

TOWN OF HINGHAM

CONSERVATION COMMISSION



Zoning Board of Appeals
210 Central Street
Hingham, MA 02043

February 28, 2017

RE: 230 Beal Street – Additional comments on the revised plans and materials



Dear Mr. Chairman and Members of the Board,

As the Board is likely aware, the applicant has agreed to grant the Conservation Commission (Commission) a Conservation Restriction (CR) on approximately four acres of land located at the southern end of the property, immediately adjacent to Bare Cove Park. The proposed CR, which has yet to be finalized with the Commission, has not been reflected on the plan sets to date, including the most recent submittal dated February 14, 2017.

In light of this information, the Board may want to further consider the proposed improvements (e.g. grading, drainage, pedestrian access, etc.) and management activities (e.g. vegetation management, snow storage, etc.) in the vicinity of the proposed CR, to the extent that they fall under the purview of the Board and may impact the natural and scenic values of the southern end of the property and ultimately, the values of the proposed CR. Currently the applicant is proposing an ADA-compliant wooden boardwalk (see Sheet C-2B), grading and drainage via swale, pipe and flared end section (see Sheet C-3B) in the vicinity of the proposed CR.

To date, and on behalf of the Commission, I have raised concerns about the proposed vegetation management outside of the current limit of work and within the proposed CR (see Sheet C-1B). The applicant has indicated that the goal for the work is to "...simply remove and manage the extensive invasive species identified in the area including poison ivy, tree of heaven and various others along the pathway connecting the norther (sic) portions of the site with the southern areas" (see 230 Beal St. - Response to Comments by Hingham Conservation Officer, Alliance Residential Company, September 14, 2016). A comprehensive and detailed list of the targeted species, as well as the proposed schedule and methods for removal is needed.

I also raised concerns about the snow storage areas, which have been reconfigured (see Sheet C-2B). Since the proposed CR has not been finalized, it is not yet certain that the snow storage areas will be located entirely outside of the proposed CR. Additional information on the sizing of the snow storage areas (especially in relation to accommodating a larger snowstorm), the plow-able area of the site, the maximum height of the snow piles in the snow storage areas after a 12-inch snowstorm, where the snow melt will drain and if it will be treated before draining or being discharged off-site, would help confirm that the natural and scenic values of the proposed CR will not be impacted.

As the Commission continues to discuss the proposed CR with the applicant, I anticipate that the following topics will be addressed: approved activities and uses, including maintenance of the proposed ADA-compliant wooden

boardwalk; public access; an endowment payment for monitoring compliance with the final CR; clear title and other due diligence items.

Thank you for accepting and reviewing these comments. Should the Board have any immediate questions or require additional information, please feel free to contact me.

Sincerely,



Loni M. Fournier
Senior Planner: Conservation/GIS

Cc: Scott McIsaac, Chair, Conservation Commission
Emily Wentworth, Senior Planner: Zoning/Special Projects