

March 18, 2026

Conservation Commission
210 Central Street
Hingham, MA 02043

RE: 58 Bonnie Brier Circle (Assessors Lot 22-21)
Notice of Intent – Proposed Raze and Rebuild Single Family Dwelling
Applicant – Richard and Mary D'Ambrosia

Dear Commission Members:

On behalf of the applicant, we hereby submit the revised Project Narrative. The revisions are in response to review comments from Conservation Officer, Shannon Palmer, in an email dated March 17, 2026 and DEP Environmental Analyst, Peter Backhaus, PhD, PWS in an email dated March 17, 2026. The response to comments are as follows:

Comments from the review are shown in *Italic* font and response to comments in **Bold** font.

Comments from Conservation Officer, Shannon Palmer.

- The narrative and performance standards analysis sufficiently describe the site and improvements to the riverfront however we still need the calculations to document compliance with 10.58(5)(e): "The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g). The NOI indicates there is 4,328 SF of total RA and 2,300 SF of proposed alteration. Please provide the amount of existing degraded RA area on site (the site may be entirely developed but not all degraded): "A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds."*

In accordance with 10.58(4)(d)(1) the issuing authority may allow the alteration of up 5,000 sf or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997. The lot was created in 1925 and contains less than 5,000 sf of riverfront area 4,238 sf total. In accordance with 10.58(5) Redevelopment, the property currently consists of 4,238 sf of developed riverfront area consisting of existing structures, decks, driveways and maintained lawn area. The existing degraded areas consisting of impervious surfaces and structures consists of 1,503 sf. Due to the limited space and size of the lot, in order to demolish the existing structure deck and driveway, the project proposes to temporarily alter approximately 2,300 sf of riverfront area, which is the area within the limit of work. The project proposes a reduction in the impervious surfaces and structures within the riverfront area from 1,503 sf existing to 1,245 sf proposed which will improve the riverfront area in accordance with 10.58(5).

Comments from DEP Environmental Analyst, Peter Backhaus, PhD, PWS

- *The narrative received by the Department only included descriptions of compliance with the performance standards under the Hingham Wetlands Regulations. Please provide a revised narrative including descriptions of compliance with the following performance standards under the MA Wetlands Protection Act:*
 - *310 CMR 10.32(3), as a project proposed within 100 feet of a Salt Marsh*
The project narrative has been revised to demonstrate compliance with the MA wetlands Protection Act as requested.
 - *310 CMR 10.58(5), as redevelopment of an existing structure within a Riverfront Area containing areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement*
In accordance with 10.58(4)(d)(1) the issuing authority may allow the alteration of up 5,000 sf or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997. The lot was created in 1925 and contains less than 5,000 sf of riverfront area 4,238 sf total. In accordance with 10.58(5) Redevelopment, the property currently consists of 4,238 sf of developed riverfront area consisting of existing structures, decks, driveways and maintained lawn area. The existing degraded areas consisting of impervious surfaces and structures consists of 1,503 sf. Due to the limited space and size of the lot, in order to demolish the existing structure deck and driveway, the project proposes to temporarily alter approximately 2,300 sf of riverfront area, which is the area within the limit of work. The project proposes a reduction in the impervious surfaces and structures within the riverfront area from 1,503 sf existing to 1,245 sf proposed which will improve the riverfront area in accordance with 10.58(5).

If you have any questions, please do not hesitate to contact us.

Sincerely,

GRADY CONSULTING, L.L.C.



Paul Seaberg
Project Manager

Cc: Richard and Mary D'Ambrosia
58 Bonnie Brier Circle
Hingham, MA 02043

Department of Environmental Protection
Southeast Regional Office
20 Riverside Drive
Lakeville, MA 02347

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