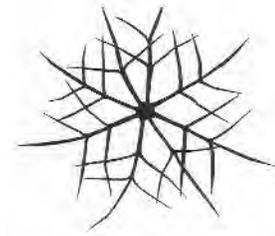


Shannon Palmer  
Hingham Conservation Commission  
210 Central Street  
Hingham, MA 02043



Response To DEP Comments -6 Accord Lane

10.58

(5) Redevelopment Within Previously Developed Riverfront Areas; Restoration and Mitigation. Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:

(a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.

***The property is developed within the 0 to 100 and the 0 to 200 Riverfront. All proposed activities are located within areas of lawn. Removal of the existing driveway and mitigation plantings decrease riverfront impacts by 632 sq ft, see calculations below.***

(b) Stormwater management is provided according to standards established by the Department.

***Stormwater is not required for work on a single family home, but the project will provided infiltration of roof runoff for the proposed addition.***

(c) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).

***The proposed work is not located any closer to the river,***

(d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).

***The proposed garage addition, front entrance and future mud are located no closer to the river than the existing structure. The proposed garage is located no closer to the river and its location is constrained by planning board side setbacks. It has been located in the only location allowed.***

(e) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).

***See below for the impact calculations. The total riverfront is 21919 sq ft. Existing riverfront impact is***

(f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:

1. removal of all debris, but retaining any trees or other mature vegetation.

***No trees will be impacted.***

2. grading to a topography which reduces runoff and increases infiltration;

***The project will provide infiltration of roof runoff for the proposed addition.***

3. coverage by topsoil at a depth consistent with natural conditions at the site; and seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;

***The project will remove the existing driveway 1096 sq ft), which will be loamed and seeded as lawn. Additional mitigation consists of a 903 square foot native planting, see attached mitigation plan. Proposed mitigation within riverfront is 1999 sq ft. The proposed additional impact to riverfront of 1367 sq ft. A reduction of 632 impervious within riverfront.***

(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00, the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River

Basin Plan approved by the Secretary of the (h) The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.

*The project will monitor the buffer/riverfront mitigation area for two years.*

<b>Riverfront Impacts</b>	<b>Sq Ft</b>
Total Riverfront	21929
<b>Existing Riverfront Impacts</b>	
House	1218
Driveway	1096
<b>Total</b>	<b>2314</b>
<b>Proposed Riverfront Impacts</b>	
24ft by 24 ft Garage/Living space	576
Front Enclosed Entrance	171
Future Mudroom	180
New Driveway	440
<b>Total</b>	<b>1367</b>
Existing and Proposed Impact RF	<b>3681</b>
Mitigation-Remove Existing Driveway	1096
Mitigation - Subtract - Proposed buffer zone / riverfront mitigation	903
Proposed Riverfront Impact	<b>1682</b>

Buffer zone mitigation Higham Conservation.

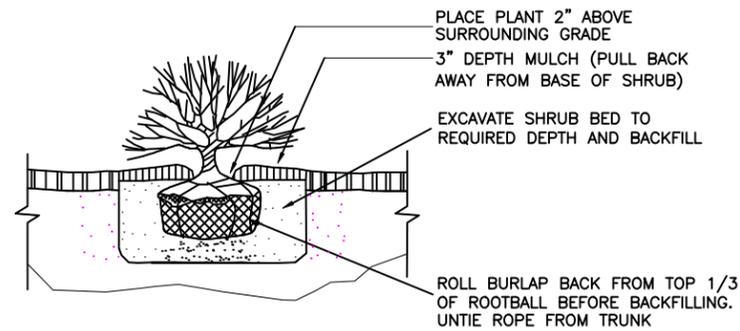
#### **Buffer Zone Mitigation**

<b>Proposed Impacts</b>	<b>Sq Ft</b>
24ft by 24 ft Garage/Living space	576
Driveway	435
Front Entrance	171
Mudroom	180

Sub Total of Proposed Impacts	1362
Subtract Driveway	466
<b>Mitigation Required</b>	<b>896</b>
<b>Mitigation Provided</b>	<b>903</b>

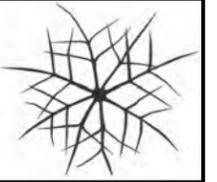
Construction Sequence

- 1) Install erosion control (mulch sock) along the limit of the restoration areas.
- 2) Remove or grubbing of the existing lawn.
- 3) Under direction of qualified wetland professional, plant shrubs within restoration areas. All plants are to be native and no hybrids/cultivars to be used. Any substitutions must be approved by the Conservation Officer prior to installation.
- 4) Under direction of qualified wetland professional, plant shrubs within restoration areas. All plants are to be native and no hybrids/cultivars to be used. Any substitutions must be approved by the Conservation Officer prior to installation.
- 5) Upon completion of planting, the root zones of the individual shrubs will be mulched with a 1- to 3-inch-thick layer of leaf litter or other natural organic mulch. The remainder of the restoration areas shall be seeded.
- 6) Over seed restoration areas with Ernst Conservation Seed - Native Upland Wildlife Forage & Cover Meadow Mix ERNMX 123.
- 7) Fallen logs, branches, or other woody debris to be placed in restoration areas to provide beneficial wildlife habitat features.
- 8) Install deer fencing which will remain in place until woody vegetation established.
- 9) Temporary irrigation to be installed/maintained by the owner as needed for first two growing season to ensure successful establishment of vegetation.
- 10) Upon completion of the restoration work, a report with photographs will be prepared by the wetlands professional and submitted to the Conservation Commission documenting the compliance with the approved restoration plan.
- 11) The restoration areas will be monitored by the qualified wetlands professional for two full growing seasons following the completion of work. A report will be prepared and submitted to the Conservation Commission following inspections at the end of the growing season summarizing the success of the restoration and including recommendations for supplemental plantings, re-seeding, etc.
- 12) Non-native and invasive species within the restoration areas observed by the qualified professional will be uprooted and removed from the site.
- 13) Following the installation of all the proposed plantings, the landward limit of the restoration areas will be physically demarcated by conservation markers/posts that will prevent encroachment into the restoration area. Once established, the intent for the restoration areas is to provide a natural buffer to the stream and remain a "no disturbance zone" in perpetuity.
- 14) Erosion controls to be removed upon stabilization of restoration area with approval of the Conservation Officer.



Plant Schedule

Symbol	Common Name	Latin Name	Size	Quantity
⊗	Highbush Blueberry	Vaccinium corymbosum	3-4 ft	8
⊕	Red Raspberry	Rubus idaeus	3-4 ft	6
Seed with New England Wet Mix at 1 lb./2500 sq. ft (1 lbs)				

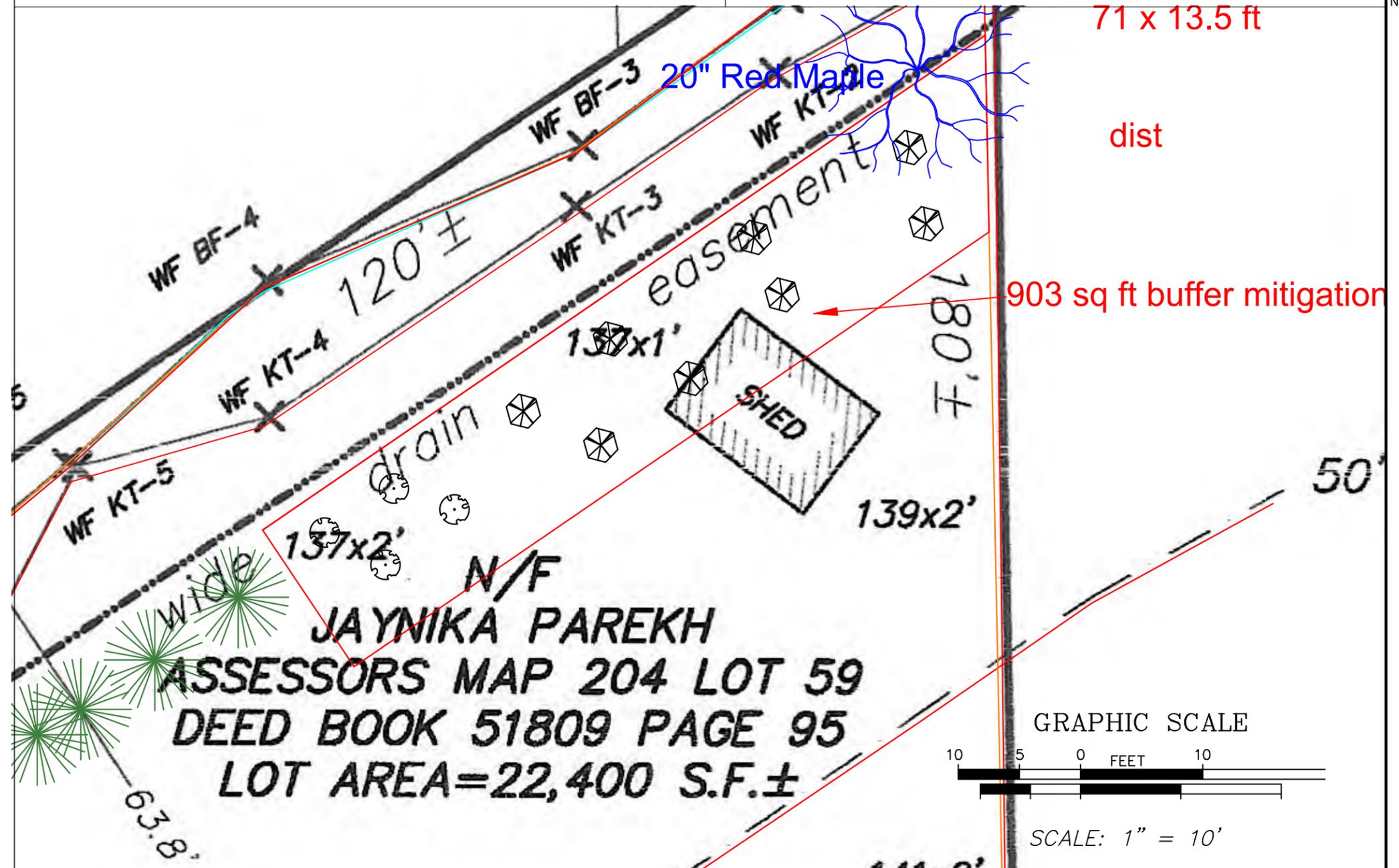


5 Wetlands  
5Wetlands@gmail.com

6 Accord Lane  
Hingham, MA

Rev	Description	Date
1		1/30/26

Notes:



6 Accord Lane, Hingham, MA  
Buffer Mitigation

GRAPHIC SCALE



SCALE: 1" = 10'