



January 29, 2026

Shannon Palmer – Conservation Officer  
Hingham Town Hall  
210 Central Street  
Hingham, MA 02043

**Response to Comments**  
**240 Lazell Street, Site Plan**

Dear Shannon,

Homestead Consulting Engineers (HCE) received comments via email dated January 27, 2026. HCE has retained the original emails from with our response in **Bold Text**. Please see below for the comments from the Commission as well as HCE's responses.

Comments

1. Please submit the BVW Determination Forms for delineation of the wetland resource area as required by the [NOI checklist](#).

**It is our opinion, for a delineation of this size the memo drafted by Environmental Consulting and Restoration provides the necessary information pertaining to the delineation methodology.**

2. In addition to the off-site BVW, there appears to be an off-site pond (as defined under HWR Section 17.3 (c)) with associated Buffer Zone extending onto the subject property.

**Homestead Consulting Engineers acknowledges the presence of the off-site pond. However, the resource area is further away from the proposed work than the limit of the BVW and therefore does not project the applicable buffers further inland than currently shown on the plan.**

**Pertaining to the performance standards, the proposed work is not detrimental to the interests listed in HWR 17.3. We also note that the performance standards for BVW listed in the original Notice of Intent covers the performance standards for the pond.**

3. The site plan and/or landscape plan should include notes for construction of the mitigation planting area (e.g. specifications for removal of lawn, planting bed preparation, mulching around root zones, irrigation, etc.).

**The revised landscape plan has been provided to address this request.**



4. Please add a native seed mix specification to the landscape plan Master Plan List.

**Both the site plan and the landscape plan make reference to the native seed mix. Please see the landscape plan for further detail on the native seed mix and species included in it.**

5. Please add the square footage of the mitigation area on the site plan and also include a mitigation summary table detailing change in cover in the 50-100 foot buffer and required mitigation per the Buffer Zone Mitigation Policy.

**The square footage of the mitigation plan has been included on the site plan. The site plan has been updated to include a mitigation table with required mitigation for corresponding buffer zones.**

6. The site plan should include a detail for the “pervious” pool patio including stone spacing, jointing material, subbase, etc.

**A permeable patio detail has been added to the site plan.**

7. Staff recommends permanent markers be added to the landscape plan to be located on the fence posts as feasible and/or on other posts (concrete or wood) in the southeast corner. See attached sample.

**Permanent markers have been called out for the mitigation area that is not contained by the cedar fence.**

Please feel free to reach out to our office to discuss in further detail or if any other materials are needed for the Commission’s review.

Thank you,

A handwritten signature in blue ink, appearing to read "Josh Green", is written over a horizontal line.

Joshua Green, P.E.  
Project Manager  
Homestead Engineering, LLC  
2 Sharp Street, Hingham, MA 02043