March 6, 2020

Project Narrative

for

100 Industrial Park Road,

Hingham, Massachusetts

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TOWN OF HINGHAM
CONSERVATION

BL Project Number: 1901517

Purpose and Description

This narrative has been prepared to outline proposed redevelopment at 100 Industrial Park Road. The subject property is approximately 17.05 acres with two existing easements at the western portion of the property, one consisting of approximately 1.17 acres, the other of approximately 0.25 acres. The parcel is currently developed with two existing buildings, driveways, parking, and some interior wooded areas that have remained undeveloped. There are existing wetlands to the southeast and southwest of the site in which is currently undeveloped. The proposed redevelopment includes the renovation of a +/- 149,000 square foot (SF) building on the western portion of the site with associated modifications to the parking, drainage, and utilities necessary to support modifications for a new tenant. The project also proposes to demolish an existing ±41,203 square foot building to the southeast for additional parking that is required by the new tenant. For the demolition and site work within the wetlands buffer zone, erosion control measures will be installed between the buildings and the adjacent wetland resource areas. The purpose of the erosion control is to mark the limit of work and to prevent any sedimentation of the adjacent wetlands.

No permanent impacts are proposed to the existing wetlands located on the subject property. No work is proposed within the FEMA Floodplain Zone A. Proposed impacts to the wetland buffer are due to expansion of existing parking areas, stormwater management and minor grading. These proposed wetland buffer impacts are estimated to be ±73,702 square feet. Within the wetland buffer, the proposed plans include a ±29,864 square feet removal of impervious surface which will be planted with new native buffer enhancing plantings. New temporary impacts due to site grading within the wetland buffer will also be planted with buffer enhancement plantings for site restoration. Temporary impacts are limited to construction disturbance around two existing stormwater concrete endwalls, with existing discharges at each wetland. The endwalls are proposed be repaired or replaced as part of this development. Currently a new connection to the endwall at the southeasterly wetlands is proposed and the replacement of an endwall in disrepair

at the southwesterly wetland is proposed. These temporary impacts will be mitigated to the maximum extent practical and the wetlands will be fully restored upon the completion of work in these areas.

Environmental Impact Assessment

Potential impacts to adjacent areas and downstream resources include both short term impacts during construction and long-term impacts in the buffer. Impacts will consist of site regrading, surfacing with pavement, the construction of slopes and minor modifications to the existing storm drainage patterns.

The short-term impacts are primarily associated with construction activities where management of site materials and proper erosion and sedimentation control will be utilized. This project has been designed to incorporate the appropriate controls and tools to prevent impacts from erosion and sedimentation as recommended by the Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas (dated 2003). Proper implementation of these techniques should assure any potential construction related impacts are minimized and/or avoided. The potential long-term impacts are associated with stormwater runoff management and site grading. However, this project has been designed to minimize potential stormwater related impacts by providing the appropriate design level of water quality treatment to the stormwater associated with the development prior to discharge and to restore the site with native enactment plantings to the maximum extent practical.

Alternatives Considered

Of multiple site design iterations performed, the proposed project contained herein proved to be the one with the least impact while providing for the needs of the applicant. This design proposes no permanent impacts to the wetlands.

Best Management Practices and Mitigation

The overall existing drainage onsite will be improved through the use of Best Management Practices (BMPs) for water quality and runoff management. Reduced runoff rate will be achieved through the use of outlet control structures, and water quality and quantity control through sub-catchment and water treatment measures.

To mitigate the increase in impervious coverage on the site subsurface plastic storage chamber systems installed with outlet control structures will be utilized to provide stormwater runoff rate control. The results of the analysis demonstrate that there will not be an increase in peak stormwater runoff rates for, at a minimum, the 2-, 10- and 100-year storm events. Water Quality Best Management Practices (BMPs) have been incorporated into the project design to provide a minimum required 80% TSS removal. The majority of impervious area runoff will be captured by

hooded catch basins with deep sumps, with the building runoff discharging to roof leaders. The stormwater runoff will then be conveyed through hydrodynamic separators and into underground infiltration chambers, or over vegetated strips into bioretention systems.

The proposed stormwater management system is designed to be in compliance with the Town of Hingham regulations and the 2008 Massachusetts Stormwater Handbook.

Temporary erosion and sedimentation control measures are also proposed during construction and include silt fence and haybales, construction entrances, temporary sediment traps, temporary stabilizations and seeding and silt sack inlet protection. These measures will be placed upgradient of the wetlands to mitigate short term environmental issues placed upon the resources during construction.

Additional best management practices will also be utilized throughout construction:

- Construction site waste will be managed and disposed of during the entire construction period. Spills shall be cleaned up immediately, defective containers that may cause leaks or spills will be identified through regular inspection and any found to be defective will be repaired or replaced immediately, and any stockpiling of materials should be reinforced as specified in the erosion control plans, notes and details.
- All hazardous materials such as oil filters, petroleum products, paints and equipment maintenance fluids will be stored in structurally sound and sealed containers and segregated from other non-waste materials. Secondary containment shall be provided for all materials in the hazardous materials storage area and will consist of commercially available spill pallets. Additionally, all hazardous materials will be disposed of in accordance with federal, state, and municipal regulations.
- Hazardous waste materials will not be disposed of into the on-site dumpsters. All personnel will be instructed, during training sessions, regrading proper procedures for hazardous waste disposal. Notices that state these procedures will be posted onsite and the individual responsible for day-today site operations will be responsible that the posted procedures are adhered to.
- Any chemical and petroleum containers stored on site shall be provided with impermeable containment which will hold at least 110% of the volume of the largest container, or 10% of the total volume of all containers in the area, whichever is larger, without overflow from the containment area. All chemicals and their containers shall be stored under a roofed area except for those stored in containers of 100-gallon capacity or more, in which case double-walled tanks will suffice.
- The contractor shall provide temporary sanitary facilities for all personnel onsite. Such facilities shall be located within the staging area, away from flow paths and traffic.
- Washout of applicators, containers, vehicles and equipment for concrete shall be conducted in a designated washout area. No surface discharge of washout wastewaters from the area

will be allowed. All concrete wash water will be directed into a container or pit such that no overflows can occur.

- Construction equipment and maintenance material will be stored in a combined staging area and material storage areas adjacent to each stabilized construction entrance. Nonhazardous building materials such as packaging materials (wood, plastic, and glass), and construction scrap materials (brick, wood steel, meatal scraps, and pipe cuttings) will be stored within a covered area. Large items, such as framing materials and stockpile lumber, shall be stored in the open within the storage area. Such materials shall be elevated on wood blocks to minimize contact with runoff.
- For construction activities which cause airborne particulates, wet dust suppression shall be utilized. Construction site dust will be controlled by sprinkling the ground surface with water until it is dust particles are not visible within the surround air. The volume of water sprayed shall be such that it suppresses dust but does not introduce the runoff of contaminated water.
- Several types of vehicle and equipment will be used on-site throughout the project, including graders, scrapers, excavators, loaders, paving equipment, rollers, trucks and trailers, backhoes, and forklifts. All major equipment/vehicle fueling, and maintenance will be performed offsite. When vehicle fueling must occur on-site, the fueling activity shall occur in the staging area. Only minor equipment maintenance will occur on-site. All equipment fluids generated from maintenance activities will be disposed of into designated drums stored on spill pallets. Absorbent, spill-cleanup material and spill kits will be available at the staging area. Drip plans shall be placed under all equipment receiving maintenance.