter sanding will cause the treatment chamber to fill more quickly, but regular sweeping will slow accumulation.

Inspections

Inspection is the key to effective maintenance and is easily performed. Pollutant deposition and transport may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed once per year or when winter weather requires sanding operations that may lead to rapid accumulation of a large volume of sediment.

The proposed stormwater treatment units shall be inspected and maintained in accordance with the manufacturer's recommendations, a copy of which is attached to this plan.

Cleaning

Cleaning of the CDS units should be done during dry weather conditions when no flow is entering the system. Cleanout of the CDS units with a vacuum truck is generally the most effective and convenient method of excavating pollutants from the system. Remove the manhole cover and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure proper safety precautions. If anyone physically enters the unit, Confined Space Entry procedures need to be followed.

Disposal of all material removed from the CDS units should be done in accordance with local regulations.

Subsurface Infiltration Trench

After construction, the infiltration trench shall be inspected after every major storm (exceeding 1" of rainfall in a 24-hour period) for the first two months to ensure proper function. Thereafter, the systems shall be inspected at least once per year by a qualified professional with experience in the design and operation of infiltration systems. Water level in the observation well should be recorded on the Inspection Schedule and Evaluation Checklist over several days to check infiltration efficiency. If water does not drain from the trench within twenty-four (24) hours after the end of the storm, remedial measures shall be taken to restore the infiltration capacity of the trench.

4.0 INSPECTIONS

The owner shall be responsible to secure the services of a Licensed Engineer or similar professional (inspector) on an on-going basis as outlined above. The inspector shall review the project with respect to the following:

- Proper installation and performance of the Stormwater Management System.
- Review of the controls to determine any damaged or ineffective controls.
- Visual and olfactory survey of drainage structures to determine if any hydrocarbons have accumulated in the drainage system
- Corrective actions. Typical corrective actions would include the vacuum pumping of any drainage structure where excess hydrocarbons or sediment have built up, and the removal of litter or debris from inlets, drain lines, or the grassed swale.

The inspector shall prepare a report documenting the findings and should request the required maintenance or repair for the pollution prevention controls when the inspector finds that it is necessary for the control to be effective. The inspector shall notify the Owner to make the changes.

5.0 SNOW DISPOSAL & PLOWING PLAN

Snow from smaller storms will be plowed up against the curbing at the edge of driveways and parking areas, to a maximum height of approximately 3 feet and for a distance of 18 inches maximum from the curb onto the pavement. Any snow accumulation exceeding these amounts will be plowed to an on-site snow disposal area.

Snow disposal areas are to be located adjacent to or on pervious surfaces. At these locations, the snow meltwater can filter in to the soil, leaving behind sand and debris which can be removed in the springtime. Snow disposal areas shall be selected so that meltwater is directed towards either on-site stormwater inlets, or on-site landscaped areas where meltwater can infiltrate. Under no circumstances shall meltwater be allowed to run off directly to Broad Cove or abutting properties.

6.0 PAVEMENT SWEEPING

Pavement sweeping can provide important non-point source pollution control. The performance of pavement sweeping efforts to remove pollutants varies according to frequency, type of equipment and the amount of pollutants present. Pavement shall be swept twice per year as a minimum, once in the early spring and once in the early fall. A conventional street sweeping or vacuum street sweeping machine may be used. All accumulated debris shall be disposed of in accordance with federal, state, and local regulations.

7.0 - PLAN REFERENCES

Prepared by: SITEC Engineering & Environmental Consultants, Inc.
769 Plain Street, Unit A
Marshfield, MA 02050

UP-1 Utility Plan

8.0 - DESCRIPTION OF SAFETY MEASURES

All confined space entry work such as cleaning and/or maintaining the stormwater treatment units, drain manholes and other subsurface structures shall conform to the applicable OSHA standards. Safety goggles, safety vests and hard hats shall be worn at all times.

9.0 - FUNDING

The cost of the maintenance shall be the responsibility of the Owner. The cost of the annual inspection and maintenance is minimal and should average about \$2,000.00 per year.

Inspection and Monitoring Log
Stormwater Management System Maintenance Plan
20 Broad Cove Road, Hingham, MA 02043

Date	Structure or Activity	Date Completed	Depth of Sediment (if applicable)	Action Taken	Maintenance Contractor

Date	Structure or Activity	Date Completed	Depth of Sediment (if applicable)	Action Taken	Maintenance Contractor

Comments:

CDS[®] Inspection and Maintenance Guide



Maintenance

The CDS system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit. For example, unstable soils or heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (e.g. spring and fall) however more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment washdown areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

The visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet and separation screen. The inspection should also quantify the accumulation of hydrocarbons, trash, and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided.

Access to the CDS unit is typically achieved through two manhole access covers. One opening allows for inspection and cleanout of the separation chamber (cylinder and screen) and isolated sump. The other allows for inspection and cleanout of sediment captured and retained outside the screen. For deep units, a single manhole access point would allow both sump cleanout and access outside the screen.

The CDS system should be cleaned when the level of sediment has reached 75% of capacity in the isolated sump or when an appreciable level of hydrocarbons and trash has accumulated. If absorbent material is used, it should be replaced when significant discoloration has occurred. Performance will not be impacted until 100% of the sump capacity is exceeded however it is recommended that the system be cleaned prior to that for easier removal of sediment. The level of sediment is easily determined by measuring from finished grade down to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Particles at the top of the pile typically offer less resistance to the end of the rod than consolidated particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine whether the height of the sediment pile off the bottom of the sump floor exceeds 75% of the total height of isolated sump.

Cleaning

Cleaning of a CDS system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole covers and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. The screen should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure that proper safety precautions have been followed. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the CDS system should be done in accordance with local regulations. In many jurisdictions, disposal of the sediments may be handled in the same manner as the disposal of sediments removed from catch basins or deep sump manholes.



CDS Model	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y ³	m ³
CDS1515	3	0.9	3.0	0.9	0.5	0.4
CDS2015	4	1.2	3.0	0.9	0.9	0.7
CDS2015	5	1.3	3.0	0.9	1.3	1.0
CDS2020	5	1.3	3.5	1.1	1.3	1.0
CDS2025	5	1.3	4.0	1.2	1.3	1.0
CDS3020	6	1.8	4.0	1.2	2.1	1.6
CDS3025	6	1.8	4.0	1.2	2.1	1.6
CDS3030	6	1.8	4.6	1.4	2.1	1.6
CDS3035	6	1.8	5.0	1.5	2.1	1.6
CDS4030	8	2.4	4.6	1.4	5.6	4.3
CDS4040	8	2.4	5.7	1.7	5.6	4.3
CDS4045	8	2.4	6.2	1.9	5.6	4.3
CDS5640	10	3.0	6.3	1.9	8.7	6.7
CDS5653	10	3.0	7.7	2.3	8.7	6.7
CDS5668	10	3.0	9.3	2.8	8.7	6.7
CDS5678	10	3.0	10.3	3.1	8.7	6.7

Table 1: CDS Maintenance Indicators and Sediment Storage Capacities



Support

- Drawings and specifications are available at www.contechstormwater.com.
- Site-specific design support is available from our engineers.

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Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, earth stabilization and wastewater treatment products. For information, visit www.ContechES.com or call 800.338.1122

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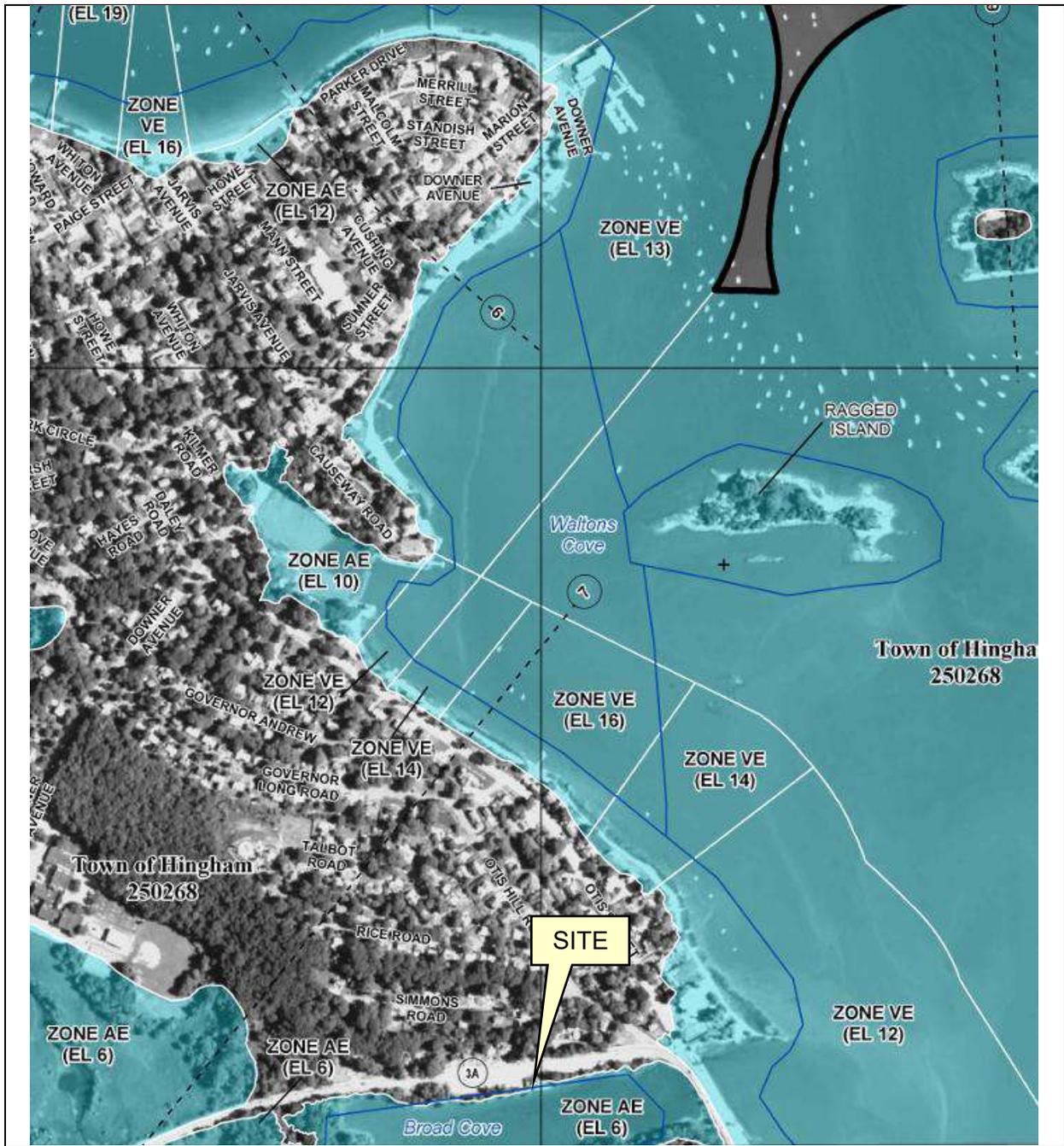
The product(s) described may be protected by one or more of the following US patents: 5,322,629; 5,624,576; 5,707,527; 5,759,415; 5,788,848; 5,985,157; 6,027,639; 6,350,374; 6,406,218; 6,641,720; 6,511,595; 6,649,048; 6,991,114; 6,998,038; 7,186,058; 7,296,692; 7,297,266; 7,517,450 related foreign patents or other patents pending.



**USGS SITE LOCUS MAP
20 Broad Cove Road
Hingham, Massachusetts**

Source: USGS Topographic Quadrangle Images





**FEMA F.I.R.M.
20 Broad Cove Road
Hingham, Massachusetts**

Source: F.I.R.M. Panel 25023C0019J, Effective: 07/17/2012, Rev. 08/14/2015





**Priority Habitat of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pool Map
20 Broad Cove Road
Hingham, Massachusetts**

Source: MassMapper – 15th Edition of the MA Natural Heritage Atlas



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.

Abutters List

[print this list](#)

Date: September 26, 2024

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: SMALL EVELYNNE C (LIFE ESTATE)
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: STYS MATTHEW CARAVELLA OLIVIA

Prop ID: 38-0-77

Prop Location: 31 BROAD COVE ROAD Hingham, MA

Owner: BLACKWELL MEGHAN M SULLIVAN

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: KEVIN HURSTACK
Co-Owner: EMILY E.M. HURSTACK
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

HINGHAM WETLAND REGULATIONS

APPENDIX C

Policy on Receipt of Information

(Revised March 4, 2024)

1. New applications/filings must be submitted to the Conservation office (by certified mail or hand delivery) two weeks prior to the meeting date, on Monday by noon, to facilitate the placement of the legal ad and to allow timely review by the Conservation Officer (if the office is closed on Monday due to a holiday, then the information is due on the preceding Friday by noon). Conservation staff will review the application for administrative completeness. Upon receipt of a complete application, a hearing or meeting will be scheduled in accordance with the 310 CMR 10.05(5) and the Wetland Regulations, Section 7.6.
2. If deemed necessary, based on the Commission's meeting schedule, Conservation staff may request the applicant *voluntarily* waive the 21 day statutory deadline for holding a public hearing or issuing a Determination of Applicability.
3. Requests for additional information may be made by the Commission members or their agent to clarify the scope of the project or determine compliance with the 310 CMR 10.00 and/or the Hingham Wetland Regulations. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative as promptly as possible.
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office a minimum of 7 days prior to the meeting date, on Monday by noon. If the office is closed on Monday due to a holiday, the information is due on the preceding Friday by noon. *Revisions submitted after the established deadline may not receive a review, thereby resulting in a continuance to the next available meeting.*
5. The Commission may engage the peer review services of an outside consultant as provided by M.G.L. Ch. 44, § 53G, to be paid for by the applicant, for specific expert review deemed necessary to come to a final decision on a submitted application. Specific consultant services may include but are not limited to, review of a Notice of Intent, Wetland Resource Area Delineation, Stormwater/Drainage Reports, etc. The consultant shall be chosen by the Conservation Commission by vote at the public hearing, and report only to the Commission or its agent. *Requested additional information/revisions by the peer reviewer is required a minimum of two weeks prior to the hearing date.*
5. All supplemental documentation and revised plans must include a revision date and must be date stamped by the Conservation office upon receipt. If this information is not present, the documents may be considered incomplete and may not receive a timely review, thereby resulting in a continuance to the next available meeting.
6. Please note that all supplemental documentation and revised plans submitted to the Commission for a pending application, subject to the MA Wetlands Protection Act, must also be sent to the DEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign and include with your filing. Thank you.



Applicant or Applicant's Representative Signature

4/16/25

Date

ZONING TABLE:
 FRONT SETBACK - 25'
 SIDE SETBACK - 15'
 REAR SETBACK - 15'
 MIN. AREA - 20,000 S.F.
 MIN. FRONTAGE - 125'
 MAX. HEIGHT - 35' OR 2.5 STYS.

SALT MARSH NOTE:
 DELINEATION OF SALT MARSH WAS PERFORMED BY ENVIRONMENTAL CONSULTING AND RESTORATION ON 8-28-22.

DATUM NOTE:
 HORIZONTAL - NAD 1983
 MASS MAIN 2001
 VERTICAL - NAVD 1988

LOCUS INFORMATION
 CURRENT OWNER:
 20 BROAD COVE LLC
 OWNERS REFERENCE:
 DEED BOOK 59163 PAGE 14
 PLAN REFERENCE:
 PLAN BOOK 3 PLAN 869

ASSESSOR'S REFERENCE:
 MAP 38 LOT 89

LOT AREA:
 57,950 S.F. (R)

ZONE:
 RES A

FEMA REFERENCE:
 ZONE X AND ZONE AE6
 FIRM 25023C0019J
 DATED 7-17-2012

SEE LOMR 15-01-0904P

MEAN HIGH WATER NOTE:
 HISTORIC MEAN HIGH WATER AT THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) TIDE GAUGE STATION IN BOSTON (STATION ID 8443970) IS 4.32 (NAVD88 DATUM). ON MARCH 14, 2025, THE PREDICTED HIGH TIDE ELEVATION AT HINGHAM HARBOR (STATION ID 8444775) WAS ELEVATION 4.30 (NAVD88 DATUM). THE WATERS OF BROAD COVE ARE CONNECTED TO HINGHAM HARBOR THROUGH A 54" DIAMETER CULVERT THAT RUNS BENEATH ROUTE 3A. THE WATER ELEVATIONS IN BROAD COVE ARE TIDALLY INFLUENCED, BUT THE INCOMING TIDES ARE RESTRAINED BY THE CULVERT. WHERE THE HIGH WATER IN HINGHAM HARBOR ON MARCH 14, 2025 WAS PREDICTED TO BE 4.30 (NAVD88 DATUM) AT 12:23 PM, THE HIGH WATER WAS DIRECTLY MEASURED TO BE ELEVATION 1.77 (NAVD88 DATUM) WITHIN BROAD COVE AT 3:30 PM.

SINCE THE HINGHAM HARBOR HIGH WATER ELEVATION OF 4.30 (NAVD88 DATUM) ON MARCH 14, 2025 SO CLOSELY CORRESPONDS TO THE HISTORIC MEAN HIGH WATER AT THE NOAA TIDE STATION OF 4.32 (NAVD88 DATUM), THE MEASURED HIGH WATER ON MARCH 14, 2025 HAS BEEN USED TO REPRESENT MEAN HIGH WATER WITHIN BROAD COVE. THE MEASURED ELEVATION OF 1.77 (NAVD88 DATUM) HAS BEEN ROUNDED UP TO 1.8 (NAVD88 DATUM).

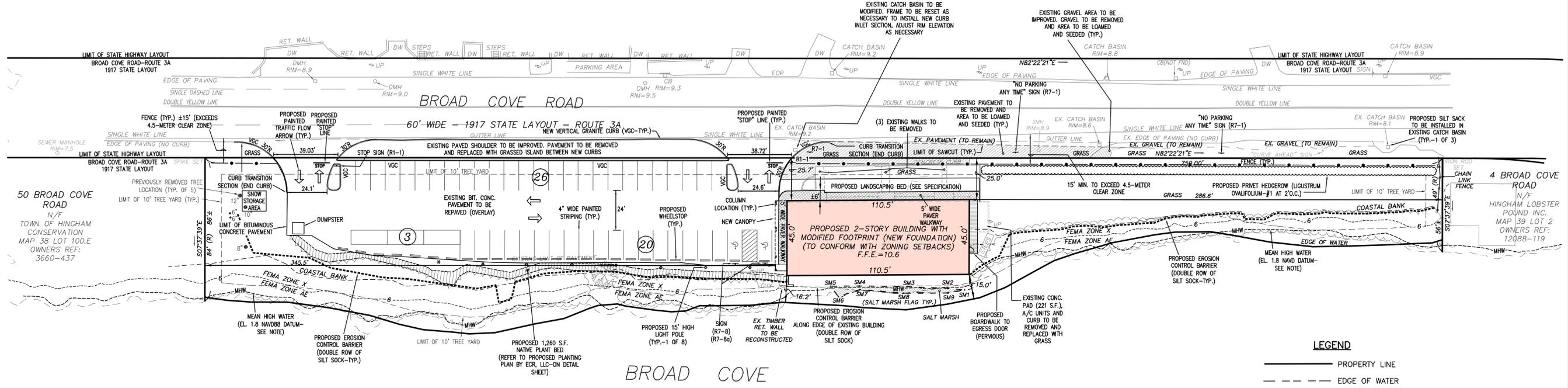
IMPERVIOUS SURFACE ANALYSIS:
 EXISTING CONDITIONS: 27,442 S.F.
 (BUILDING FOOTPRINT, BIT. CONC. PAVEMENT, WALKS, CONC. PADS & BRICK EDGING)
 PROPOSED CONDITIONS: 23,591 S.F.
 (REVISED BUILDING FOOTPRINT, BIT. CONC. PAVEMENT, WALKS & CONC. PADS)
 REDUCTION IN IMPERVIOUS SURFACES:
 (27,442 S.F. - 23,591 S.F.) = 3,851 S.F.

LANDSCAPING BED SPECIFICATION:

NO.	PLANT NAME	SIZE
8	HYDRANGEA ARBORESCENS (SMOOTH HYDRANGEA)	NO. 7
12	ROSA VIRGINIANA (VIRGINIA ROSE)	2-3 FT.
12	ANDROPOGON GERADII (BIG BLUESTEM)	NO. 1
12	PANICUM VIRGATUM (SWITCH GRASS)	NO. 1



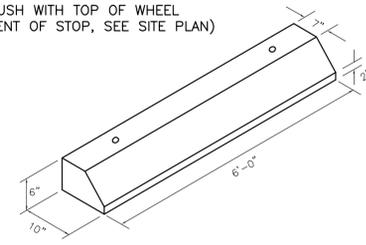
LOCUS MAP
 SCALE: 1" = 2,000'



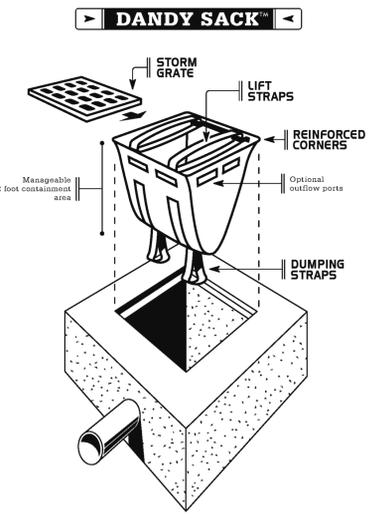
- LEGEND**
- PROPERTY LINE
 - - - EDGE OF WATER
 - - - COASTAL BANK
 - SM7 - - - EDGE OF SALT MARSH & DELINEATION FLAG
 - - - - - LIMIT OF FEMA FLOODPLAIN
 - - - - - EDGE OF EXISTING PAVEMENT
 - - - - - EDGE OF PROPOSED PAVEMENT
 - - - - - EDGE OF PROPOSED CURB
 - ~~~~~ TREELINE



NOTE:
 FOR INSTALLATION OF EACH CURB STOP, DRIVE (2) 5/8" DIA. x 15" LONG STEEL RODS THROUGH PROVIDED OPENINGS IN CURB STOP & INTO PAVEMENT UNTIL FLUSH WITH TOP OF WHEEL STOP (FOR PLACEMENT OF STOP, SEE SITE PLAN)



PRECAST CONCRETE WHEELSTOP DETAIL
 NOT TO SCALE



EXAMPLE OF PROPOSED SILT SACK FOR INLET PROTECTION

EXISTING CONDITIONS / SURVEY NOTE:
 EXISTING CONDITIONS & PROPERTY LINE INFORMATION TAKEN FROM "EXISTING CONDITIONS PLAN, 20 BROAD COVE ROAD, HINGHAM, MA", LAST REVISED JUNE 19, 2023, PREPARED BY HOYT LAND SURVEYING OF WEYMOUTH, MA 02189.

PARKING SUMMARY
 PROVIDED: 49 SPACES (INCLUDES 2 VAN ACCESSIBLE HANDICAP SPACES)
 PARKING LOT DIMENSIONS:
 • TWO-WAY AISLE WIDTH: 24'
 • STANDARD PARKING SPACE WIDTH: 9'
 • STANDARD PARKING SPACE LENGTH: 18'
 • HANDICAP SPACE:
 • 9' WIDE ACCESSIBLE SPACE PLUS 9' ACCESSIBLE AISLE
 • PARALLEL PARKING SPACE WIDTH: 8.5'
 • PARALLEL PARKING SPACE LENGTH: 22'

PAVEMENT NOTES:
PROPOSED FULL DEPTH PAVEMENT
 SURFACE: 4" HOT MIX ASPHALT (2" MODIFIED TOP COURSE MATERIAL OVER 2" INTERMEDIATE (BINDER) COURSE MATERIAL).
 BASE: 12" GRAVEL BORROW, TYPE B
PROPOSED PAVEMENT OVERLAY (OUTSIDE OF SHLO)
 SURFACE: 2" HOT MIX ASPHALT MODIFIED TOP COURSE MATERIAL
 BITUMEN FOR TACK COAT (R5-1) AT 0.10 GAL. / S.Y. OVER EXISTING PAVEMENT.

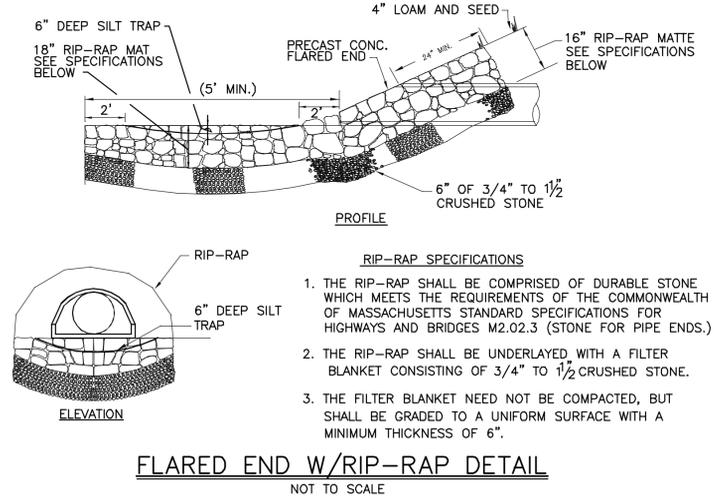
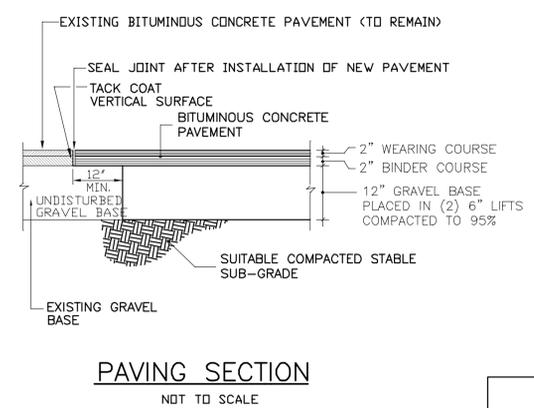
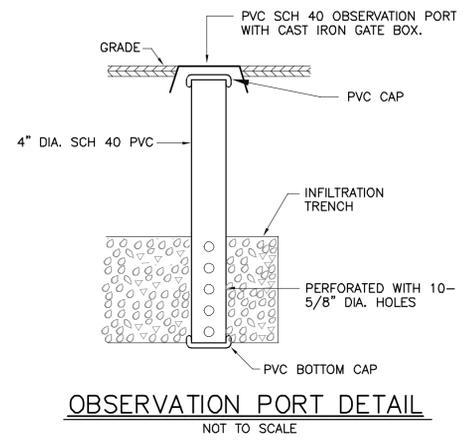
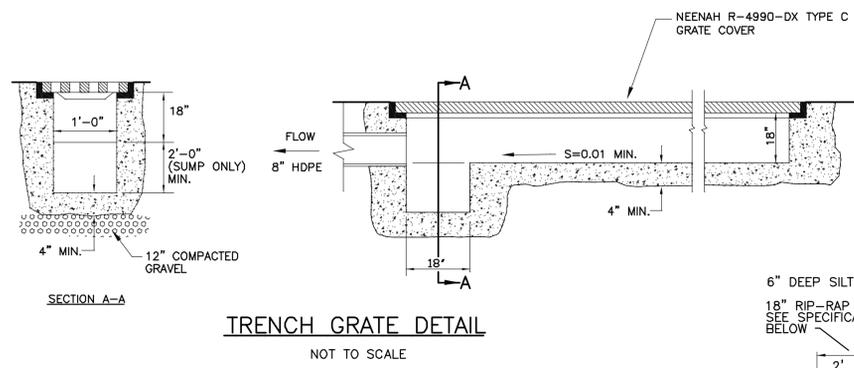
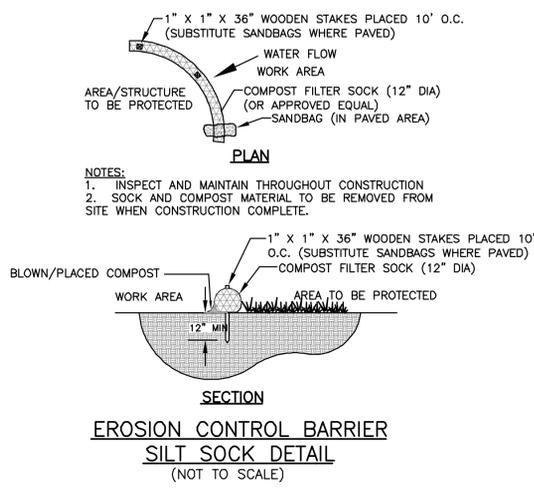
GENERAL NOTE:
 ALL WORK WITHIN THE STATE HIGHWAY LAYOUT SHALL CONFORM WITH THE 2024 MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAYS AND BRIDGES AND THE 2017 MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION CONSTRUCTION STANDARD DETAILS.



App'd. By	Revision	Description	Date
JAC	1	DATE	APR. 16, 2025
ABT	2	CHECKED	
JAC	3	APPROVED	

PROJECT: PROPOSED REDEVELOPMENT PROJECT
 20 BROAD COVE ROAD
 HINGHAM, MA 02043
CLIENT: OCEANSIDE BUILDERS, INC.
 C/O DOUGLAS KARO
 22 WOMPATUCK ROAD
 HINGHAM, MA 02043
DRAWING TITLE: SITE, LANDSCAPING & EROSION CONTROL PLAN





GREASE TRAP NOTES:

- GREASE TRAP AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH 310 CMR 15: STATE ENVIRONMENTAL CODE, 248 CMR 10: UNIFORM STATE PLUMBING CODE AND RULES AND REGULATIONS OF THE HINGHAM BOARD OF HEALTH.
- THE GREASE TRAP SHALL BE PROVIDED WITH PROPER INLET AND OUTLET TEES IN ACCORDANCE WITH THE CATALOG CUT SHEET ON THIS DRAWING.
- ALL PIPING SHALL BE SCHEDULE 40 PVC AND HAVE A MINIMUM SLOPE OF 1% (0.010 FT./FT.).
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND NOTIFY DIGSAFE (1-888-DIG-SAFE).

SHEA New England's Premier Precaster
CONCRETE PRODUCTS
800-896-7432 (SHEA)
www.sheaconcrete.com
BILLING ADDRESS: 87 HAVENHILL RD, AMESBURY MA 01813

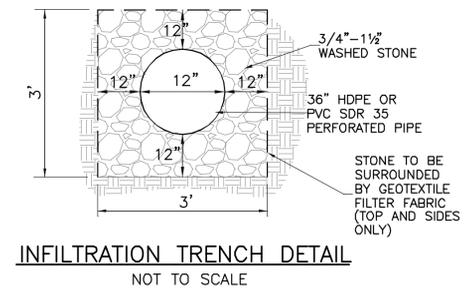
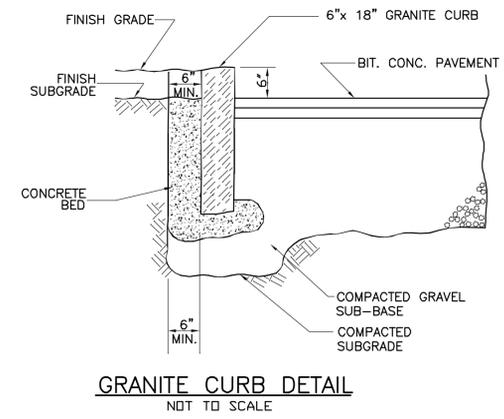
GREASE TRAP
1500 GALLON

NOTES:

- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
- DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS. FOR GREASE TRAPS.
- ALL REINFORCEMENT PER ASTM C1227.
- DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
- TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
- TEES AND BAFFLES SOLD SEPARATELY.

ITEM NO.	TK-M1500C	WEIGHT	TOP	BOTTOM
		22,600#	5,400#	17,200#
	TK-M1500C2C	24,400#	5,400#	19,000#

SHEA PRODUCT ID: [] PREPARED FOR: [] FILE NAME: GTM1500.dwg
WEIGHT (LBS): [] DRAWN BY: ARO DATE: 08/11/2018 PAGE: K2
773 Salem Street-Wilmington, MA | 153 Cranberry Hwy-Rochester, MA | 87 Havenhill Road-Amesbury, MA | 160 Old Turnpike Rd-Nottingham, NH
Specifications subject to change without notice



CDS2015-4-C DESIGN NOTES

CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION		
GRATED INLET ONLY (NO INLET PIPE)		
GRATED INLET WITH INLET PIPE OR PIPES		
CURB INLET ONLY (NO INLET PIPE)		
CURB INLET WITH INLET PIPE OR PIPES		

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS)	PEAK FLOW RATE (CFS)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (2400 OR 4700)

PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

ANTI-FLOTATION BALLAST: [] WIDTH: [] HEIGHT: []

NOTES/SPECIAL REQUIREMENTS: []

*PER ENGINEER OF RECORD

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE: www.contech-cpi.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET AASHTO M308 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES:

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH CONSTRUCTION PRODUCTS INC.
8225 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 813-645-7000 813-645-7993 FAX

CDS2015-4-C CDS INLINE STANDARD DETAIL



Appvd. by	Chgd. by	Revision	Description	Date	No.

NO SCALE
APR. 16, 2025
JAC
ABT
JAC
DET-1

PROPOSED REDEVELOPMENT PROJECT
20 BROAD COVE ROAD
HINGHAM, MA 02043

client: OCEANSIDE BUILDERS, INC.
C/O DOUGLAS KARO
22 WOMPATUCK ROAD
HINGHAM, MA 02043

drawing title: DETAILS

SITEC ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.
789 Plain Street, Suite C
Methuen, MA 02842
Tel: (978) 259-0000 Fax: (978) 854-4783

TYPICAL STORMWATER TREATMENT UNIT DETAIL

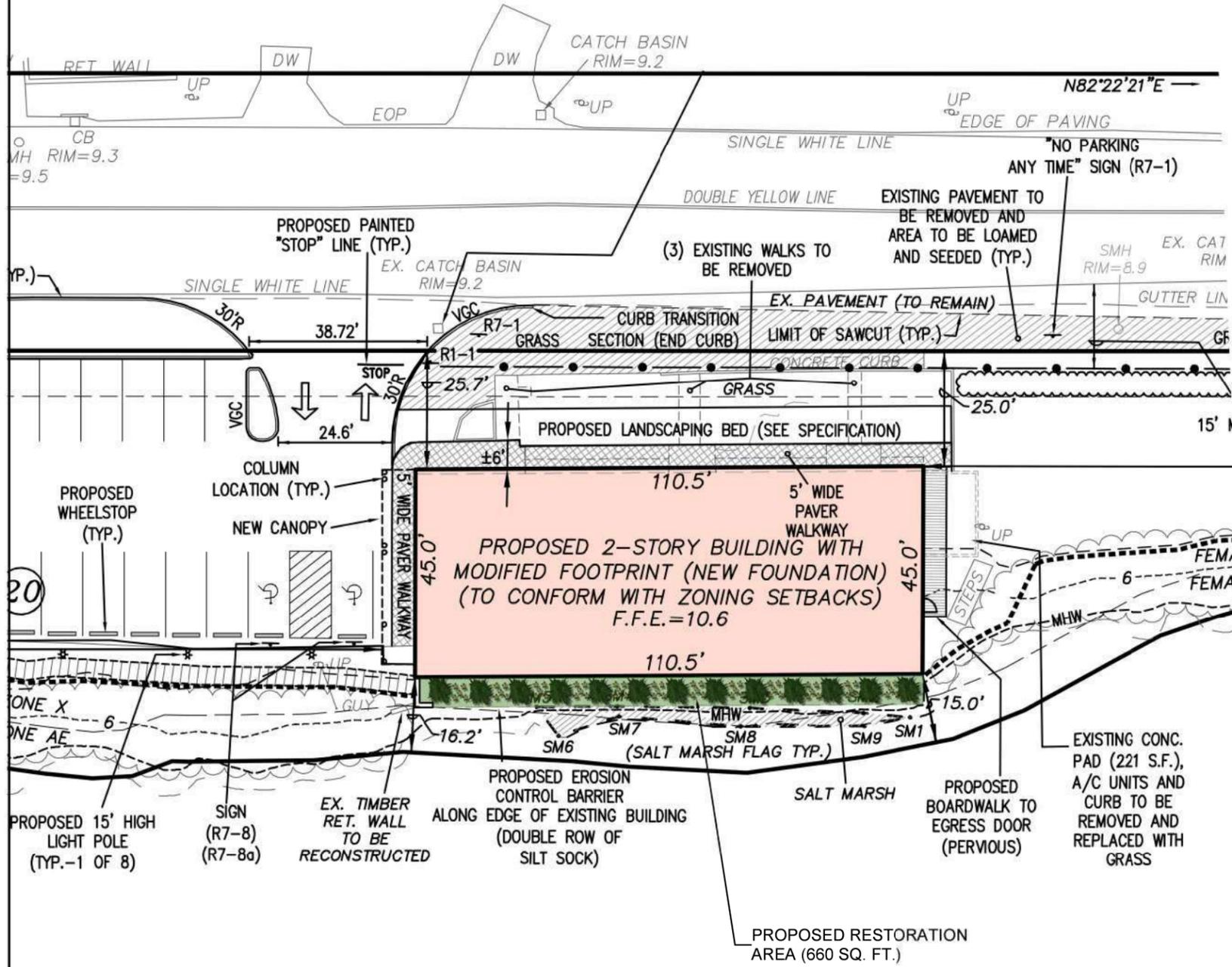
Proposed Restoration Plan

20 Broad Cove Road
Hingham, Massachusetts

Date: 4/16/25

Sheet: 1 of 1

Prepared By: Environmental Consulting & Restoration, LLC



Restoration Notes:

1. This restoration plan has been designed to restore and stabilize the toe of the Coastal Bank onsite. The proposed restoration area is approximately 660 square feet in size and currently exists as bare topsoil located under the footprint of the existing building. The proposed restoration work will be implemented upon completion of the new building.
2. Prior to implementation, the existing erosion control line will be inspected and confirmed to be functioning as designed. The erosion controls should be located along the edge of the restoration area near Broad Cove. Please note, all restoration activities will be under the supervision of a wetland specialist.
3. The existing topsoil within the restoration area will need to be tilled to loosen the hardpack. A small mechanical rototiller will be utilized to till the existing topsoil in preparation for planting. If necessary, a light layer of clean loam (1-2 inches) will be spread over the restoration area to supplement the existing soil.
4. Once the restoration area has been prepared, the area will be hand planted with a mix of native shrubs and flowering perennials suitable for the coastal environment. In total, 13 shrubs and 60 perennials will be hand planted. Shrubs will be spaced in accordance with DEP guidance at 8 feet on center with perennials planted in clusters of five between the shrubs.
5. Upon installation of the plants, the exposed soil throughout the restoration area will be hand seeded with the New England Salt Tolerant seed mix provided by New England Wetland Plants. Please see the seed mix profile for more information.
6. Plantings will be completed during the early spring planting season (April 15th to May 31st) or the fall planting season (September 15th to November 15th).
7. By adhering to the spring/fall planting seasons, the new plantings will take advantage of optimal temperatures and rainfall. If necessary, hand watering will be completed as necessary to ensure the success of the restoration.
8. At the completion of work, a report with photographs will be submitted by the overseeing specialist to the Hingham Conservation Commission. Monitoring will be completed in accordance with the Order of Conditions.

Plant Legend				
Symbol	Qty	Common	Botanical	Size
	13	Hightide Bush	Iva frutescens	2-3 ft.
	60	Seaside Goldenrod	Solidago sempervirens	2" plug

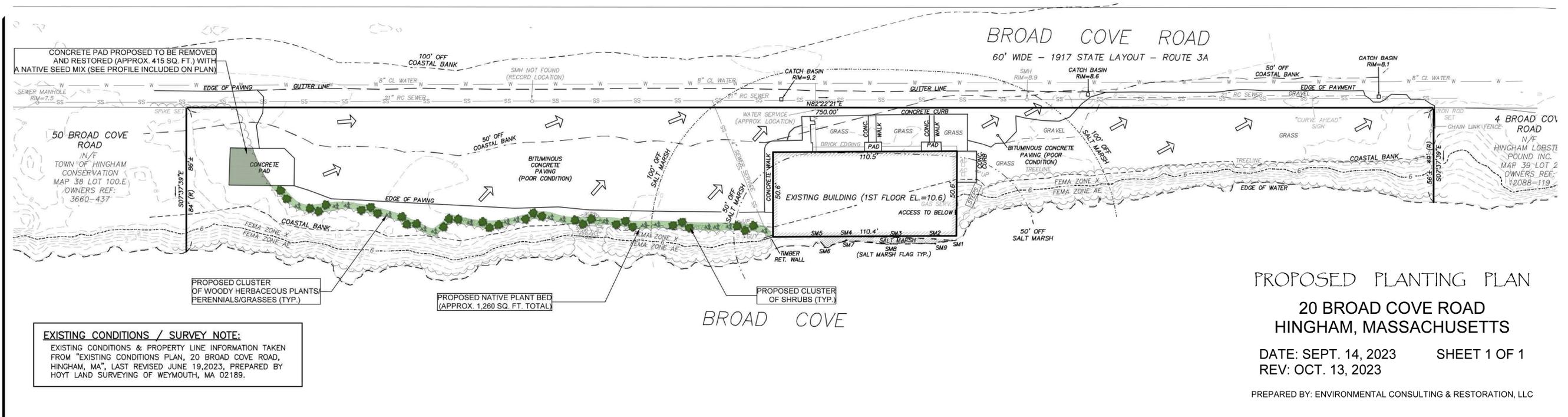
NEW ENGLAND WETLAND PLANTS, INC New England Coastal Salt Tolerant Grass Mix

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Panicum amarum</i>	Atlantic Coastal Panic Grass	FACU-
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Juncus tenuis</i>	Path Rush	FAC

The New England Coastal Salt Tolerant Seed Mix contains a selection of native grasses that tolerate salty conditions. This mix is appropriate for drier coastal areas that receive salt spray or mist. Always apply on clean bare soil. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring seeding. Late Spring and early Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free soil surface is necessary for optimal results.

NOTE: PROPOSED RESTORATION DETAILS OVERLAID BY ECR, LLC ONTO THE SITE PLAN PREPARED BY SITEC ENGINEERING.

NOTES:
 1.) PLANTING DETAILS OVERLAID BY ECR, LLC ONTO THE PLAN TITLED: EXISTING CONDITIONS PLAN, PREPARED BY: SITEC, DATED: AUG. 22, 2023.



PROPOSED PLANTING PLAN
 20 BROAD COVE ROAD
 HINGHAM, MASSACHUSETTS

DATE: SEPT. 14, 2023 SHEET 1 OF 1
 REV: OCT. 13, 2023

PREPARED BY: ENVIRONMENTAL CONSULTING & RESTORATION, LLC

PROPOSED SEED MIX FOR
 RESTORATION OF CONCRETE PAD:

Native Upland Wildlife Forage & Cover Meadow Mix

- Mix Composition**
- 54.9% *Andropogon gerardii*, 'Niagara' (Big Bluestem, 'Niagara')
 - 27.0% *Panicum virgatum*, 'Cave-In-Rock' (Switchgrass, 'Cave-In-Rock')
 - 21.0% *Elymus virginicus*, PA Ecotype (Virginia Wildrye, PA Ecotype)
 - 9.0% *Sorghastrum nutans*, NY4 Ecotype (Indiangrass, NY4 Ecotype)
 - 5.0% *Rudbeckia hirta*, Coastal Plain NC Ecotype (Blackeyed Susan, Coastal Plain NC Ecotype)
 - 2.0% *Chamaecrista fusciculata*, PA Ecotype (Partridge Pea, PA Ecotype)
 - 1.5% *Heliopsis helianthoides*, PA Ecotype (Oxeye Sunflower, PA Ecotype)
 - 1.0% *Coreopsis tinctoria* (Plains Coreopsis)
 - 0.4% *Desmodium canadense*, PA Ecotype (Showy Ticktrefoil, PA Ecotype)
 - 0.1% *Monarda fistulosa*, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)

NATIVE PLANT BED - PLANT PALETTE

SHRUBS		SPACING
Oakleaf Hydrangea	(<i>Hydrangea quercifolia</i>)	8-10 ft. on center
Virginia Rose	(<i>Rosa virginiana</i>)	8-10 ft. on center
Bayberry	(<i>Myrica pensylvanica</i>)	8-10 ft. on center
Arrowwood Viburnum	(<i>Viburnum denotatum</i>)	8-10 ft. on center
Beach Plum	(<i>Prunus maritima</i>)	8-10 ft. on center
Inkberry	(<i>Ilex glabra</i>)	8-10 ft. on center

TOTAL = 32 SHRUBS PLANTED IN
 CLUSTERS PER SPACING

WOODY HERBACEOUS/GRASSES/PERENNIALS		SPACING
Deertongue	<i>Panicum clandestinum</i>	2-4 ft. on center
Switchgrass	<i>Panicum virgatum</i>	2-4 ft. on center
Little Bluestem	<i>Schizachyrium scoparium</i>	2-4 ft. on center
Sand Dropseed	<i>Sporobolus cryptandrus</i>	2-4 ft. on center
Eastern Showy Aster	<i>Eurybia spectabilis</i>	2-4 ft. on center
Pennsylvania Sedge	<i>Carex pensylvanica</i>	2-4 ft. on center
Purple Lovegrass	<i>Eragrostis spectabilis</i>	2-4 ft. on center
Seaside Goldenrod	<i>Solidago sempervirens</i>	2-4 ft. on center

PLANTED IN CLUSTERS BETWEEN
 THE SHRUBS PER SPACING

PLANTING NOTES:

- THE PROPOSED PLANTING PLAN HAS BEEN DESIGNED TO PROVIDE AN OVERALL BETTERMENT TO THE SITE BY CREATING A NATIVELY VEGETATED BUFFER BETWEEN THE PARKING AREA AND THE COASTAL BANK ASSOCIATED WITH BROAD COVE.
- THE PROPOSED PLANTING AREA TOTALS APPROXIMATELY 1,260 SQUARE FEET AND INCLUDES A FOUR-FOOT-WIDE PLANTING BED THAT RUNS ALONG THE TOP OF THE BANK TO THE WEST OF THE EXISTING STRUCTURE.
- PRIOR TO PLANTING, THE EROSION CONTROL LINE SHALL BE ADJUSTED WHERE NECESSARY TO INCLUDE THE PLANTING FOOTPRINT.
- THE EXISTING TURF WITHIN THE LIMITS OF THE NATIVE PLANTING AREA SHALL BE REMOVED TO EXPOSE THE NATIVE TOP SOIL. IF NECESSARY, THE PLANTING AREA SHOULD BE SUPPLEMENTED WITH A LIGHT LAYER OF CLEAN LOAM (1-2 INCHES).
- THE PLANTING AREA SHALL THEN BE HAND PLANTED WITH NATIVE SHRUBS AND HERBACEOUS PLANTS (SEE THE PLANT PALETTE FOR SPECIES & SPACING). THE NATIVE SHRUBS SHALL BE PLANTED IN CLUSTERS SPACED IN ACCORDANCE WITH MA D.E.P. GUIDANCE (AS NOTE IN THE PLANT PALETTE) AND WILL INCLUDE A TOTAL OF 32 SHRUBS TO VEGETATE THE 1,260 SQUARE FEET. THE AREAS BETWEEN THE SHRUBS SHALL BE HAND PLANTED WITH A MIX OF NATIVE WOODY HERBACEOUS PLANTS, GRASSES AND PERENNIALS PLANTED IN CLUSTERS (SPACING NOTED IN THE PLANT PALETTE). PLEASE NOTE, ALL THE PLANT MATERIAL INCLUDED ON THE PROPOSED PLANT PALETTE HAS BEEN SELECTED SPECIFICALLY FOR THIS SITE AND IS SUITABLE FOR A COASTAL, UPLAND ENVIRONMENT.
- FOLLOWING THE INSTALLATION OF THE PLANTS, THE AREA SURROUNDING THE PLANTS WILL BE COVERED WITH A NON-PROCESSED MULCH OR NATURALLY SEASONED WOODCHIPS TO STABILIZE THE AREA.
- A TEMPORARY IRRIGATION SCHEDULE SHALL BE ESTABLISHED BY THE CONTRACTOR.
- FOLLOWING THE COMPLETION OF THE PLANTING WORK, A COMPLETION REPORT SHALL BE SUBMITTED TO THE HINGHAM CONSERVATION COMMISSION.