

March 5, 2021

Heather Charles Lis, Assistant Conservation Officer  
Town of Hingham  
210 Central Street  
Hingham, MA 02043

Re: Revised Submittal 01/10/2021  
100 Industrial Park Road  
Hingham, MA

Dear Ms. Charles Lis:

We wanted to provide a summary of the minor plan changes that have occurred due to Traffic Peer Review comments for Planning in order to help the Commission understand the location and reasons for these changes and are summarized below.

- The southerly drive on Commerce Road will be widened to accommodate WB-67s exiting the site without crossing the road's centerline. Approximately 714 SF of pavement will be added for this driveway expansion (237 SF of pavement within the 50' wetland buffer and 477 SF within the 100' wetland buffer). Stormwater will discharge to the southerly wetlands off Commerce Road. A hydrodynamic separator unit will be installed to treat this additional impervious surface and a significant portion of Commerce Road.
- The plans now show a reduction in parking spaces by the northern rain garden from 453 to 447 as a result of comments from Executive Office of Energy and Environmental Affairs, Massachusetts Environmental Policy Act (MEPA), Advisory Opinion.
- A 1:1 tree replacement has been added to the landscape plans for a pine tree being removed from the southerly entrance widening to Commerce Road. A replacement pine tree will be added to the area by the northerly entrance on Commerce Road. The tree will be included in the planting of the other white pine trees to re-establish the buffer in that area.
- The truck exit from the southerly entrance will be widened on Commerce Road to prevent WB-67s from crossing the road's centerline. Approximately 15,773 SF of the road will be repaved with heavy-duty bituminous concrete pavement. An additional 976 SF of pavement will be added within the buffer to widen the road. The offsite wetland buffer encroachment areas are shown in the table below:

<b>Condition</b>	<b>0'-50' Wetland Buffer</b>	<b>50'-100' Wetland Buffer</b>
<b>Existing</b>	+/- 14,352 SF	+/- 1,421 SF
<b>Permanent</b>	+/- 14,629 SF (277 SF increase for roadway improvements)	+/- 2,120 SF (699 SF increase for roadway improvements)
<b>Temporary</b>	+/- 3,439 SF (for roadway improvements)	+/- 148 SF for roadway improvements

- We have also received additional wetland information west of Commerce Road from Conservation Commission and notes have been called out on the plans. With the additional wetland information received, we have also updated the on-site wetland buffer encroachment areas (see table below):

<b>Condition</b>	<b>0'-50' Wetland Buffer</b>	<b>50'-100' Wetland Buffer</b>
<b>Existing</b>	+/- 4,266 SF	+/- 29,213 SF
<b>Permanent</b>	+/- 11,969 SF (7,703 SF increase for two new discharge locations with scour holes and the stormwater wetland pond)	+/- 44,835 SF (15,622 SF increase for the constructed stormwater wetland treatment pond)
<b>Temporary</b>	+/- 3,442 SF (for installation of discharge pipes, surface to be restored once trench has been backfilled, also for restoration area planting.)	+/- 11,305 SF (for restoration area planting)

- The revised submittal includes “Wetland Buffer Encroachment Exhibit” 24”x36” full size Sheet EXH-1 dated March 4, 2021 for Conservation Commission’s visual perspective.
- The revised submittal includes 24”x 36” full size set of plans revised March 5, 2021 reflective of the changes noted above.
- The revised submittal also includes an updated Soil Management Plan and summary letter dated March 5, 2021 to further clarify for the Conservation Commission.

We trust this addresses your concerns. Should you require additional information, please feel free to contact me at 203-608-2438.

Sincerely,



Kevin Hixson  
Senior Project Manager