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*Registered Professional Engineers,
Project Managers & Environmental Consultants*

November 25, 2025

Ms. Carolyn Nielson, Chair
Hingham Conservation Commission
Town Hall
210 Central Street
Hingham, MA 02043

**Re: 14 Kents Lane
Proposed Pervious Patio and BVW Alteration
in Hingham, Massachusetts
Applicants: Joshua Greenberg & Laurianne Cashman**

Ms. Carolyn Nielson and Members of the Commission,

Please accept this letter pursuant to Hingham Wetlands Protection Bylaw (Article 22) as a formal request for waivers of sections 2B and 2C for the above-referenced project. In your review of the waiver requests please consider the following:

Waiver Request #1: *Section 2B: Except as authorized by the Commission, no activity or alteration shall be permitted within a fifty (50) foot buffer strip between any wetland resource, bordering vegetated wetland, coastal dune or bank, and/or isolated vegetated wetland and any proposed site disturbance. Prohibited activities shall include, but are not limited to, the following: (1) new construction of any buildings, decks, in-ground and above-ground swimming pools, sheds and/or driveways of any nature or type (excepting water dependent structures expressly approved by the Commission); (2) alteration, reconstruction or relocation of existing buildings, sheds and/or driveways of any nature or type; and (3) activities which involve or result in the removal, filling or altering of land within the buffer strip, including vegetation removal and grading. Nothing herein shall preclude the maintenance of an existing, lawfully constructed structure located within the buffer zone. The Commission may allow the prohibited activities upon an express determination that the applicant has made a clear and convincing showing that the proposed work in the buffer strip and its natural and consequential impact and effects will not adversely affect the wetland values of this By-law*

Project Proposal:

Proposed pervious patio within 50' buffer zone to a bordering vegetated wetland and inland bank to an intermittent stream.

Justification:

All work within the buffer zone lies within previously disturbed and currently maintained areas. The proposed patio is designed to have no adverse impact on the adjacent wetlands. It will be located directly adjacent to the house, partially beneath the existing deck, in an area currently composed of gravel and lawn. Notably, the patio will be situated farther from the wetlands than the house itself and no closer than the existing gravel patio. A free-standing salt water hot tub is proposed on the patio. Salt water hot tubs are considered more environmentally friendly than traditional hot tubs. As mitigation for the work within the buffer, a portion of the existing lawn will be converted into a planted buffer at a 2:1 ratio. Furthermore, conservation posts are proposed to further delineate and protect the adjacent wetland resource areas.

Waiver Request #2: *Section 2C: Except as authorized by the Commission, no activity or alteration shall be permitted within one hundred (100) feet of a vernal pool, whether it be certified or uncertified but accompanied by credible evidence of its viability as a vernal pool. The one hundred (100) feet around the defined vernal pool boundaries shall be known as "Vernal Pool Protection Zone".*

Project Proposal:

Proposed pervious patio and wetland alteration within 100' vernal pool protection zone.

Pervious Patio Justification:

All work within the 100' vernal pool protection zone lies within previously disturbed and currently maintained areas. The proposed patio is designed to have no adverse impact on the adjacent potential vernal pool (PVP). It will be located directly adjacent to the house, partially beneath the existing deck, in an area currently composed of gravel and lawn. Notably, the patio will be situated farther from the PVP than the house itself and no closer than the existing gravel patio. A free-standing salt water hot tub is proposed on the patio. Salt water hot tubs are considered more environmentally friendly than traditional hot tubs. As mitigation for the work within the protection zone, a portion of the existing lawn will be converted into a planted buffer at a 2:1 ratio. Furthermore, conservation posts are proposed to further delineate and protect the adjacent wetland resource areas.

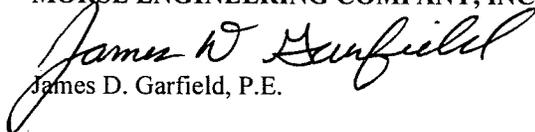
Wetland Alteration Justification:

To facilitate adequate circulation around the southerly corner of the house, 24 square feet of BVW is proposed to be converted to upland. Currently, there is only 4.9 feet between the house corner and the wetland, and approximately 3 feet between the house and the adjacent brush. This modification will allow access for a ride-on mower to the rear yard. There is no other means of access to the backyard. As mitigation, a 2:1 wetland replication area is proposed to offset the impact.

If you have any questions, please do not hesitate to call.

Respectfully Submitted,

MORSE ENGINEERING COMPANY, INC.


James D. Garfield, P.E.