

ECR

Environmental Consulting & Restoration, LLC



ADDITIONAL INFORMATION MEMO

TO: Hingham Conservation Commission, Attn: Heather Charles Lis, Assistant Conservation Officer
FROM: Brad Holmes
DATE: August 31, 2020
RE: 42 Popes Lane, Hingham

Please accept this additional information regarding the RDA application filed for 42 Popes Lane in Hingham. This additional information is being provided in response to questions & comments outlined in the memo dated August 31, 2020 from Heather Charles Lis, Assistant Conservation Officer. In order to clearly respond to all questions and comments, Ms. Charles Lis' comments have been copied below in *italics* follows by ECR's response in **bold**.

RDA form

- *Can you please provide an e-mail address and/or phone number for the applicant in case we need to get in touch with them at some point during the project? They will also be included on e-mails about the Commission meeting.*

The applicants email address is pj@oakdd.com

- *Under B. Determinations, you've included checkbox "e" for the scope of alternatives for work in the Riverfront Area, however you are not listing any alternatives here. I understand that you are trying to make the point that only a very small area of work is proposed in RA, however in terms of issuing the proper Determination I would advise the ConCom to make no Determination on the scope of alternatives. But also see my comment below on RA.*

The proposed project includes redevelopment within a previously developed riverfront area, therefore, in accordance with 310 CMR 10.58 (5) an alternatives analysis is not required. Please note, a total of approximately 12 square feet of Riverfront Area are proposed to be impacted by the proposed driveway. As proposed, the permanent alterations within the Riverfront Area will be negligible, and as a result, will not have an adverse effect as defined in 310 CMR 10.23: "Adverse Effect means a greater than negligible change in the resource area or one of its characteristics or factors that diminishes the value of the resource area to one or more of the specific interests of M.G.L. c. 131, § 40, as determined by the issuing authority. Negligible means small enough to be disregarded."

Resource Areas

- *The 50 & 100-ft buffers to the Certified Vernal Pool should also be shown on the plans. I understand the BVW edge is closer to the proposed work, however the bylaw regulations have additional protection for Vernal Pools and their buffer zone so it is important to know where the limit is.*

The buffers from the Certified Vernal Pool are included on the attached schematic. For calculation purposes, ECR has prepared this schematic showing the 100-foot buffer zone from the Vernal Pool within the proposed work area. ECR was able to calculate the area of proposed structures within the buffer to the Vernal Pool



and BVW using this schematic. Approximately 120 s.f. of new structure is proposed within the outer limit of the Vernal Pool buffer and approximately 250 s.f. outside the Vernal Pool buffer but within the BVW buffer. As you can see, this area of proposed work is at the front of the existing house, which offers little habitat value. This proposed work will not adversely impact the off site vernal pool and buffer zone.

- *Erosion & Sedimentation Controls. Please add E&SC and a detail to the plan. Although the proposed rear addition and larger front porch are outside ConCom jurisdiction, I strongly recommend having E&SC around these work areas too due to their proximity to the resource areas. Just a reminder that the ConCom doesn't allow straw or hay products due to concerns over invasive plants/seeds.*

A siltsock shall be installed prior to the start of work to protect nearby wetland resource areas.

Stormwater Management

- *How will runoff from the addition be handled?*

A typical gutter system shall be used to collect stormwater runoff from the proposed addition. Please note, single-family home properties are not subject to the DEP Stormwater Standards. The gutter system could be connected to a drywell system at the request of the Conservation Commission.

- *What type of driveway is being proposed? If it would be a paved, impervious driveway, has mitigation been considered for stormwater runoff, such as with a stone infiltration trench?*

The proposed driveway shall be paved. No stormwater mitigation has been proposed. Please note, single-family home properties are not subject to the DEP Stormwater Standards.

Buffer Zone Impacts & Mitigation

- *The bylaw has a 100-ft "no disturb" buffer around Vernal Pools. If the Commission were to approve the proposed work, they would likely seek mitigation. They typically look for 2:1 mitigation planting area to area of new structure in the 100-ft buffer to a Vernal Pool, and then 1:1 mitigation for work within the 100-ft buffer to BVW (outside the 50-ft). Please provide a breakdown of the footprint of new structures (addition & porch) in the 100-ft buffer to the Vernal Pool, and then the portion of the structures that is outside this area, but still within the 100-ft buffer to BVW. Let me know if this doesn't make sense or you have any questions.*

ECR has created the attached schematic showing the 100-foot buffer zone from the Vernal Pool within the proposed work area. As stated previously, this area of proposed work is at the front of the existing house, which offers little habitat value. The addition is proposed within an area that currently exists as maintained lawn & landscaped beds, and therefore no planting areas have been proposed to mitigate the impacts to the lawn & landscaped areas.

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- *Similar to the last comment, please quantify the area of new driveway proposed in the buffer zone to the Vernal Pool and to the BVW.*

ECR has calculated that approximately 1,060 square feet of the proposed driveway is located within the outer limit of the buffer zone to the Vernal Pool. Approximately 315 square feet is located outside the vernal pool buffer zone but within the BVW buffer zone.

- *Would any trees need to be removed for the new driveway? If so removals should comply with this policy: <https://www.hingham-ma.gov/DocumentCenter/View/8602/Tree-Removal-and-Replacement-Policy-PDF>.*

The removal of trees shall be avoided to the maximum extent possible, but in the event that a tree(s) needs to be removed then removal shall comply with the Town of Hingham Tree Removal and Replacement Policy. Any trees being replaced shall be native and the proposed location shall be reviewed and approved by the Hingham Conservation Staff prior to planting.

Riverfront Area

- *Were other alternatives considered, such as shifting the driveway slightly to move it completely out of the RA? Staff would also like to add that it's not clear if the end of the driveway would be in an existing dirt driveway/path or in a wooded and naturally vegetated area.*

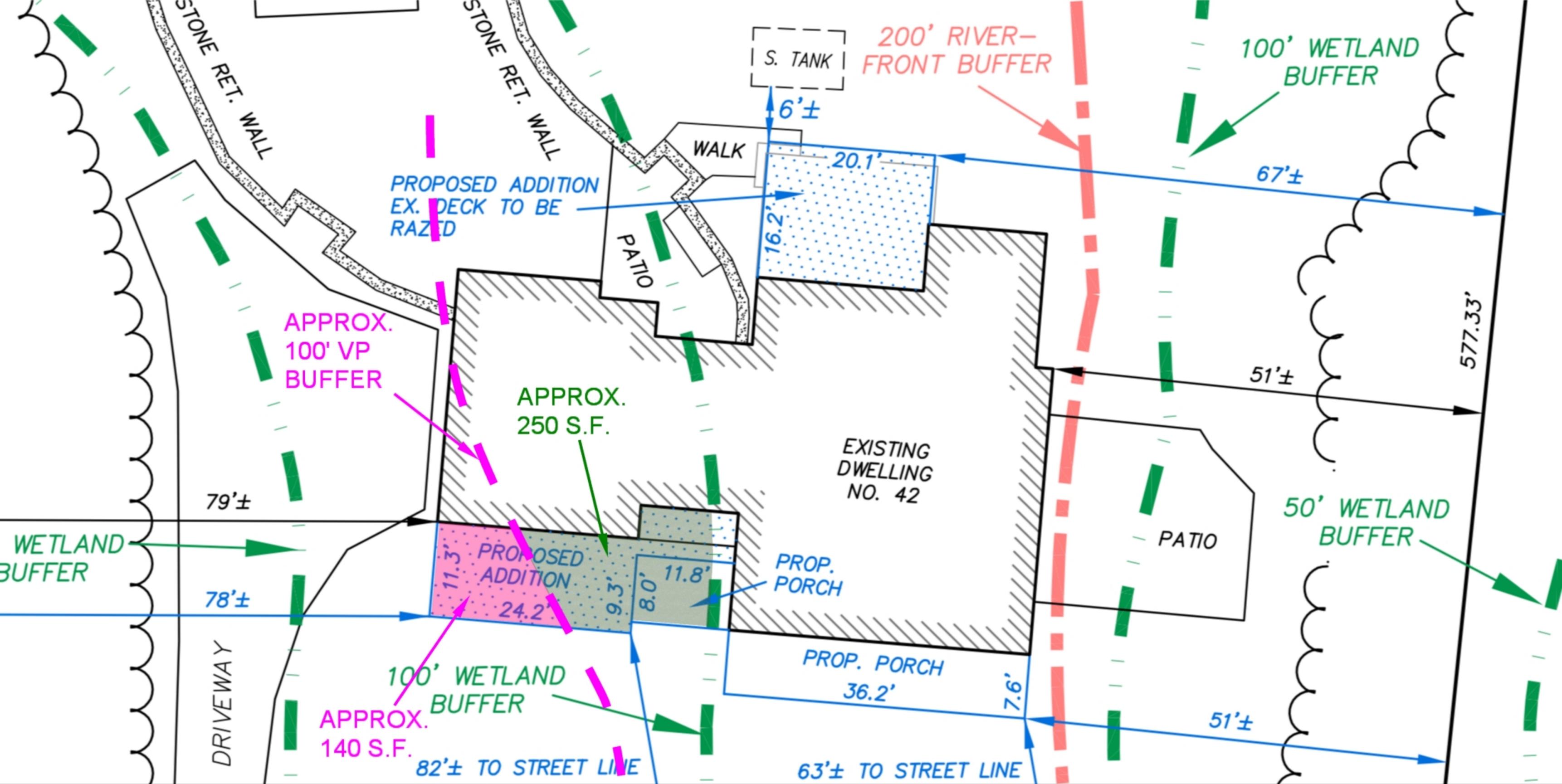
The project has been designed to avoid adverse impacts to all wetland resource areas on and near the site. Approximately 12 square feet of Riverfront Area are proposed to be impacted by the proposed driveway. As proposed, the permanent alterations within the Riverfront Area will be negligible, and as a result, will not have an adverse effect as defined in 310 CMR 10.23: "Adverse Effect means a greater than negligible change in the resource area or one of its characteristics or factors that diminishes the value of the resource area to one or more of the specific interests of M.G.L. c. 131, § 40, as determined by the issuing authority. Negligible means small enough to be disregarded."

Upon review of this additional information memo, please contact me at (617) 529 – 3792 or brad@ecrwetlands.com with any questions or requests for additional information.

Attachments:

- 1.) ECR Schematic

Thank you,
Brad Holmes, PWS
Manager



WETLAND NOTE:

GRAPHIC SCALE