



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

Hingham Conservation Commission
210 Central Street
Hingham, MA 02043

September 18, 2020

Attn: Heather Charles Lis

Re: P-3129 Engineers Response to Review Comments
File No. SE 134-1383; 258 Rockland Street

Dear Heather,

On behalf of our clients Shayne Ferrara and Sarah Gorham, we offer the following responses to your review comments as outlined to me in a September 10, 2020 email. The comments from that correspondence are repeated before our responses for ease of reference.

- Resource Areas
 - Thank you for providing current flagging for BVW in the vicinity. Is a wetlands report or narrative available? I'm not familiar with the person that did the delineation, so if you could provide a short background with their experience that would be helpful. The Commission has a Resource Area Delineation Policy that includes requirements for the items above - see #1 and #4 for details: <https://www.hingham-ma.gov/DocumentCenter/View/8601/Resource-Area-Delineation-Policy-PDF>.

I believe we have appropriately addressed this comment with the prior submittal of the wetland scientists' letter of credentials and the wetland report for this project.

- Buffer Zone impacts & mitigation
 - The Commission will want to see a detailed breakdown of the square footage of proposed structures and surfaces in the 100ft buffer zone. Please include pool, patio, walls, etc.

The total area of alteration within the buffer zone for this project is 3,850 sf. No alteration will take place in the resource area or the 50' buffer strip from the resource area. The breakdown of buffer zone alteration is as follows:

In-ground Pool: 730 sf Pool patio: 1725 sf Retaining walls: 135 sf Landscape: 1260 sf

- In accordance with the local wetlands buffer zone regulations, the Commission generally seeks mitigation for new structures/impervious surfaces in the buffer zone in the form of restoration of the buffer with native plantings. Typically the Commission looks for a 1:1 ratio of mitigation planting area to area of new structure/impervious surface, which would include the pool and possibly walls. The plantings around the pool, particularly to the south/southeast side of the pool, could potentially be considered as at least part of the mitigation, however native species would need to be proposed. The Commission looks for species native to Massachusetts, or at least New England, and no cultivars ideally. Please consider whether there are other opportunities for mitigation, particularly in close proximity to the wetlands.

The majority of the area of the yard where the project is proposed consists of exposed ledge, a partially excavated area and various spoil piles. The areas near to the stone wall located at the southerly property line are generally vegetated with small trees and brush. Our client has indicated to us that, prior to excavating to explore for the presence of ledge, this area was already disturbed by a prior owner.

Of the overall 3,850 sf of alteration in the outer 50' of buffer zone, 1/3 of the area is proposed to be extensively landscaped with approximately 70 plantings, as designated on the submitted Landscape Design by Kris Romaniak. We respectfully request that the Commission consider these planting to be adequate mitigation considering the relatively barren present conditions in this area of the site.

- Stormwater management & fill
 - Will the proposed paver pool deck be constructed to be permeable? I'm assuming so, but if not, how would runoff be handled?

Our clients have indicated to me that the pool deck is now planned to be stamped concrete with either spot or slot drains to drain excess water to landscaped areas.

- The Commission may want quantification of the amount of fill that would be placed in the buffer zone.

It is not anticipated that fill will be required for this project. Some materials such as sand and stone will be used during construction and some unsuitable materials might be encountered that may need to be removed from the site.

- Pool maintenance
 - How/where would pool water be discharged and would there be any backwash associated with the pool?

Our clients have indicated to me that a cartridge filtration system that does not require backwashing will be used to filter pool water. I assume that water might occasionally need to be removed from the pool after extreme rainfall events. If needed that would occur outside of the buffer zone in the landscaped area adjacent to the proposed cabana, where the pool pump and filter will be housed.

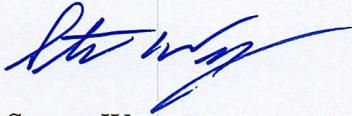
- Landscaping
 - Do any existing trees or shrubs need to be removed? The Commission has a Tree Removal and Replacement Policy that should be addressed, if applicable: <https://www.hingham-ma.gov/DocumentCenter/View/8602/Tree-Removal-and-Replacement-Policy-PDF>.

It is not anticipated that any trees will need to be removed. Some woody brush along the property line closest to the proposed pool will need to be removed to accommodate installation of the pool fence and finish grading. Landscape plantings will be provided at a greater than 1:1 replacement rate in this area.

If you have any questions regarding our responses, please feel free to contact me any time at (781) 294-4144.

Sincerely,

LAND PLANNING, INC.



Steven Wry
Project Engineer

Sw/p3129 Review Response 09182020