



1285 Washington Street
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To: Shannon Palmer, Conservation Officer
Town of Hingham – Conservation Commission

From: Shawn P. Hardy, Civil Engineer – Hardy Man Design Group, PC *SPH*

Date: August 26, 2025

Re: 109 Weir Street - Hingham - NOI

Hardy and Man Design Group, PC is pleased to address the comments provided by the Conservation Commission for the project located at 109 Weir Street in Hingham, Massachusetts. Responses are provided for each comment that is still outstanding detailing what changes will be made.

Conservation Commission Comments:

1. Please provide the BVW Determination forms or other delineation methodology per the NOI Checklist.
 - Colin McSweeney has provided the Wetland Delineation Report for the new flagging of the wetland that took place on August 12, 2025. This document will be submitted to conservation.
 - The location of the wetland flags was verified by Hoyt Land Surveying on August 20th, 2025.
2. The project description in the narrative does not provide sufficient detail for staff or the Commission to properly evaluate the proposed project. Please provide more details for all work in the Buffer Zone including but not limited to: size of proposed dwelling, proposed utility installation, foundation type, grading, landscaping and hardscaping, deck dimensions, driveway surface, blasting requirements for ledge as applicable, etc.
 - The narrative has been revised to include more detail regarding all proposed work in the Buffer Zone.

3. The narrative indicates 13 trees were previously removed (1 in the resource area, 8 in 50-100' buffer and 4 outside the buffer zone). In accordance with the tree removal policy, 11 replacement trees are required however 19 are proposed. As the trees were removed without a permit, staff will defer to the Commission on required mitigation. If known, please include species of removed trees in description.
 - After introducing the new verified wetland line as well as the 50' and 100' buffer lines to the plan, it is apparent that (13) replacement trees will be required.
 - i. (4) trees were removed within the 50-foot buffer zone (2:1 tree replacement)
 - ii. (5) trees were removed within the 50 – 100 ft buffer zone (1:1 tree replacement)
 - iii. (4) trees were removed outside of the 100-foot buffer zone (No tree replacement required)
 - Proposed mitigation is shown on the Mitigation Planting Plan.
 - The species of the removed trees is unknown.

4. The narrative should include a performance standards analysis to demonstrate compliance with HWR Section 22.0(d) for work in the Buffer Zone.
 - A section of the narrative has been added to demonstrate compliance with HWR Section 22.0(d) regarding work within the buffer zone.

5. The project will result in an increase in 2,064 SF of new impervious area (total). Please indicate in narrative and on plan the amount of new impervious in the Buffer Zone and propose mitigation in accordance with the Commission's [Buffer Zone Mitigation Policy](#).
 - The new impervious area within the 100-foot buffer zone is approximately 1,268 SF. This has been added to both the narrative and the plan.

6. The site plan shows an existing cess pool. Will this be abandoned? Please include in project description as applicable.
 - The existing cess pool shall be abandoned. As shown on the plan, rather than utilizing the existing cess pool, a proposed 6" building sewer service using gravity shall be installed that is connected to a proposed sewer pump.

7. The site is partially within FEMA Flood Zone A (Community Map No. 25023C0101L Effective 7/3/25) associated with the pond however this is not reflected on the plan or notes. Please add.
 - A note has been added to the General Notes section on Sheet C-1 indicating that a portion of the site is located within FEMA Flood Zone A.
 - All proposed construction activities are within FEMA Flood Zone X

8. The site plan shows minimal grading associated with the driveway. Please clarify if any other site grading or landscaping is proposed.
 - The proposed driveway is located in an area that already has a relatively gradual slope, so excessive grading is not necessary. All proposed contours tie into either the existing grade or the proposed house/garage.
 - A proposed Mitigation Planting Plan has been created.
9. Please include a "Limit of Work" notation at the erosion control line (on plan sheet C-2 and C-3).
 - A "Limit of Work" notation is now included on sheet C-3.
10. Please include a note regarding down spouts for the garage and dwelling connecting to infiltration system.
 - A label for downspouts around the garage and dwelling has been added to the plan (Shown on sheet C-2 and C-3)
11. The site plan includes a detail for a silt sock however demarcates a silt fence as the erosion control. Please correct (Filtrexx silt sock preferred).
 - The erosion control utilized on site will consist of a Filtrexx silt sock. This has been updated on the plan.
12. Staff recommends all site plans showing setback distances be stamped by a PLS.
 - The site plan has been stamped by a PLS.
13. Please include the botanical and common name, quantity, and size of replacement trees in the Planting Schedule table on the site plan.
 - The requested information is shown on the Mitigation Planting Plan.