



1285 Washington Street
Weymouth, MA 02189

August 26, 2025

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

RE: 109 Weir Street, Hingham, MA
Notice of Intent

Dear Members:

Attached please find the Notice of Intent (NOI) submittal materials for proposed redevelopment at 109 Weir Street in Hingham. The proposal involves the demolition of the existing dwelling and garage. The owner is proposing the construction of a new dwelling with an attached garage, porch, and driveway.

The NOI package includes:

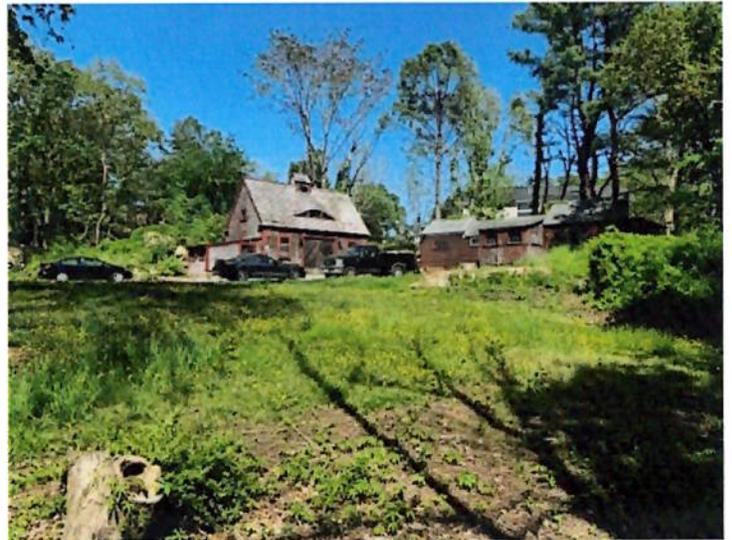
- NOI Applications – WPA Form 3
- Application Fees / Local Bylaw Fees (Checks)
- Certified Abutter List
- Notification to Abutters Form
- Affidavit of Service Form
- Narrative Letter
- Project Plans
- Certificate of Mailing Receipts
- Policy of Receipt of Information
- Mitigation Planting Plan
- Wetland Delineation Report

Existing Conditions

The existing site is located at 109 Weir Street in Hingham and consists of a 35,060 square foot lot with an existing dwelling, garage, and gravel driveway. Assessor's records designate the lot as Map 43 Lot 1. The lot falls within the 50' wetland buffer line and is primarily within FEMA Flood Zone X, area of minimal flood hazard, with a portion of the site within FEMA Flood Zone A, as shown on FIRM 25023C0101L dated 7/3/2024. Existing conditions depicted on the plan were obtained from a survey prepared by Hoyt Land Surveying, dated April 26, 2022. The site's bordering vegetated wetland was delineated by McSweeney Associates on August 12, 2025, and the location of the new wetland flags was verified by Hoyt Land Surveying on August 20th, 2025.

The topography of the site slopes toward the wetlands from approximate elevation 56 (NAVD 88 Datum) at the rock ledge in the northerly portion of the lot to elevation 42 at the south westerly lot line. No stormwater controls exist on the site and the topography directs stormwater flows overland to the wetlands.

The following pictures depict the existing site conditions:



Proposed Conditions

The applicant proposes the construction of a new dwelling with an attached garage, porch, and driveway. Portions of the existing gravel driveway will remain while the majority of the proposed driveway will be bituminous concrete. Proposed foundations will be standard concrete foundations with a concrete slab.

The proposed dwelling with an attached garage will have a total area of approximately 2,499 SF. New impervious area within the 100' buffer zone will be

approximately 1,268 SF. This area includes the total proposed impervious area that is replacing existing pervious area and complies with the policy stated in the Town of Hingham Buffer Zone Mitigation Policy.

A new 1" copper water service line will be installed. A 6" sewer service will be provided that will connect to the existing sewer service force main piping by utilizing a proposed sewer pump. A 10' wide sewer easement is also proposed along the sanitary sewer on Jordan Way.

During construction, all necessary ledge removal will utilize the hydraulic hammering method. Blasting is not anticipated because the majority of the building is positioned in an area without ledge beneath it.

Proposed Mitigation

A total of (13) trees were previously removed from the site. Four (4) of the removed trees were within the 50 foot buffer zone, five (5) of the removed trees were between the 50' and 100' wetland buffer zone, and four (4) of the removed trees were outside of the 100' buffer. According to the Tree Removal and Replacement Policy, a total of (13) trees must be planted to mitigate the impact caused by the previous tree removal. As shown on the plan, (6) Red Maple trees and (7) Red Oak trees shall be planted, thereby meeting the tree replacement requirement.

Construction activities shall comply with HWR Section 22.0(d) regarding work within the buffer zone. All proposed construction activities are within FEMA Flood Zone X. All proposed structures are beyond the 50' wetland buffer line and are positioned to not interfere with existing wetlands. A mitigation planting plan has been created to provide restoration for all new impervious area that is proposed within the 100' buffer zone. The landscape plan will comply with all regulations and recommendations in accordance with the Conservation Commissions Buffer Zone Mitigation Policy.

Water Quality and Recharge Volume

This project is not subject to DEP Stormwater Management Policy. However, in an effort to reduce stormwater runoff, BMPs are proposed, including a 6-Chamber Cultec 330XLHD Infiltration System that will be used to capture and infiltrate the additional roof and pavement area. Roof runoff from the proposed dwelling and garage will be captured using roof drains routed directly into the Cultec Infiltration System. Runoff from the proposed driveway shall be collected using a trench drain that is routed to the Cultec Infiltration System.

Pervious and impervious areas for both the existing and proposed conditions were calculated and used to size the proposed Cultec Infiltration System. A breakdown of these areas is shown on the site layout plan (Sheet C-1). The existing site has a total impervious area of 2,224 SF while the proposed site has a total impervious area of 4,288 SF. This is a net increase of 2,064 SF of impervious area.

The design will meet the storm water quality volume requirement as shown in the calculation below:

Required Storage

Total Proposed Impervious Coverage = 4,288 SF
Impervious Coverage x 1.0 inch = 4,288 SF x 1/12 = 357.3 CF

Proposed Storage

Cultec 330XLHD Chamber System (6 Chambers)
Chamber Storage + Stone Storage = 640.7 CF

640.7 CF > 357.3 CF Meets Requirement

Erosion and Sedimentation Control Measures

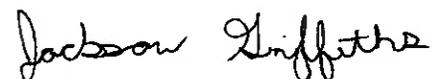
Erosion control measures to be employed include Filtrexx sediment control filter sock barriers depicted on the project plan set on the erosion control sheet (Sheet C-3). The barrier shall be inspected daily and kept in place until such time that disturbed areas are re-vegetated or paved and are no longer a potential source of siltation. The contractor shall utilize water, as needed, to minimize the migration of dust.

We have made every effort to be as detailed as possible with the enclosed application. If you have any further questions regarding this submittal, please feel free to contact me at 781-335-1464. We look forward to discussing this project at the public hearing.



Sincerely,

Shawn Hardy, P.E.
Managing Partner



Jackson Griffiths
Project Engineer