



- Land Use Planning
- Civil Engineering
- Construction Permitting

August 24, 2020

Ms. Heather Lis  
Assistant Conservation Officer  
Hingham Conservation Commission  
210 Central Street  
Hingham, MA 02043

RE: **Response to Agent Comments**  
**185 South Pleasant St. - Hingham, MA 02043**  
**Notice of Intent Application**

Dear Heather:

The purpose of this letter is to address your comments received via two emails on 8/20/20. Below is a summary of the comments followed by our responses in *italics*:

#### **Agent Comments – email 1**

1. Wetland Resource Areas: South River Environmental flagged the wetlands. Can you please provide a wetlands report or memo from the wetlands scientist?

*The Wetlands Summary Form provided by South River Environmental is attached.*

2. Erosion & Sedimentation Controls: Thank you for including a construction detail for the silt sock. It would be preferable to have stakes abutting the silt sock, particularly given that it would be on a slope above the resource area, and for visibility.

*A note to add stakes abutting the silt sock at 10-12 ft. intervals has been added to the revised Site Plan to Accompany NOI, dated 8/24/20, attached.*

3. Thank you for providing calculations on impervious area. Based on this, it seems that the patio would not be permeable, and I wondered if a permeable surface and base was considered, or if this was not preferred or not feasible near a pool?

*The client prefers an impervious patio to surround the pool. Extensive mitigation plantings have been proposed to compensate for the additional impervious area, as indicated on the revised Site Plan to Accompany NOI, dated 8/24/20 and the revised Landscape Plan dated 8/24/20.*

4. The proposed drywells are a positive, including for outdoor shower runoff. Am I interpreting correctly that a large portion (or all?) of the existing structures would be redirected to the drywells?

*Three drywells are located on the Site Plan. Two drywells are intended to collect water from two proposed structures, the shower and the patio. However, these drywells, as well as a potential third drywell located on the northeast side of the dwelling, can be used to collect water from the downspouts on the rear of the dwelling as needed. The need will be determined in the field during construction, once factors such as the soil conditions and the water table are determined.*

5. The Commission typically seeks mitigation for structures (including pools) in the 100-ft buffer at a 1:1 ratio of native planting area to new structure. Although the proposed plantings are an improvement, I think it's likely they will look for some additional mitigation to meet this specific target.

*Approximately 394 s.f. of additional native plantings are proposed among the three mature trees east of the work area as recommended. Another 510+/- s.f. of conservation seed/grass mix has been added to the regraded slope between these plantings and the pool fence. These additional two areas of mitigation plantings provide a minimum of 1:1 ratio of native planting area to new structure (a minimum of about 900 s.f.). These plantings are in addition to the 130+/- s.f. of plantings around the retaining wall and the two bushes south of the fire pit previously proposed within the 100' buffer. The plantings are located on the Revised Site Plan to Accompany NOI dated 8/24/20 and the revised Landscape Plan dated 8/24/20.*

6. The proposed mitigation shrubs do seem reasonable to me as mitigation for the trees to be removed, however if it's possible to use straight species for the *Clethra* and *Viburnum* as opposed to cultivars (i.e. Sixteen Candles), this would be preferable in the buffer zone.

*The client prefers to keep the cultivars around the retaining wall. However, the newly proposed mitigation plantings among the three mature trees downstream of the modification area shall be straight species.*

7. What type of fence is proposed? Is it possible to leave a small (e.g. 4-6") gap at the base for wildlife movement?

*The fence has not been selected. The fence has to abide by building code, which specifies a maximum 6' height from the ground. The fence encloses the pool and patio area, where wildlife is not preferred. Wildlife can pass freely from the front to the rear of the property outside the fenced area.*

8. Will the fire pit be a gas fire pit and thus require a utility connection?

*The fire pit is wood burning. A utility connection is not required.*

#### **Agent Comments – email 2**

9. I agree with the wetland delineation and will recommend the Commission confirm the wetland flags that are on the property.

*No comment.*

10. Of the four trees proposed for removal from the 100-ft buffer zone, at least three appear to possibly be healthy or at least not in obvious decline. The fourth is leaning and I understand it is losing branches. I also understand the owners have safety concerns about all of the trees. The Commission may want to see an opinion from an arborist and I wondered if the trees could possibly be correctively pruned to address the concerns. Alternatively, the proposed plantings could still be considered mitigation for the removals if this is strongly preferable.

*Three trees proposed for removal are located within the 100' buffer. The client prefers to remove these trees for reasons described in the NOI Application. Extensive mitigation plantings have been added to compensate for the removal of these trees, as indicated above and in the revised Site Plan to Accompany NOI dated 8/24/20 and the revised Landscape Plan dated 8/24/20.*

**Cavanaro Consulting, Inc.**  
**Response to Conservation Commission Comments**  
**185 So. Pleasant St. - Hingham, MA 02043**  
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**8/24/20**  
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11. In the backyard, there is a sparsely vegetated area near the bottom of the grassed slope, and adjacent to the fully wooded area beyond, that I think could benefit from some mitigation plantings in the form of native shrubs. The area is to the west/northwest of the 24" pine tree that is proposed for removal and seems like a logical place to put some mitigation at least.

*Native mitigation plantings have been proposed in this area as recommended and are indicated on the Revised Site Plan to Accompany NOI dated 8/24/20 and the revised Landscape Plan dated 8/24/20. Based on our understanding of the discussion between the client and Ms. Lis, we interpret this area to be east of the 24" pine tree that is proposed to be removed, and within the remaining three mature trees just west of the fully wooded area, as shown on the revised plan.*

We appreciate your thoughtful comments and look forward to presenting the project to you and the Commission at our hearing scheduled on 8/31/20. Please feel free to contact us with additional questions or comments.

Sincerely,

**Cavanaro Consulting, Inc.**



John C. Cavanaro, P.E.  
Managing Principal

Enclosures

Wetland Summary Form  
*Site Plan to Accompany NOI*, revised 8/24/20  
Revised Landscape Plan, 8/24/20

cc: K. Gosselin *Via Email*  
T. Van Buskirk *Via Email*  
L. Fournier *Via Email*  
File 20088