Marshfield
Since 1951
Mashpee Commons

Stenbeck & Taylor, Inc.

Registered Professional Engineers and Land Surveyors

Hingham Conservation Commission
144 Rockland Street
Hingham, MA 02043

5-1-2025
rev. 5-12-2025

Dear Commissioners,

We, on behalf of our client, Hilary Sullivan are respectfully submitting this Notice of Intent for proposed work at 43 New Bridge Street. The site is located on the south side of New Bridge Street approximately 500 ft. east of the Greenbush commuter rail line, and adjacent to the New Bridge Street Conservation Area. The site is a developed single family house lot with an on-site sewage disposal system. The site has lawn and landscaping and generally slopes from the street toward the rear of the lot. The wetland resource areas were flagged by Pinebrook Consulting (report included) and survey located by Stenbeck & Taylor, Inc. The BVW that surrounds the parcel is associated with Bear Swamp and the Fresh River that crosses the street approximately 200ft. east of locus. A small portion of the property is transected by a FEMA zone A flood line. No work is proposed in this A zone. The Outer Riparian Zone of the Fresh River reaches the easterly portion of the lot. No work is proposed in this protective zone.

The applicant is proposing to remove an existing sunroom located at the rear of the home and replace it with a new addition that is very similar to the existing sunroom footprint. The new addition is 4 sf. larger than the existing room. The new addition will be elevated above grade on posts supported by Sonotube footings. A new pervious deck is proposed adjacent to the addition with stairs to grade. The new deck is proposed within the disturbed existing condition. There is a concrete pad, stairway, and paved walkway in the area of the proposed deck. The concrete pad is proposed to be removed and replaced with a pervious surface. This deck will have sufficient board spacing to allow rainwater to flow-through to the pervious surface below. There is also a second story addition proposed above the existing first floor footprint at the rear of the home. Overall, the project will have a combined pervious and impervious surface alteration of 44 sf. Buffer zone mitigation in the form of restoration and native plantings is proposed in an area that is currently turf and mulch. Environmental Consulting & Restoration, LLC has prepared a Proposed Mitigation Plan for this alteration. The Mitigation plan is based on an earlier, larger alteration area of 134 sf. at a 2:1 ratio. The applicant will keep this larger (268 sf.) mitigation area for the project.

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Erosion control will be in place throughout construction to prevent sediment from entering the resource area. No heavy excavation or stockpiling is required for the project. We look forward to discussing this proposal with the Commission.

Section 22.0 Buffer Zone

(d) Performance Standards

(1) The existing home was built in 1890 and was constructed much closer to the resource areas than would be allowed today. It is possible that the surrounding land was in a different state at that time. The alterations are proposed within the existing condition. The proposed additions will be constructed in the footprint of the existing house. A majority of the new deck and stairway which allows for a entry/egress from the rear of the home is proposed over an existing concrete slab, a stone retaining wall, existing stairs and paved walk.

(2)Any disturbed areas in the area of the proposed deck will be stabilized and made pervious with natural materials. The remainder of the buffer areas will remain in their current state, with exception of the proposed restoration and mitigation area proposed adjacent to the resource area.

(3)The applicant is proposing to restore 268 sf. of already-altered buffer zone as part of this proposal. Turf and mulch will be removed in this area and planted with Black Chokeberry, Witch Hazel, and Flowering Dogwood. This work will improve, restore and protect the resource area.

(4)The project is not located in an area mapped by NHESP as a Priority or Estimated habitat for rare species.

Very truly yours,

Stenbeck & Taylor, Inc.

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