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*Registered Professional Engineers, Land Surveyors
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August 28, 2025

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

Re: 33 Cliff Road, Hingham, MA
Notice of Intent
Raze and Reconstruct Single Family Home
Owner/Applicant: Bow Street, LLC

Ms. Palmer,

This letter is intended to address comments on the above-referenced project expressed in emails sent by you, dated June 24, 2025 and June 30, 2025.

Submitted herewith are the following:

- Site Plan, revised August 19, 2025
- Notice of Intent, revised August 28, 2025
- Landscape Plan, revised August 15, 2025

Your email comments are shown below in italics and the Morse Engineering responses are in bold:

June 24, 2025 email comments

1. The project summary does not include sufficient details to describe the existing conditions or proposed project. Please include more specific information including square footage of the existing and proposed house, proposed foundation type, grading, stormwater management features, proposed asphalt driveway, pervious patio, deck details, retaining walls, removal of existing structures, etc.

The project narrative has been revised and now includes information on the above-mentioned items.

2. It appears a significant amount of ledge will be removed for the proposal. If blasting is proposed, please include details in the project description.

Details on the ledge removal are now included in the narrative.

3. The project summary should describe trees to be removed in the buffer zone including size and species and replacements per the Commission's tree removal policy. Based on the plan, two 36" trees are to be removed however other trees/root zones appear to be within limits of disturbance (18" behind proposed deck and 36" and 25" in close proximity to driveway grading).

The project summary includes a description of the trees proposed for removal on the subject property and their replacements. The plan now details the species of trees within the project area. The 18" oak tree behind the deck is downgradient of the project, outside the limit of work and will be unaffected by the project. The 36" and 24" oak trees near the driveway are on the abutting property.

4. Please provide more details on the sizing of the stone trench and address the slope of proposed asphalt driveway and potential runoff concerns to the Weir River ACEC.

As detailed on the Site Plan, the crushed stone trench is proposed as 42' long x 2' wide x 1.7' deep. The crushed stone trench will be sloped and equipped with 18" tall 40 mil. check dams, installed 8' on center. The driveway is designed to cross-pitch its runoff towards the crushed stone trench. The trench will be also be equipped with a 4" perforated PVC pipe which will convey runoff towards the grassed depression. This trench is being utilized to pre-treat the driveway runoff prior to entering the grassed depression. The stormwater is currently in the process of being peer reviewed by Patrick G. Brennan, P.E. of PGB Engineering, LLC. Although the project drains to land directly upgradient of a critical area, this is a redevelopment project, and it complies to the maximum extent practicable.

5. The wetland resource areas description should include reference to the delineation performed by ECR as applicable. Also, Coastal Bank is not included in Section 2.0. Please include and submit required documentation for delineation of Coastal Bank in accordance with the Commission's [Resource Area Delineation Policy](#), revised 3/3/25.

The resource area description now references ECR's delineation. Section 2 of the narrative now includes information on the coastal bank. Sheet two of the Site Plan now provides coastal bank transect details to document the delineation of the Coastal Bank in accordance with MassDEP Policy 92-1.

6. The performance standards analysis for impacts to Riverfront Area does not describe how the project specifically complies with 310 CMR 10.58(4) or 10.58 (5) for a redevelopment. It may be appropriate to document compliance with both sections if alterations will occur within areas that area not previously developed. Section 2.0 should also include a performance standards analysis documenting compliance with the Hingham Wetland Regulations, Sections 21.1(d) and 22.0(d).

The projects compliance with performance standards associated with 310 CMR 10.58 (5) and the Hingham Wetland Regulations, Sections 21.1 (d) and 22.0(d) are now included in the narrative.

7. Please elaborate on the project alternatives considered and how they would result in "greater disturbance to the Riverfront Area". As proposed the dwelling is located closer to the river (and other coastal resource areas) than existing conditions. It is not apparent why the proposed dwelling does not maintain the existing set back, if permissible under the Zoning Bylaws. Please consider and discuss alternatives to the proposed house layout, garage location, and driveway to minimize impacts to riverfront and meet the requirements of 310 CMR 10.58 and HWR Sections 21.1 (and Section 22.0).

An alternatives analysis is now included in the narrative.

8. The buffer zone mitigation proposes 1,739 SF of planting area for new impervious. Please provide a breakdown of impervious square footage for each surface (e.g. increased roof, driveway, hardscapes).

A breakdown of the alteration area is now included in the Conservation Mitigation Table on sheet 1 of the plan set. It should be noted that this number is not an increase in impervious areas as the project results in a net decrease of 504 s.f. of impervious areas.

9. The patio is proposed to be pervious but the detail shows 1/8" spacing between pavers. The Commission generally requires a minimum 1/4" spacing for a patio to be considered permeable.

The pervious patio detail has been revised and now specifies 1/4" spacing between the pavers.

10. The project plan does not show soil stockpile locations.

A soil stockpile area is now shown on the plan.

11. Please submit a signed Affidavit of Service and Certified Mail Receipts.

A signed affidavit of service form and the copy of the certified mail receipts were emailed to the Natasha Molina on July 16, 2025.

12. For revised plans and future submittals, please note the NOI checklist recommendations for color coding resource areas.

The plans have been updated and now display the resource areas per the color coding described on the NOI checklist.

June 30, 2025 email comments

1. *The mitigation area is in a suitable location and proposes appropriate shrub and groundcover species however trees should also be included in the planting plan. Please add salt tolerant tree species and revise the layout to distribute more shrubs and trees throughout the area with less area devoted to just seed mix (which is more susceptible to invasives and potential future encroachment).*

The Landscape Plan has been revised to include more salt tolerant trees within the mitigation area and has distributed more shrubs and trees throughout the area.

2. *The Landscape plan does not have a title or construction notes. Staff will provide suggested notes if needed. Was the plan prepared by Morse Engineering?*

The Landscape Plan preparer's name and mitigation notes have been added to the plan.

3. *Staff recommends existing native shrubs and trees saplings within the mitigation area be identified and retained (e.g. sumac, cedar). Please add note on landscape plan.*

We are currently waiting for these shrubs and tree saplings to be marked by the professional wetland scientist. These items will be added to the plan once they have been identified.

4. *Please add the square footage of planting area on the landscape plan and the plant species common name, size, and quantity in the mitigation planting list.*

The square footage of the planting area, plant species common name, size, and quantity have been added to the Landscape Plan.

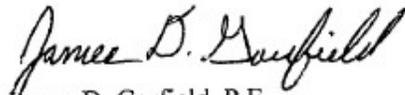
5. *I also wanted to note DEP's comment regarding compliance with the riverfront regulations. If you could include a response in your responses to staff comments.*

Compliance with the Riverfront Area performance standards is described in the narrative.

It is our opinion that this letter addresses all comments.
If you have any questions, please do not hesitate to call.

Respectfully Submitted,

MORSE ENGINEERING COMPANY, INC.


James D. Garfield, P.E.