
May 27, 2020

Ms. Loni Fournier, Senior Planner
Hingham Conservation Commission
210 Central Street
Hingham, MA 02043

RE: Notice of Intent
23 Isaac Sprague Drive, Massachusetts
Staff review responses

Dear Commission members,

On behalf of our client, Trevor Byrne, please find the responses addressing the comments from the Conservation Commission's staff. Our responses are below the comments in italics. Revisions to the plans are as follows:

1. In your narrative, you note an "extensive Landscape Plan." Has that been finalized? If so, could you please send me a copy? Please note that our Regulations do not allow for the expansion of lawn in the 50' buffer zone and the Commission recently passed a Tree Removal and Replacement Policy that should be addressed. (Your narrative also mentions the removal of "a few" trees, this should be quantified.)

The Landscape Plan is being finalized. The existing trees to be removed have been added to the plans. We will need to request a waiver for the trees that will need to be removed. Three (3) trees will be removed and we have shown replacement trees.

2. Your application has a placeholder for a USGS map, however one was not included. Note, this is not critical for me to have, it just seems to have been overlooked.

We have included the USGS map for reference.

3. Your Narrative and plan reference the stormwater basin on the western side of the property. Please note that this area is jurisdictional. I attached a copy of the as-built for the Conservatory Park subdivision, which indicates that the basin was completed as of October 1995. Please add the 50' and 100' buffer zones to this resource area accordingly.

The 50' and 100' buffer zones have been added, as requested.

4. The Wetlands Report indicates that the drainage swale did not contain any water or dominant wetland vegetation in February. I will be taking a closer look at this area tomorrow and will let you know if I find any contradictory evidence regarding its jurisdictional status.

Loni Fournier responded back on May 26, that she had no further concerns about this drainage swale.

5. The plan also notes that the drainage easement is to be abandoned. Who is the holder of this easement and do you have any documentation from them regarding their intent to abandon the easement.

The Conservatory Park Association holds the easement. The Association has signed off, and the documents have been filed by Drohan and Tocchio & Morgan, Attorneys.

6. Have you had any conversations with the Town's Sewer Commission regarding the improvements that are located within the sewer easement shown on the plan?

Yes. The Commission and staff have assisted to identify the location of the sewer line and stated that we are able to install hardscape over the sewer line. The client understands the risk if the Commission or Sewer Department needs to access the pipe.

7. The Quitclaim Deed references a prior Order and specifically states, "Further dredging, filling, or grading of any kind is strictly prohibited after construction..."

a. The 2017-2018 aerial imagery for the property shows a dramatic change in the forest cover (attached). It is not clear if any fill or grading took place in conjunction with this work. Do you have any additional information about this work, which was not formally permitted by the Commission?

Some unsafe trees were removed, no grading changes were made. Some clearing of poison ivy (the family is highly allergic) and new lawn areas were planted.

b. How does the current proposal comply with this language?

We have included the document which also states : "... strictly prohibited after construction as proposed under this Order of Conditions unless subsequently approved in new actions under this Act and By-Law."

8. After the additional 50' and 100' buffer zones have been added to the plan, can you please calculate the proposed new impervious area to be added to each? It would be helpful if you could break those values down by structure, patio, planter, and retaining wall.

We have calculated all of the buffer zone impacts (s.f.) and have presented them within a Table on the Revised plan.

9. What type of foundation is proposed for the pool house and shed? How will the rooftop runoff for each structure be managed?

The pool shed will be installed on a gravel base, with no foundation. The Pool House will be built under a Future Phase.

10. The Commission has recently started asking for 1:1 mitigation for new structures proposed in the 100' buffer zones and 2:1 mitigation for new structures proposed in the 50' buffer zone. Please consider options for mitigation on this property as part of this scope of work.

We have shown areas of Tree replacements as well as Areas of Buffer Zone Enhancement.

11. Please provide the dimensions for the proposed pergola. Will footings be required as part of its construction?

The pergola has been removed from the proposal.

12. The plan notes a concrete apron, but does not specify a material for the proposed patio areas. Please provide the specifications on all of the selected materials, specifically whether they're permeable or not.

The pool patio will be constructed with permeable limestone pavers.

The retaining walls will be fieldstone. Steps will be bluestone or monolithic granite treads.

Bark mulch on planting beds, sod for lawn areas.

13. Will the proposed fence be located at the edge of the existing apron/patio?

We prefer to place the proposed chain link fence near the wooded area in the rear and not immediately around the pool. The fence location has been added to the revised plans.

14. How and where will the pool water be disposed of during routine maintenance activities?

These filters require NO BACKWASH at all during routine maintenance

*The proposed pool has a volume of 26,000 GALS.
The system we are installing is rated for 60,000 GALS "OVERSIZED"*

Cartridge filter system, no diatomaceous earth, no backwashing .

15. Please provide additional details on the proposed retaining wall, such as the height and construction material.

The proposed retaining wall will be constructed with fieldstone and will be three feet (3') maximum in height.

16. Will the existing boulder wall to the east of the limit of work be removed as part of this project?

The majority of the existing boulder retaining wall will remain in tact.

Finally, the email comment regarding flag locations in the northeast corner of the property were confirmed and are accurate. The fence does not "straddle" the property line but is askew. This may have been the source of some confusion.

Please contact our office if you have any questions regarding these revisions.

Respectfully submitted,
J.K. Holmgren Engineering, Inc.

S. Scott Rogers, ASLA

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John K. Holmgren, P.E.

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