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June 05, 2020

Ms. Loni Fournier
Conservation Commission
Town of Hingham
210 Central Street
Hingham, MA 02043

Re: Staff Comments July 2

Dear Ms. Fournier,

In response to the review comments which I received from your assistant Heather Charles Lis in an email dated July 2, 2020, attached is a revised set of plans for the above noted site. In response to the comments, I offer the following:

New Comments

- Erosion & Sedimentation Control
 - As requested, we will place a 12” mulch log along with a silt fence for erosion control. It will be reflected on the plans with a detail. The topsoil stockpile should not be an issue as it will only be present for a short time during the foundation work.

- Landscaping & Plantings
 - Correct, there are 14 trees being removed inside the buffer, however, as you noted in the first staff comments, a number of these trees are vine covered and in poor condition. This is especially true regarding the three trees within the house footprint. This is partially due to the fact that there is a limited amount soil above the ledge. The proposed trees are being planted in areas where we will be providing sufficient soil depth to support their growth and maintain a healthy tree. The landscape design has been revised in response to your comments.
 - Overall, the tree and shrub areas to be set inside the buffer will be approximately 2,800 square feet. In addition, we are proposing to supplement another 600 square feet outside the activity area in front of the wall.
 - All disturbed areas required for the installation of the utilities will be loamed & seeded. Depending upon the work required to install the utilities, the intent was to extend the lawn area around 80’ beyond the house.

Remaining Comments

- Buffer zone impacts and performance standards

- The overall impervious in the buffer is listed on sheet 3 of the drawing set.

They are:	House	2,513 sq. ft.
	Deck	650 sq. ft.
	Driveway	<u>700 sq. ft.</u>
	Total	3,863 sq. ft.

The only thing which is not listed is the walls. Approximately 400 linear feet of wall will be set inside the buffer. Regardless, I do not consider the walls impervious. They do not have a cap stone and they are all dry set. They will primarily be embedded in the slope. Along the west side of the driveway, they are being used primarily to ease the slope from the driveway down to the property line and provide a terrace for plantings.

- Reducing the size of the house will not have any significant impact on the disturbance area. As mentioned, there are only three trees, which are all in bad shape, within the footprint of the house. To note, the original footprint shown in the SWPPP Plans was larger at 3,810 sq ft. compared to the proposed house at 3,675 sq ft. Also, the presence of the ledge negates that option.
- The comment regarding mitigation of 1:1 for buffer zone activity has been discussed above.

- Cuts and fills inside the buffer area:

Cuts for foundation	700 cu. yds.
Driveway fill	575 cu. yds.
Utility fill	<u>125 cu. yds.</u>
Total fill	700 cu. yds.

- The reference is not required. The Homeowners Association will be noted in the deed at the time of conveyance. The dam is inside an easement that will be conveyed to the Homeowner's Association.
- The sewer is being located at this point because we have the potential to fill in this area to provide the depth of cover needed over the service line rather than excavate ledge.

If you have any further question or comments regarding the submission, please do not hesitate to contact me. I look forward to meeting with the Board to discuss this further.

Sincerely,



Gary D. James, P.E.