

PROJECT NARRATIVE

1.0 INTRODUCTION

APF Development Group, LLC, owner of the developed, single-family residential property located at 10 Taurasi Road, requests permission from the Hingham Conservation Commission to raze and rebuild the single-family dwelling. Bordering Vegetative Wetlands (BVW) and Bordering Land Subject to Flooding (BLSF) have been identified on the property. The existing and proposed dwellings are located between the 50' and 100' buffers to the BVW. A portion of the proposed patio is located within the 50' buffer to the resource area. All work is located outside of the BLSF.

2.0 EXISTING CONDITIONS

The locus property is developed, single-family residential lot located at 10 Taurasi Road. The total lot area is approximately 20,680 s.f. The lot is bound by Taurasi Road to the north and by private, residential properties on the remaining sides. The topography is relatively flat, with the rear portion of the lot gently sloping to the south, toward the resource areas. The lot consists of an approximately 1,090 s.f. dwelling, an attached deck, a paved driveway, and two small sheds. A septic system is located along the east and south sides of the dwelling. The total impervious area is about 1,700 s.f.

Bordering Vegetative Wetlands (BVW) were flagged along the south side of the property by South River Environmental on 12/10/20. Approximately 95% of the lot is located within this resource area and its buffers. Approximately 1,363 s.f. of impervious area, including the existing dwelling, sheds, and a portion of the driveway, lie between the 50' and 100' buffers to the BVW.

Bordering Land Subject to Flooding (BLSF), FEMA F.I.R.M. Zone A, as shown on Community Panel No. 25023C0082J dated 7/17/12, is located on the lot. All development is located outside of the BLSF.

The property is not located within a NHESP Priority or Estimated Habitat of Rare Species.

3.0 PROPOSED CONDITIONS

The owners propose to raze the existing dwelling and deck and construct a new dwelling and impervious patio over the existing footprint. The existing sheds will be removed and the paved driveway will be replaced. A pathway will connect the front entrance to the existing driveway. The existing septic system will service the new dwelling and will remain unchanged.

The proposed modifications result in a total increase in impervious area of about 1,082 s.f. About 771 s.f. of this increase lies within the 50' and 100' buffers to the BVW. About 311 s.f. of the proposed impervious patio lies within the 50' buffer and the BVW. The existing 2-in. diameter sump pump outlet pipe that provides foundation drainage for the dwelling and daylights near the BVW will be replaced with a 4-in. diameter gravity outlet pipe. This location allows for gravitational drainage since the elevation of the BVW is slightly lower than the existing and proposed foundations. 1,400 s.f. of mitigation plantings are proposed just outside of the BVW. The lawn that exists where the pipe daylights will be replaced by the proposed mitigation

plantings.

4.0 WETLAND RESOURCE AREAS

There are two resource areas, Bordering Vegetated Wetlands (BVW) and Bordering Land Subject to Flooding, subject to the jurisdiction of the Wetlands Protection Act (M.G.L. Ch. 131 § 40) and/or the Hingham Wetlands Protection Bylaw ("Bylaw"), identified on the property. A brief description of each resource area and the effect of the proposed work is provided below.

4.1 Bordering Vegetated Wetland

Per 310 CMR 10.55(2), Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes.

BVW were flagged by South River Environmental on 12/10/20. This resource area and its buffers cover approximately 95% of the lot. The lot is previously developed and most of the proposed work lies between the 50' and 100' buffers to this resource area. About 311 s.f. of impervious patio lies within the 50' buffer and is proposed over existing lawn. The outlet pipe that provides gravitation drainage from the dwelling foundation and daylights near the BVW will also be replaced. A silt sock will be installed and maintained throughout construction. The proposed work will not adversely affect this resource area.

4.2 Bordering Land Subject to Flooding

Per 310 CMR 10.57(2), BLSF is an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds and lakes. The BLSF present on site is associated with the Weir River and is defined as flood Zone A on FEMA Community Panel 25023C0082J, dated 7/7/12.

All proposed work is located outside of the BLSF. A silt sock will be installed and maintained during construction. Therefore, the proposed work will not adversely affect this resource area.