



**PROJECT NARRATIVE**

**53 Bel Air Road  
Hingham, MA 02043**

**PREPARED FOR:**

**Chris McKenna  
4 Otis Avenue  
Hingham, MA 02025**

**PREPARED BY:**

**River Hawk Environmental, LLC.  
511 West Grove Street, Suite 301  
Middleborough, MA 02346**

**May 8, 2025**

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## 1.0 INTRODUCTION

On behalf of 53 Bel Air Road Realty Trust, River Hawk Environmental, LLC. (RHE) has prepared a Notice of Intent (NOI) in accordance with the requirements of the Wetlands Protection Act (WPA 310 CMR 10.000) and the Town of Hingham Wetland By-Law for work within the 100-Buffer Zone to the Bordering Vegetated Wetland at 53 Bel Air Road in Hingham, MA (the Subject Property). A description of the existing conditions at the Subject Property, and the proposed activities subject to the WPA and the Hingham Conservation Commission Regulations, are presented herein.

## 2.0 GENERAL SITE INFORMATION

The following subsections provide information regarding the location and setting of the Subject Property. The location and pertinent details associated with the Subject Property are graphically depicted on the Project Plans and in Figures 1 through 3.

### 2.1 Site Location and Description

**Address:** 53 Bel Air Road  
Hingham, MA 02043

**Assessor's Information:** Map 16, Lot 137

**MassDEP GIS Coordinates:** 42.26N, -70.91W

**Relative Location:** Northwest of the intersection of Bel Air Road and Bel Air Drive

**Current Owners:** 53 Bel Air Road Realty Trust  
Chris McKenna, Trustee  
4 Otis Avenue  
Cohasset, MA 02025

### 2.2 Description and Current Use of Subject Property

The Subject Property is a 0.54 ± acre parcel (Map 16, Lot 137). The Subject Property is currently improved with a single family dwelling, paved driveway, and associated utilities. The western portions of the Subject Property are located within a FEMA Zone AE (Elevation 10). The FEMA Zone AE is classified as Bordering Land Subject to Flooding. A bordering vegetated wetland (BVW) exists on the western portion of the Subject Property. The BVW is dominated with Common Reed (*Phragmites australis*), which is a non-native invasive plant. A portion of the BVW (approximately 1,700 s.f.) was pruned to the ground surface by the prior owner of the property. The 100-foot buffer zone to the BVW extends toward Bel Air Road and comprises most of the developed portion of the Site. Portions of the existing dwelling, lawn area, and driveway are located within the 50-foot Buffer Zone (BZ) to the BVW. The undeveloped portion of the 50-foot BZ is overgrown with non-native invasive Japanese Knotweed (*Reynoutria japonica*). The vegetation in the undeveloped

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portion of the 50-foot buffer zone (approximately 5,473 s.f.) was pruned to the ground surface by the prior owner of the property.

### **3.0 PROPOSED WORK**

The project consists of razing the existing dwelling and driveway and the construction of a single family dwelling, driveway, utilities, stormwater Best Management Practices (BMPs), and restoration of the buffer zone/BVW.

The proposed dwelling will be relocated 2' further away from the BVW than the existing dwelling. The area of the structure inside of the 50-foot buffer zone will be reduced by 79 square feet. The impervious area inside of the 50-foot buffer zone will be reduced by 354 square feet. The proposed deck will be the same size as the existing deck and will be constructed similarly (i.e. on footings with permeable deck construction). The existing utility lines servicing the site (i.e., water, sewer, and electric) will be replaced. The existing sewer lateral will be cut and capped at a location within the 50-foot buffer zone to the BVW. Care will be taken to insure that there is minimal temporary disturbance to the buffer zone.

A series of stormwater BMPs will be installed at the Subject Property to mitigate the effects of the increased stormwater generated by the proposed development. A separate Stormwater Management Report (SMR) has been prepared to document compliance with the MassDEP Stormwater Management Standards (SMS) and to describe stormwater management and erosion controls to be implemented prior to, during and after construction of the proposed project. Generally, the proposed grading will remain consistent with the current conditions.

Portions of the BVW and the buffer zone to the BVW will be restored/enhanced. As discussed, the onsite BVW and buffer zone to the BVW are currently degraded due to the extensive colonization by invasive plant species, resulting in reduced habitat quality and impaired ecological function. A buffer zone/wetland restoration plan has been prepared and is presented on Sheet D1.1 of the Project Plans.