



May 08, 2025

Town of Hingham Conservation Commission  
210 Central Street  
Hingham, MA 02043

c/o: Shannon Palmer, Conservation Officer

**RE: 53 Bel Air Road, Hingham, MA  
Response to Comments from Conservation Officer**

Dear Members of the Conservation Commission:

On behalf of 53 Bel Air Road Realty Trust (the Applicant), River Hawk Environmental, LLC. (RHE) has prepared this correspondence to provide the Town of Hingham Conservation Commission with supplemental information to address comments contained in an email from the Hingham Conservation Officer, Shannon Palmer. The following is a restatement of each comment (**bold text**) and a brief response to each (*italic text*):

**Comments:**

- 1. The project narrative does not include sufficient details for staff to fully evaluate the proposal and determine compliance with the HWR. In accordance with the Checklist for Notice of Intent, please include more details on the existing site conditions and proposed work (e.g. topography, grading, utilities, foundation requirements, deck specifications, etc.).**

*The project narrative has been revised to include more details regarding the existing conditions and the proposed work.*

- 2. The application did not include BVW Field Data Sheets or Wetland Summary Report describing the onsite wetland resources as required. Please provide.**

Environmental Consulting & Restoration, LLC. (ECR) delineated the wetland resource areas and prepared a Wetland Delineation Memo. A copy of the Wetland Delineation Memo is attached.

- 3. Please include a performance standards analysis demonstrating compliance with HWR Section 22.0(d). As proposed work is within the 50 foot buffer, please describe existing and proposed setbacks to resource areas. (Per Section 7.4(c) no new structures are permitted within the 50 foot no Buffer Zone.)**

*The project plans and narrative have been revised to document compliance with Section 22.0(d) and Section 7.4(c).*

- 4. The project will increase impervious coverage by 302 SF. Please include discussion on compliance with the Commission's Buffer-Zone-Mitigation-Policy and propose mitigation as applicable. Staff recommends the applicant consider a gravel or permeable driveway to reduce impervious coverage in the buffer zone.**

*The Project has been modified such that there is a 230 square foot reduction in the impervious area inside of the 100-foot buffer zone to the BVW. The overall reduction in impervious area on the entire site is 399 square feet. As suggested, the proposed driveway has been specified as permeable pavers. .*

- 5. The plan shows the limit of work at the wetland/flood zone boundary. Please move to the edge of existing vegetation as no new lawns are permitted within the 50 foot Buffer Zone per Section 23.3.**

*The limit of the proposed lawn area will remain consistent with the limit of the existing lawn. The overall limit of work is proposed at a location that will allow for enhancements to the buffer zone and BVW.*

- 6. Please depict stockpile location on plan.**

*A proposed stockpile location has been added to the plans.*

- 7. Staff recommends the front yard grading be adjusted and the infiltration unit be relocated to preserve the 24" black cherry as feasible. Native trees removed within the 100 foot Buffer Zone should be replaced in accordance with the Commission's Tree Removal Policy.**

*The black cherry tree is dead. All native trees proposed for removal within the 100 foot Buffer Zone have been determined to be dead or in very poor condition. A copy of the Tree Care Plan prepared by Barlett Tree Experts is attached.*

- 8. Staff recommends all site plans depicting setbacks be stamped by a PLS.**

*The existing conditions plan has been stamped by a PLS.*

If you have any questions regarding this correspondence and/or the Revised Information Submitted, please contact the undersigned.

Sincerely,

**River Hawk Environmental, LLC**

A handwritten signature in black ink, appearing to read 'R. S. Rego', written in a cursive style.

Robert S. Rego, P.E., LSP  
Manager, Senior Engineer

**Wetland Delineation Report**



## WETLAND DELINEATION MEMO

**TO:** River Hawk Environmental, LLC  
**FROM:** Brad Holmes  
**DATE:** February 3, 2025  
**RE:** 53 Bel Air Road, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 53 Bel Air Road in Hingham (the site) on January 23, 2025. The purpose of the review was to identify wetland resource areas on and near the site. The site is located along the west side of Bel Air Road and contains a single-family home with driveway, yard area, etc. The weather on January 23<sup>rd</sup> was sunny, clear, and cold (approximately 20 degrees) with light wind and less than 2 inches of snow cover.

### Bordering Vegetated Wetlands

Wetland resource areas are located on and near the western portion of the site. This wetland system merges into a tidal Salt Marsh system to the northwest of the site. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped ribbons) #A1 to #A10 along the limit of the vegetated wetland. The BVW is dominated with Common Reed (*Phragmites australis*), which is a non-native invasive plant. The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants.

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:

- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW
- Land Subject to Coastal Storm Flowage

Also, a review of the MassMapper 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 or Potential Vernal Pools according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream.
4. The site does contain area mapped as Land Subject to Coastal Storm Flowage (FEMA AE flood zone). Due to the coastal flood zone, the site may contain a Coastal Bank, which would need to be identified by topographic survey in accordance with DEP Policy 92-1.
5. The site is not located within an Area of Critical Environmental Concern.

# ECR

Environmental Consulting & Restoration, LLC



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

Thank you,



Brad Holmes, Professional Wetland Scientist #1464  
Manager

**Tree and Shrub Care Plan**



# Tree and Shrub Care Plan

**Prepared for:**

**Chris McKenna -53 Bel Air Road Hingham, Ma.**

**Prepared by:**

**Daryl Rappaport, Arborist Representative**



**Bartlett Tree Experts**  
Hanover Office  
149 Winter Street  
Hanover, Massachusetts 02339  
781-829-9149  
[www.bartlett.com](http://www.bartlett.com)

## TREE AND SHRUB CARE PLAN

May 5, 2025

CHRIS MCKENNA – 53 Bel Air Road, Hingham, Ma. 02043

Hello Mr. McKenna,

Thank you for affording Bartlett Tree Experts the opportunity to evaluate the trees at 53 Bel Air Road in Hingham Massachusetts. You had requested this evaluation for determining the condition of (3) trees located along the road at the front of the property. A visual inspection of the property revealed (2) Black Cherry trees at the front and left front of the property as well as (1) Apple at the front left of the property. A map is incorporated into this report showing the location of these trees as well as assigned identification numbers. The condition of these trees is as follows.

Tree #1 is a 48” multi-stem Black Cherry. This tree is dead. Given its proximity to electrical wires, Bel Air Road and the existing structure, it would be my professional opinion that this tree poses an unreasonable risk of failure and should be removed as soon as possible.

Tree #2 is a 28” Black Cherry. This tree is in very poor condition and should not be considered viable. There is significant dieback in the upper crown as well as areas with significant decay present. Given its proximity to electrical wires, Bel Air Road and the existing structure, it would be my professional opinion that this tree poses an unreasonable risk of failure and should be removed as soon as possible.

Tree #3 is a 40” multi stem Apple tree. This tree is in very poor condition and should not be considered viable. Given its proximity to electrical wires, Bel Air Road and the existing structure, it would be my professional opinion that this tree poses an unreasonable risk of failure and should be removed as soon as possible.

Thank You,

Daryl Rappaport,  
ISA Board Certified Master Arborist  
Massachusetts Certified Arborist  
ISA Certified Urban Forest Professional  
Tree Risk Assessment Qualified

You may also view your trees on an interactive map with ArborScope™ - Bartlett's web-based tree management software. [Click here](#) to explore the map, review recommendations, and learn more about your trees!

After you review this plan, please feel free to contact me to discuss any thoughts, questions, or concerns. Once we have been able to discuss the findings, a separate proposal can be provided for any recommended work that you would like to see implemented. Thank you again for this opportunity.



**Condition:** ● Poor ● Dead

[Click here](#) to view an interactive version of this map on ArborScope™.

**IMMEDIATE NEEDS (PHASE 1)**

Tree ID	Common Name	Condition Class	Recommendations
1	Cherry-Black	Dead	<ul style="list-style-type: none"> <li>Remove</li> </ul>
2	Cherry-Black	Poor	<ul style="list-style-type: none"> <li>Remove</li> </ul>
3	Apple-Common	Poor	<ul style="list-style-type: none"> <li>Remove</li> </ul>