

Narrative

The proposed project is a category 1.a) work on a single-family residential lot. There is an existing isolated vegetated wetland rear of the property. There is a steep bank between the developed lot and the resource area which has destabilized over time. The proposed work is to stabilize this area with landscape improvements and prevent further erosion.

A variety of plantings are proposed on the rear of the applicant's property and partially on the neighboring property for slope stabilization. The applicant has received permission from the neighbor (Rich Decembrele – Lot 90-0-56) for this work. This work is proposed within 50 feet of the resource area.

The applicant also proposes some landscaping work inclusive of pavers, lawn area, gravel area, and plantings. The work has been designed to not increase the impervious coverage within 50 feet of the resource area. Central air AC units are proposed to the right side of the house.

The applicant is proposing a continuous silt sack erosion control at the limit of work to mitigate any erosion or sedimentation of the adjacent resource areas. 875 square-feet of New England Showy Wildflower Seed Mix are also proposed between the developed lot and the resource area.

The project meets the performance standards of the Hingham Wetland Regulations as follows:

Hingham Wetland Regulations

19.3 Bordering and Isolated Vegetated Wetlands (Wet Meadows, Marshes, Swamps and Bogs)

d) Performance Standards. When a Vegetated Wetland, whether Bordering or Isolated, or land within a minimum distance of 100 feet of a Vegetated Wetland is determined to be significant to a wetland value, the following regulations shall apply:

*(1) A proposed project shall not cause any adverse effect or cumulative adverse effect upon the wetland values of a Vegetated Wetland. **The stabilization of the bank will not have any adverse effect on the wetland resource area. The work will prevent any future erosion. The plantings will serve as a barrier between the developed lot and the wetland. Silt sack erosion control is proposed between the resource area and the proposed work.***

*(2) Where an Isolated Vegetated Wetland meets the criteria for a vernal pool, whether or not it has been certified, as described in HWR 19.1. Except as authorized by the Commission, no activity or alteration shall be permitted within 100 feet of a vernal pool, whether it be certified or uncertified but accompanied by credible evidence of its viability as a vernal pool. The 100 feet around the defined vernal pool boundaries shall be known as "Vernal Pool Protection Zone". A proposed project shall not cause any adverse effect or cumulate adverse effect upon the wetland values of vernal pool habitat. **Not applicable – there are no vernal pools on site.***

*(3) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.59. **Not applicable – the proposed project is not located within a habitat of rare vertebrate or invertebrate and rare plant species.***

*(4) Refer to HWR 23.0 et seq. for additional project-specific performance standards. **See below.***

(5) Performance standards for activities or work proposed in the buffer zone to a Vegetated Wetland are specified in HWR 22.0. **See below.**

(6) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.

22.0 Buffer Zone

d) Performance Standards.

(1) The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.

(2) Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, revegetation with native vegetation may be required. **Erosion control is proposed for mitigation. 875 square-feet of New England Showy Wildflower Seed Mix are also proposed between the developed lot and the resource area.**

(3) The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area. **875 square-feet of New England Showy Wildflower Seed Mix are proposed.**

(4) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas. **Not applicable – the proposed project is not located within a habitat of rare vertebrate or invertebrate and rare plant species.**

(5) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.

23.0 Project-Specific Performance Standards

23.3. Landscaping

No new lawns or driveways may be constructed within 50 feet of any Resource Area, as defined in HWR 2.00 (1-5). **Not applicable.**