

Shannon Palmer
Hingham Conservation Commission
210 Central Street
Hingham, MA 02043



Response To Comments -6 Accord Lane

Please complete section B.2.f of the WPA Form 3 for impacts to riverfront.

See Attach.

- The project description indicates “wetlands consist of a narrow band along the stream”. Please expand/clarify the delineated resource areas (BVW) and indicate if MAHW/top of Bank was flagged to establish the RA boundary.

The bankfull indicators were flagged in the field to establish the Riverfront Resource. They are referenced on the plan as BF-#. Due to the steep bank wetlands were found at the toe of slope. Red maple, arrow-wood and goldenrod. The slope vegetation was covered by fox grape and bittersweet.

- A portion of the property is within FEMA Flood Zone A (BLSF) along the perennial stream however this resource area is not shown or referenced on the plan or in narrative.

FEMA 100 year floodplain will be added to plan.

- An alternatives analysis is required under 310 CMR 10.58(4). Please include an alternative locating the addition farther from the river (and in line with front of house versus rear) to minimize impacts on the values of the riverfront area.

No Build – Creates an undue burden on a growing family.

Alternative – The planning board side building setbacks and lot configuration eliminates any area on the lot except the proposed location.

- Please include a performance standards analysis in the narrative documenting compliance with the general provision under 10.58(4) and performance standards under 10.58(4)(d).

(d) No Significant Adverse Impact. The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, § 40.

1. Within 200 foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997 or lots recorded after October 6, 1997 subject to the restrictions of 310 CMR 10.58(4)(c)2.b.vi., or up to 10% of the riverfront area within a lot recorded after October 6, 1997, provided that:

a. At a minimum, a 100 foot wide area of undisturbed vegetation is provided. This area shall extend from mean annual high-water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40. If there is not a 100 foot wide area of undisturbed vegetation within the riverfront area, existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100 foot wide corridor of natural vegetation. Replication and compensatory storage required to meet other resource area performance standards are allowed within this area; structural stormwater management measures may be allowed only when there is no practicable alternative. Temporary impacts where necessary for installation of linear site-related utilities are allowed, provided the area is restored to its natural conditions. Proposed work which does not meet the requirement of 310 CMR 10.58(4)(d)1.a. may be allowed only if an applicant demonstrates by a preponderance of evidence from a competent source that an area of undisturbed vegetation with an overall average width of 100 feet will provide equivalent protection of the riverfront area, or that a partial rebuttal of the presumptions of significance is sufficient to justify a lesser area of undisturbed vegetation.

See Below.

b. Stormwater is managed according to standards established by the Department in its Stormwater Policy.

Not Applicable single family home.

Riverfront Impacts

	Sq Ft
Total Riverfront	21929

Proposed Impacts

24ft by 24 ft Garage/Living space	576
Front Enclosed Entrance	171
Future Mudroom	180
New Driveway	440

Existing Impacts

1218	House
1096	Driveway
2314	Subtotal existing River front

Total 1367

Existing and Proposed Impact RF 3681
 Remove Existing Driveway 1096

Impact to Riverfront 2585

Buffer Zone Mitigation

Proposed Impacts	Sq Ft
24ft by 24 ft Garage/Living space	576
Driveway	435
Front Entrance	171
Mudroom	180
Sub Total of Proposed Impacts	1362
Subtract Driveway	466
Mitigation Required	896

- Trees over 6” diameter are required to be shown on the site plan per the [NOI Checklist](#). Please indicate if any trees will be removed for the proposed addition/driveway and propose replacements in accordance with the [Tree removal policy](#), as applicable.

No trees will be impacted.

- Please note on plan or in narrative what will replace the existing driveway to be removed.

The driveway to be removed will be loamed and seed as lawn.

- The plan shows an existing shed in the rear yard within 20 feet of the resource area. Staff was unable to find any permit on file for the structure (with Conservation or Building). Please provide a copy of the permit or include shed as an after the fact proposal. If unpermitted, Staff recommends the shed be relocated out of the 50 foot buffer.

Shed will be moved outside the 50 ft buffer zone.

- To avoid confusion, the stamped site plan should show all proposed conditions (driveway, mudroom, drywells) and all resource area boundaries. The “markup” plan is helpful however is more appropriate for the proposed mitigation.

Surveyor in process of updating plan.



No tree impact within the proposed garage area.



34 Inch Oak located behind existing driveway.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

- f. Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland**
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 21929 square feet

4. Proposed alteration of the Riverfront Area:

<u>21929</u>	<u>12571</u>	<u>9358</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.