

Hingham Conservation Commission
210 Central Street
Hingham, MA 02043

12/24/2025

Response to Comments

I reviewed the NOI and project plan and made a site visit to the property and have the following comments...

- The plan sheet C-1 (note #4) references a wetland delineation performed by McSweeney Associates. Please correct.
- Please depict soil stockpile locations on sheet C-3.

See attached plans dated 12/1/2025.

- The NOI should include a performance standards analysis to document compliance with 10.58(4) and HWR 21.1(d) for impacts to RA and HWR 22.0(d) for impacts to Buffer Zone.

10.58(4) and HWR 21.1(d) the total Riverfront area for the property is 72,511 sq ft, the proposed addition will impact 752 sq ft of the riverfront. Within the footprint of the proposed addition is 551 sq ft of existing impervious area for a total impact of 201 sq ft impact. The existing walkway equals 318 sq ft of impact minus 138 sq ft of existing walkway is 180 square feet of walkway impact, thus a total Riverfront impact of 381 sq ft or 0.005 % Riverfront impact.

HWR 22.0(d) Performance Standards

- (1) The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.

All proposed construction was moved outside the 50-foot buffer zone.

- (2) Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, revegetation with native vegetation may be required.

Proposed impacts within the buffer zone are located within previously developed areas. The addition is located over 495 sf existing impervious area.

- (3) The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.

As part of the restoration of proposed historically impacted wetlands will be restored as an after fact wetland impact, see attached 5 Wetlands Restoration Plan, dated 12/24/2025.

- (4) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.

The property is not located within habitat of rare and endangered species.

- (5) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.

Were alternatives considered to locate the addition further from the RA to minimize impacts in the 100 foot inner riparian?

The proposed addition was moved outside the limit of the existing structure, so to be no closer to the river as required by the regulations.

The Wetland/Buffer Restoration Plan:

The plan should include construction notes to define the sequence of the restoration work, particularly the wetland restoration, with considerations for equipment access across the river, removal of bridge, removal of grass and pachysandra, need for supplemental organic material or loam, watering, etc.

Due to the existing conditions of the disturbed area, no land disturbance is planned except for the area of pachysandra removal. The project proposes to plant and mulch wetland woody species, then overseed the remaining area with Ernst Conservation Seed Obligate Wetland Mix. The soil structure and elevation of the surrounding wetlands are the same as the impact area. The existing wet hydrology of the area will dictate the survival of the wetland species. See attached restoration plan dated 12/1/2025.

Please indicate if the gravel path to be removed will be seeded for stabilization. Plan the gravel walkway.

As duplicated on the Restoration Plan the gravel walkway will be removed and stabilized with Ernst Conservation Seed -Native Upland Wildlife Forage & Cover Meadow Mix ERNMX - 123

Please include a detail for the deer fence.

See attached 5 Wetlands Wetland/Buffer Zone Restoration plan, dated 12/24/2025.

Please correct the seed mix reference which should read "Ernst Obligate Wetland Mix- ERNMX-131" (not Conservation OBL Mix as this is often confused by landscape contractors)

Corrected

It would be helpful if the mitigation/impervious coverage table was included on the Restoration Plan.

Table has been added To the Buffer Zone Restoration Plan.

Staff recommends more plant diversity for the buffer zone restoration. Please add a second species such as Redbud or Dogwood in addition to Shadbush.

The revised Buffer Zone Restoration plan added flowering dogwood, Cornus florida.

If you have any questions, please contact the office.

Sincerely,

5 Wetlands

A handwritten signature in blue ink that reads "Kenneth Thomson". The signature is written in a cursive style with a large initial "K".

Kenneth Thomson

Botanist