

From: [Hall, James](#)
To: [Palmer, Shannon](#); [Conservation](#)
Cc: [Thorell, Mark](#); [Moonan, Michael](#); [Centola, Christopher](#); [Pollard, Jason](#); [Kinney, James](#)
Subject: RE: Hingham Carlson Complex Pickleball Courts Submissions
Date: Thursday, May 14, 2026 1:59:28 PM
Attachments: [C-550 LANDSCAPE PLAN - REVISED 5.14.26.pdf](#)

Shannon,

Please see CHA 's response to your 05/13/26 comments below.

Also attached is the updated Landscape Plan (Sheet C-500) with language per Comment #23.

Comment #11- Riverfront regulations were addressed but also included in the comment was compliance with “local regulations for impacts to Buffer Zone (HWR Section 22.0(d)).” Please provide a brief description of how the project complies with section 22.0(d). (Buffer Zone is a resource area under the Bylaw.)

1. The total s.f. of restoration areas (0-50 foot Hingham Buffer Zone, 50-100 foot Hingham/State Buffer Zone, 100-200 foot outer Hingham/State Riverfront Area riparian zone, and certified vernal pool (CVP) 100-foot Hingham “no disturbance” Buffer Zone is 7,601 square feet (s.f.) (See *Proposed Resources Area Impacts and Restoration/Replication Table* - Sheet C-100 as well as Response #5 above). The new pervious area will be stabilized/restored and revegetated with indigenous conservation seed mixes and tree rootstock (See Landscape Plan (Sheet C-500) – Planting Schedule Table as well as Tree Table). Tree replacement (five (5) - Red Maple (*Acer Rubrum*), four (4) - Black Tupelo (*Nysia Sylvatica*) and three (3) – American Elm (*Ulmus americana*) is in accordance with the Town of Hingham Wetlands Protection Bylaw and Regulations (Article 22) (See Section 4.4 and Site Plans - Section V). Shrubs plantings (Total 20 – See Response #3) are included in the restoration plan as well. Some of these tree/shrub plantings occur within the CVP 100-foot undisturbed buffer “Vernal Pool Protection Zone”. A new stormwater management collection system will be added and include two deep-sump catch basins, placed in series, and an infiltration basin. The infiltration area recharges groundwater, filters surface runoff and prevents erosion and although a stormwater feature, is also part of the overall site restoration improvements and integral to protection of the adjacent resource areas and is not within the buffer zones or Riverfront Area.

Comment #11- Also- we discussed the riverfront calculations, but I still do not see a calculation of existing degraded area and proposed degraded area in the RA unless I missed it please let me know. The square footages may be on an exhibit but we need the numbers in the narrative to demonstrate compliance with 10.58(5)(e).

2. The Project is in compliance with this requirement as identified above and/or on Site Plans. The total Riverfront Area for the 2.25-acre (ac)/98,010 s.f. parcel is 51,929 s.f. The proposed impact of 4,152 s.f. represents only approximately 8% of the total Riverfront Area on the property and falls within the allowable 10% development for proposed projects (See *Proposed Resources Area Impacts and*

Restoration/Replication Table - Sheet C-100). Of this area, approximately 2,647 s.f. will occur within existing degraded/ impervious area (depot warehouse building/parking areas – See Site Plans – Section V). This will result in an approximate reduction of 2,632 s.f. of impervious area and restoration of 4,137 s.f. new pervious, restored/revegetated area.

Total Riverfront: 51,929 s.f. on 2.25-acre (ac)/98,010 s.f.

Work Within Riverfront Area: 4,152 s.f. (8% of the total Riverfront Area)

Existing Degraded//impervious Riverfront: 2,647 s.f.

Existing Pervious Riverfront: 1,505 s.f.

New Degraded/impervious Riverfront: 15 s.f.

New Pervious Riverfront Area: 4,137 s.f.

Comment #23- I do not see the requested notes added to the Landscape Plan (watering for first 2 growing seasons as needed, mulching, native straight species only). This can be a condition so no need to revise plan yet.

Notes added to Site Plans – Landscape Plan (Sheet C- 500)

Please let me know if you have any other questions or comments

Thanks,
Jay

James Hall

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CHA

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