PROJECT NARRATIVE

1.0 INTRODUCTION

Julie Silva Palmer and Daniel Palmer are the owners of the developed residential property located at 279 North Street, Hingham. They are requesting permission from the Hingham Conservation Commission to construct an in-ground pool, patio, and landscaping on their lot. An intermittent stream has been identified on the property. A portion of the proposed modifications are located within the 100' buffer to the intermittent stream. All of the work is located outside of the 50' buffer of the intermittent stream.

2.0 EXISTING CONDITIONS

The locus property is developed, single-family residential lot located at 279 North St. It has an area of approximately 35,000 ft.² the lot is bound by North Street to the south, front side, by Burtons Lane to the west, and by private residential properties on the remaining two sides. The topography generally slopes from a steep hill at the rear boundary of the lot and levels out sloping gently to the front. The property currently consists of a dwelling, a detached garage, an out building, a concrete driveway off of Burtons Lane, and a brick patio extending from the side of the house.

An intermittent stream runs along the east boundary of the property. The intermittent stream channel was field located by the surveyor, Hoyt Land Surveying, who added it, and the buffer zones, to the Foundation As-Built Plan. The property is not located within a Critical Area or within a NHESP Priority or Estimated Habitat of Rare Species, nor is it in the Flood Plain.

3.0 PROPOSED CONDITIONS

The owners propose to regrade the hill and relocate the existing shed and construct a 1,280 ft.² inground pool (705 square feet of the pool within the 100' buffer), surrounding patio and outdoor shower (with gravel floor) along the rear side of the dwelling. If ledge is found beneath the surface of the hill, that ledge will be chipped away. Stepping stones will connect the house and out building and existing patio to the pool. Portions of the lawn surrounding the proposed pool will be regraded. Dewatering of the pool will take place outside of the 100' buffer.

A portion of the modifications are located within the 100' buffer and outside of the 50' buffer to the intermittent stream. Approximately 800 ft.² of impervious paving (the pool, patio = 705 ft.²; and shed = 95 ft.²) lies within this buffer zone. The total disturbance area, including grading, within the buffer zone is about 2,200 ft.². Approximately 1,600 ft.² of native planting (trees and shrubs) are proposed along the back of the pool to mitigate the impact of the impervious area.

A cherry tree and a hawthorn that live within the 100' buffer zone are proposed to be removed as part of this project. These are located on the attached site plan. The two mature trees were selected for removal because they will be in the way of the pool. Two dogwoods are proposed by the pool to replace the two healthy trees. Approximately ten diseased hemlocks along the back property line, within the 100' buffer, will be removed because they present a danger (see attached letter by certified arborist).

4.0 WETLAND RESOURCE AREAS

There is one resource area, an intermittent stream, subject to the jurisdiction of the Wetlands Protections Act (M.G.L. Ch. 131 40) and the Hingham Wetlands Protection Bylaw within 100' of the limit of work namely intermittent stream. A brief description of the resource area is provided below.

Inland Bank

The Wetlands Protection Act defines inland bank as the portion of the land surface which normally abuts and confines a waterbody. Bank occurs between a waterbody and a vegetated bordering wetland and adjacent floodplain, or between a waterbody and in upland area. Bank may be partially or totally vegetated, or maybe comprised of exposed soil, gravel, or stone. The upper boundary of a bank is the first observable break in the slope or the mean annual flood or Highwater level, whichever is lower.