

PROJECT DESCRIPTION

1. Introduction

The purpose of this project is to permit the proposed addition associated with an existing single-family home located at 17 West Street (the site). The proposed addition includes a landing, stairway and flood vents. The Town of Hingham Assessors Department references the site as Map 69 Lot 05. The proposed project occurs within the 100-foot buffer zone to Bordering Vegetated Wetlands and within Land Subject to Coastal Storm Flowage. Prior to the start of work, erosion controls will be installed in order to protect wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw.

2. Site Description

The site is located to the northeast of West Street and consists of a single-family home with an associated paved driveway, garage, patio, shed, maintained lawn, landscaped areas, etc. A Bordering Vegetated Wetland was located by Environmental Consulting & Restoration, LLC (ECR) on March 3, 2021 off site to the north and west. As a result of the field work and review of available environmental databases, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot buffer zone to BVW
- Land Subject to Coastal Storm Flowage

Notes:

1. The site is not located within an area mapped as Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain or is near a Certified Vernal Pool according to the MaNHESP.
3. The site does not contain or is near a U.S.G.S. mapped stream.
4. The site is not located within an Area of Critical Environmental Concern (ACEC).

3. Proposed Activities

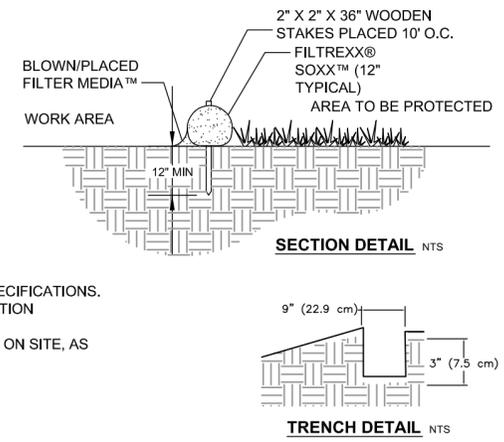
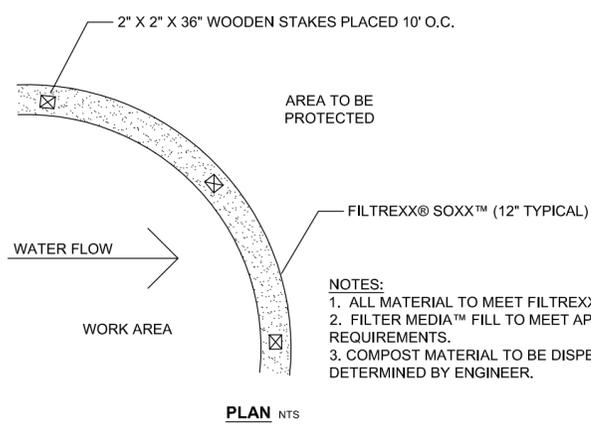
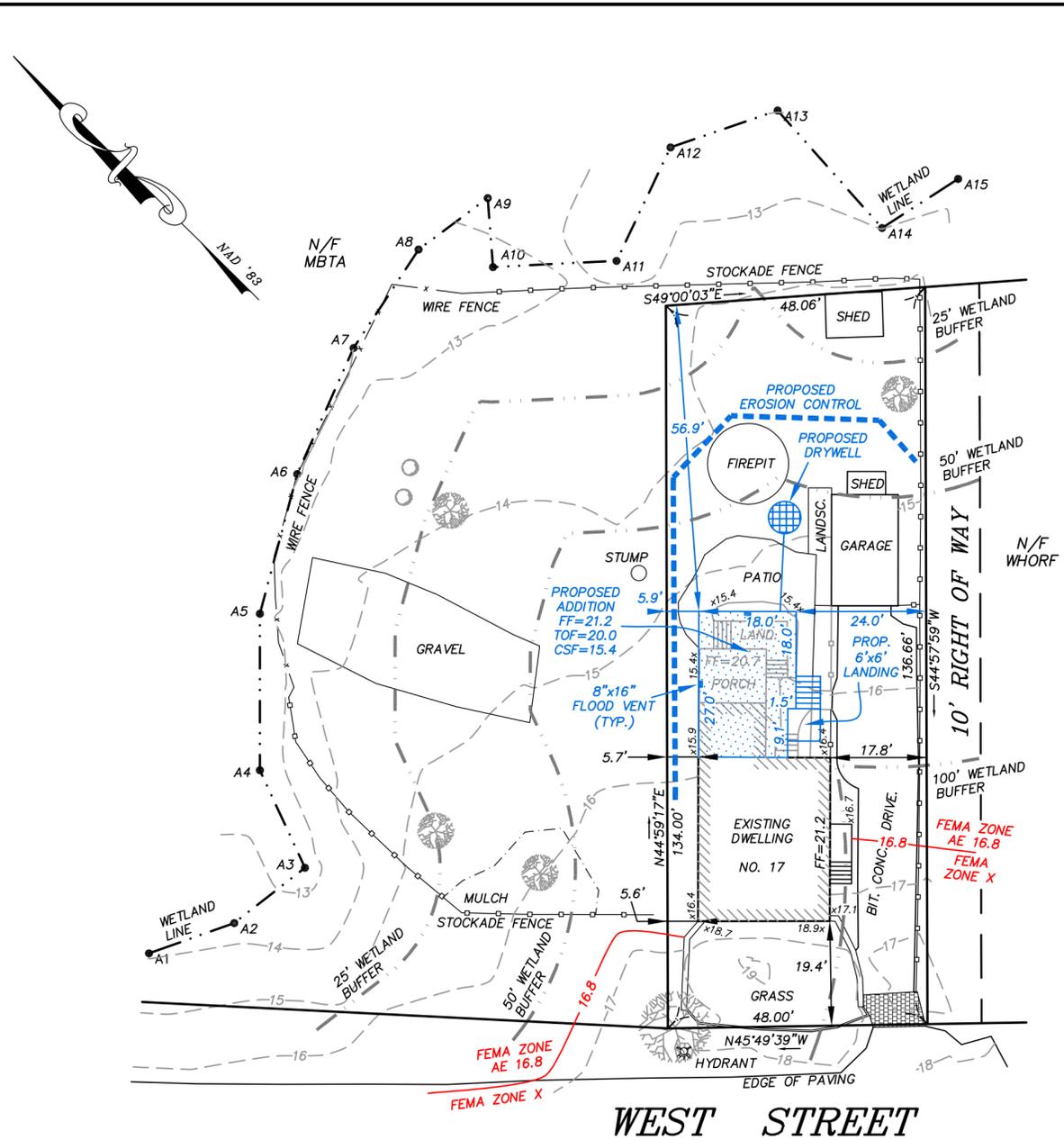
The purpose of this application is to authorize the construction of an addition associated with an existing single-family home to include a landing, stairway and flood vents located at 17 West Street. The proposed project is located within the 100-foot buffer zone to BVW and Land Subject to Coastal Storm Flowage. Please note, the footprint of the proposed addition is located within a portion of the existing home, an existing deck/landing, patio and landscaped area. ECR estimates that there will be an increase of 14 square feet in impervious surface. While a 1:1 planting plan is typically proposed to mitigate an increase in impervious surface in the outer buffer zone, it is ECR's opinion that an increase of 14 square feet within an existing landscaped area constitutes a negligible impact and therefore the typical 1:1 planting plan is not proposed. The proposed project will involve the following activities:

- Installation of Erosion Controls – Prior to the start of work, an erosion control line will be installed along the proposed limit of work to protect the nearby BVW.
- Proposed Construction of an Addition – The proposed addition is located along the north side of the existing home within a portion of the existing home, the existing deck/landing, patio and landscaped areas. The proposed addition is approximately 540 +/- square feet and includes a new landing and stairway. As noted above, ECR has estimated that there will be a net increase of 14 square feet of impervious surface within the outer buffer zone located within an existing landscaped area. The proposed addition is located within the 100-foot buffer zone to BVW and within Land Subject to Coastal Storm Flowage. In order to comply with FEMA regulations, the proposed addition has been designed to include flood vents. All roof runoff shall be channeled to downspouts and to a drywell, see the detail on the attached plan for more information. The work area shall be accessed via the existing driveway. All material and equipment storage shall be located outside the 50-foot buffer zone.

- Landscape Activities - All disturbed areas surrounding the proposed addition will be restored and stabilized as lawn and/or landscape beds. All landscape plant materials proposed within the 100-foot buffer zone at the site will consist of native plant species. The proposed lawn will consist of environmentally friendly grass seed mix that requires little maintenance needs such as irrigation and fertilization. ECR recommends using a grass seed mix with a high content of tall fescues, which requires less irrigation and fertilization needs.

4. Summary

Erosion and sediment control measures will be implemented and maintained throughout the duration of the construction process to prevent the conveyance of sedimentation into environmentally sensitive areas. Disturbed areas will be stabilized upon the completion of work, and in the event that intense rainfall is expected, reinforcing control measures will be installed as needed to protect all wetland resource areas. Stockpiling of soils, if any, and materials shall be located beyond the 50-foot buffer zone and surrounded by the erosion controls as necessary. Erosion control measures shall remain in place and be maintained until such time that a Certificate of Compliance has been issued by the Hingham Conservation Commission, stating that the project has been constructed in accordance with the conditions set forth in the Order of Conditions.



FILTREXX® SEDIMENT CONTROL

NTS

ZONING TABLE:
 FRONT SETBACK - 25'
 SIDE SETBACK - 15'
 REAR SETBACK - 15'
 MIN. AREA - 20,000 S.F.
 MIN. FRONTAGE - 125'
 MAX. HEIGHT - 35' OR 2.5 STYS.

WETLAND NOTE
 WETLAND LINE AS SHOWN WAS FLAGGED ON 3-03-21 BY:

ENVIRONMENTAL CONSULTING & RESTORATION, LLC
 P.O. BOX 4012
 PLYMOUTH, MA 02361

LOCUS INFORMATION
 CURRENT OWNER:
 JENNIFER L. SUISMAN

OWNERS REFERENCE:
 BOOK 45718 PAGE 14

ASSESSORS REFERENCE:
 MAP 69 LOT 5

LOT AREA:
 6,492 S.F.

ZONE:
 RA

FEMA REFERENCE:
 ZONE AE EL. 16.8
 AND ZONE X
 FIRM 25023C0082J
 DATED 7-17-12

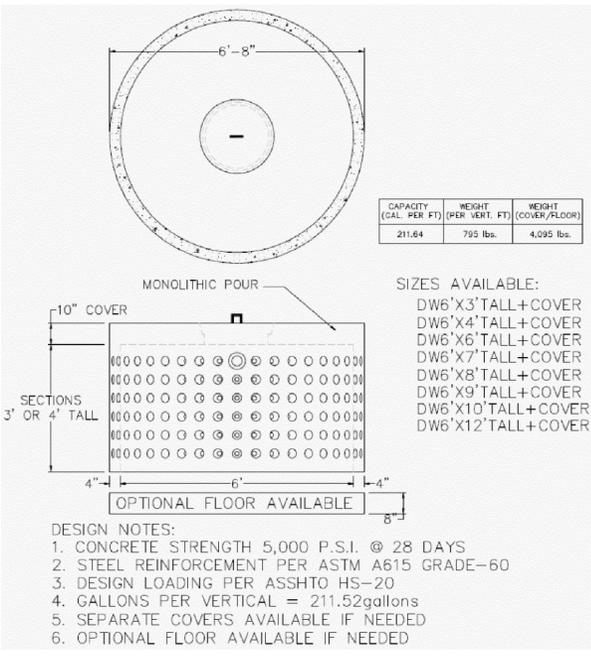
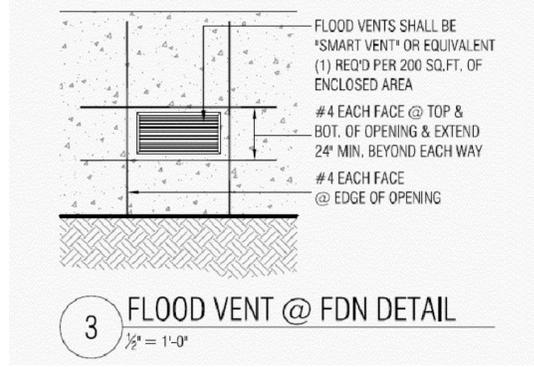
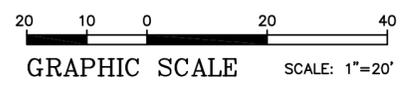
I CERTIFY:

1. THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY.

Peter G. Hoyt
 PETER G. HOYT, P.L.S.

PLAN OF LAND
17 WEST STREET
HINGHAM, MA

SCALE 1" = 20' **DATE: 3-09-21**
REV: 3-15-21
REV: 4-01-21
REV: 4-30-21



DRYWELL DETAIL N.T.S.

HOYT LAND SURVEYING
 1287 WASHINGTON STREET
 WEYMOUTH MA. 02189
 781-682-9192