BUFFER ZONE RESTORATION PLAN

Filed under
Massachusetts Wetlands Protection Act (M.G.L. Ch. 131 § 40)
and
Town of Hingham Wetlands Protection Bylaw and Regulations
(Article 22)

0 Whiting Street
Hingham, MA

PROPONENT:
Nash Realty Trust
c/o Mr. Jeffrey Aronson
1385 Washington Street
Weymouth, MA 02190

PREPARED BY:

South River Environmental
61 Meetinghouse Lane
Marshfield, MA 02050

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TABLE OF CONTENTS

1.0 GENERAL INFORMATION

This Restoration Plan (Plan) has been developed on behalf of Nash Realty Trust (proponent) in response to an Enforcement Order issued by the Hingham Conservation Commission (Commission) on January 8, 2026 for unauthorized activities conducted within the 100-foot buffer zone to a bordering vegetated wetland (BVW) within property located at 0 Whiting Street. Activities conducted within the buffer zone included the clearing of vegetation, expansion of paved surfaces and construction of structures. These activities occurred within both the inner (0-50 feet) and outer (50-100) limits of the buffer zone.

Subsequent to the issuance of the Enforcement Order and field review by the proponent and the Town of Hingham Conservation Agent, the Commission has directed the proponent to develop and implement a plan to restore the buffer zone through the removal of the pavement and structures and re-establishment of native vegetation. This Buffer Zone Restoration Plan (Plan) has been prepared for the functional replacement of the functions and values of buffer zone which were impacted through historic use of the property in a manner. The Plan will repair the ability of the buffer to function in a manner that allows for the associated BVW to function to protect the interests of the Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw. Please refer to the Wetland Buffer Encroachment Exhibit (Exhibit) for a depiction of the areas where the restoration activities will occur.

2.0 EXISTING CONDITIONS AND WETLAND RESOURCE AREAS

The unauthorized activities occurred within property located at 0 Whiting Street which is directly adjacent to the Town of Weymouth municipal boundary and 1385 Washington Street to the west. The property is currently in commercial / industrial use. The unauthorized activities occurred directly to the south of the parcel as shown on the Exhibit. Undeveloped areas adjacent to the disturbance consist of upland forest and forested wetland. Dominant plant species within the forested uplands include red oak (*Quercus rubra*), white oak (*Quercus alba*) shagbark hickory (*Carya ovata*) and white pine (*Pinus strobus*). Common species within the understory include the overstory species as well as sweet pepperbush (*Clethra alnifolia*), witch hazel (*Hammamelis virginiana*), lowbush blueberry (*Vaccinum angustifolium*), common greenbriar (*Smilax rotundifolia*), tree clubmoss (*Lycopodium obscurum*) and hay-scented fern (*Dennstaedtia punctilobula*).

2.1 Wetland Resource Areas

2.1.1 Bordering Vegetated Wetland

SRE originally delineated the BVW (A series) in 2017 and reconfirmed the boundary in 2025. The delineation was conducted in accordance with the *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) and the MA Department of Environmental Protection publication *Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act* (2023). The wetland boundary were delineated with pink survey flags at regular intervals and labeled with unique alpha-numeric sequences. The wetland hydrology is maintained predominantly

by high seasonal groundwater levels. The wetland is classified as palustrine forested, and vegetation within the wetland is dominated by red maple (*Acer rubrum*), northern arrowwood (*Viburnum dentatum*), highbush blueberry (*Vaccinium corymbosum*), cinnamon fern (*Osmunda cinnamomea*) and sweet pepperbush (*Clethra alnifolia*).

2.2 Soils

Soil mapping based on the USDA Web Soil Survey classifies the upland portion of the site as Hollis and Canton-Chatfield rock outcrops with 8 to 15 percent slopes. This soil series has a general depth to groundwater of more than 80 inches and is not classified as hydric. Soil examination within the upland portions of the property conducted with a hand auger identified soils consistent with the soil survey data. The wetlands within the property are classified as a Swansea muck with 0 to 1 percent slopes. This series has an average depth to water table of 0 to 10 inches and is classified as hydric.

3.0 IMPACTS AND PROPOSED RESTORATION AREA

The unauthorized activities within the buffer zone resulted in the alteration of approximately 9,411 square feet. The proponent is proposing to restore the entirety of the disturbed buffer zone. This will entail the removal of the structures and areas of pavement, importation of topsoil as necessary and the revegetation of the buffer with a mix of native trees and shrubs. In addition, the proponent will also implement an aggressive invasive species management program. The following sections provide details on how this Plan will be implemented.

4.0 RESTORATION ACTIVITIES

The objective of this Plan is to restore the disturbed buffer zone and improve its ability to protect the interests of the Act and Bylaw including surface water quality, prevention of pollution and wildlife habitat.

Habitat Function Restoration: The objective of the restoration design is to create new areas of suitable wildlife habitat where degraded habitat is currently present to protect the interests of the Act and the Bylaw. Important habitat functions will be restored by the re-establishment of the vegetation (trees and shrubs) to provide habitat requirements such as food, cover and migration pathways.

Design Constraints: There are no known significant design constraints that are anticipated to adversely affect the implementation of the proposed restoration plan. There is the potential to encounter bedrock during soil restoration; however, no blasting of rock removal will occur. The plant species proposed are consistent with those currently present within the property and native to Massachusetts.

Construction Oversight: A wetland scientist / wildlife biologist or other qualified professional shall monitor the restoration effort to ensure compliance with the Plan and to adjust when appropriate to meet restoration goals.

Timing: Based on favorable weather conditions, restoration activities shall be initiated during the 2026 growing season based on the review and subsequent approval by the Conservation Commission. The restoration will be completed during the 2026 growing season unless the Commission-approved plan specifically states otherwise.

5.0 GRADING PLAN

Based on the nature of the activities that occurred within the buffer zone, grading will be required to re-establish the base elevation where fill was installed. This will likely be accomplished with a small backhoe or similar rubber-tired equipment. The importation of soil to re-establish grades within the wetland is anticipated and will be undertaken in consultation with the supervising wetland scientist.

To establish the natural contours, the fill and topsoil will be removed and either stockpiled onsite or used elsewhere within the property outside of the 100-foot buffer zone. As necessary, clean topsoil will be imported to develop a sufficient substrate for the new plantings. Erosion controls (silt sock or equivalent) will be installed at the limits of work prior to any grading and also around any soil stockpile areas within the 100-foot buffer zone.

6.0 TOPSOIL

Should testing of this soil indicate that additional organic matter is needed to provide for a suitable growing substrate, additional organic matter such as peat or well-decomposed clean leaf compost or other soil amendments (if more readily available than clean leaf compost) will be used to increase the percent organic carbon content.

When topsoil must be stockpiled on the site, the following guidelines will be followed to maintain moisture in the soil.

- Avoid stockpiling compost organics in piles over 4 feet in height;
- Protect stockpiles from surface water flow and contain them with haybales and/or silt fence;
- Cover stockpiles with a material that prevents erosion (tarps, erosion control mat, straw and temporary seed, depending on size and duration of storage);
- Inspect and repair protection measures listed above regularly (weekly), as well as prior to (to the extent possible) and after storm events; and
- Maintain moisture in the soils during droughty periods.

7.0 PLANTING PLAN

A variety of plantings and herbaceous species are proposed to restore the affected understory in a timely fashion. It is the goal of this restoration effort to achieve at least 75 percent coverage of the surface of the disturbed area within two growing seasons. If at the time of planting soil temperature and site conditions are not appropriate for transplantation, the restoration area will be stabilized with 2 to 4 inches of straw mulch and subsequently planted at an appropriate time.

Plantings will be accomplished through use of plant stocks chosen for their compatibility with the local environment as well as the hydrologic regime within the restoration area. Commercially available plants and seeds will be utilized to accomplish this goal. The planting plan has been designed to provide a variety of upland plant species to promote species richness, enhance wildlife habitat, and improve the aesthetics of the Riverfront Area and buffer zone.

Only plant materials native and indigenous to the region will be used. Species not specified in the Plan will not be used without written approval from the Conservation Commission. No cultivars of native species shall be used. The following notes further clarify the proposed planting program:

1. In addition to herbaceous plantings, woody plantings are proposed within the restoration area. Mulch will be used around woody plantings in an 18-inch diameter circle approximately two inches deep and kept away from the stems. These plantings are shown on the attached table. Final placement of the plantings will be determined in the field by the supervising scientist.
2. The contractor will be required to maintain adequate moisture in the restoration area for the first two growing seasons following planting to support the plantings (>75% survival is required).

To ensure the success of the proposed Plan, a wetland scientist, wildlife biologist or other qualified professional will make certain that the necessary planting conditions are achieved, and that the benefits of the proposed plan are maximized. During planting, a qualified professional may relocate the plantings if as-built conditions pose an unreasonable threat to the survival of plantings installed according to the Plan. The plantings will be relocated to locations with suitable soil conditions and where appropriate structural context with other planting cells can be maintained.

TABLE 1
BUFFER ZONE RESTORATION
PLANT SPECIES LIST

SPECIES	SIZE	CONTAINER	NOTES	QUANT.
SWEET FERN (COMPTONIA PEREGRINA)	CLUMP	2 GAL.	FERN	20
SWEET PEPPERBUSH (CLETHRA ALNIFOLA)	2 – 3 FEET	2 GAL.	SHRUB	60
LOWBUSH BLUEBERRY (VACCINIUM ANGUSTFOLIUM)	2 – 3 FEET	2 GAL.	SHRUB	60
BLACK RASPBERRY (RUBUS OCCIDENTALIS)	2 – 3 FEET	2 GAL.	SHRUB	30
WHITE PINE (PINUS STROBUS)	3 – 6 FEET	5 GAL.	TREE	20
WHITE OAK (QUERCUS ALBA)	3 – 6 FEET	5 GAL.	TREE	20
TOTAL				**210**

TABLE 2
COMMON SPECIES IN PROPOSED
SOUTHEASTERN MA UPLAND RESTORATION SEED MIX

Seed Mix	Common Name	Scientific name
Seed Mix from New England Wetland Plants, Inc.	Virginia Wild Rye	*Elymus virginicus*
	Little Bluestem	*Schizachyrium scoparium*
	Big Bluestem	*Andropogon gerardii*
	Red Fescue	*Festuca rubra*
	Indian Grass	*Sorghastrum nutans*
	Switch Grass	*Panicum virgatum*
	Partridge Pea	*Chamaecrista fasciculata*
	Panicled-leaf Tick Trefoil	*Desmodium paniculatum*
	Blue Vervain	*Verbena hastata*
	Butterfly Milkweed	*Asclepias tuberosa*
	Black Eyed Susan	*Rudbeckia hirta*
	Common Sneezeweed	*Helenium autumnale*
	Heath Aster	*Aster pilosus*
	Early Goldenrod	*Solidago juncea*

- Application Rate: 25 lbs. per acre – to be spread on exposed soil areas

8.0 COARSE WOODY DEBRIS AND OTHER FEATURES

A supply of dead and dying woody debris shall cover at least 5% of the ground throughout the restoration area after completion of construction. These materials shall not include any invasive species. In addition, a few various sized rocks / boulders from the site shall be scattered throughout the restoration area to increase structure and habitat in the site. The on-site supervising scientist will direct the contractor to distribute appropriate parts of this woody material (e.g., treetops and selected tree boles) and rocks throughout the restoration area.

9.0 EROSION CONTROLS

Implementation of erosion control measures will be initiated in compliance with the construction measures and as necessary at the direction of the supervising scientist. Extra erosion control materials will be kept on-site as necessary to be used for any maintenance of the installed erosion control barriers. These devices will be disassembled and properly disposed of upon receipt of a Certificate of Compliance or other written approval by the Conservation Commission. Sediment collected by these devices will be removed and placed within an upland in a manner that prevents its erosion and transport to a waterway or wetland.

10.0 CONTROL OF INVASIVE AND NOXIOUS SPECIES

The restoration site has a moderate to high potential for the re-colonization by non-indigenous species. A qualified botanist or other qualified individual will inspect the planting area prior to implementation of the restoration plan to determine the extent of invasive / opportunistic species within the restoration area. Areas containing significant populations of invasive species including but not limited to Asiatic bittersweet, Tartarian honeysuckle, multiflora rose (Rosa multiflora) and Japanese barberry. The control plan will provide for long-term maintenance activities within the restoration area and buffer zone.

Invasive species management will occur within the entire extent of the proposed restoration area. The invasive species will be cut flush at ground level, and the cuttings will be placed into plastic trash / contractor bags and disposed of at a landfill or transfer station. The owners also request approval for limited direct application of herbicide (Roundup or equivalent) on the cut stems. No herbicide applications will occur without the prior approval of the Commission.

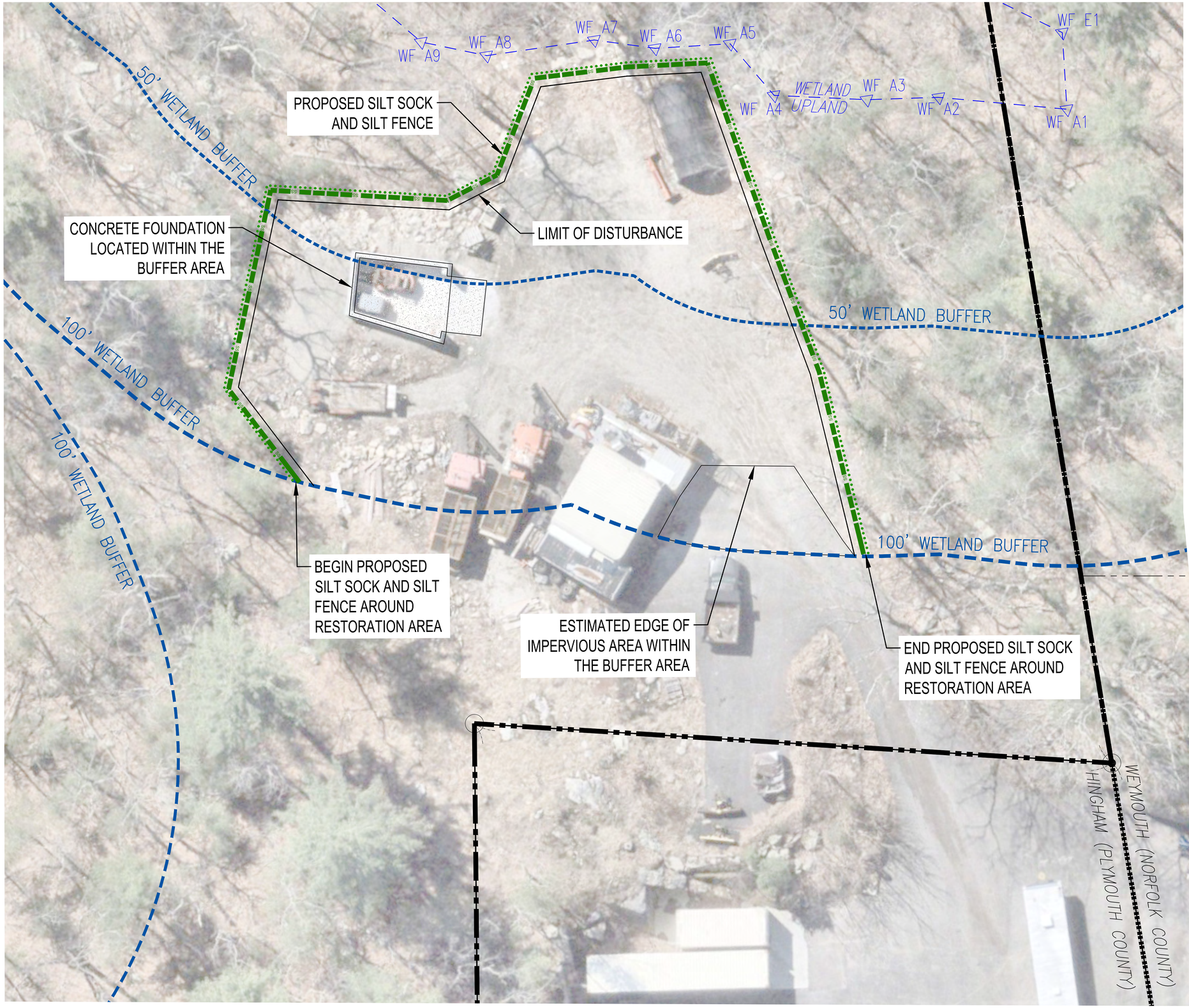
The owners propose to conduct invasive species management for a period of three growing seasons subsequent to the approval of the Plan by the Commission. Invasive species management will be conducted in the same manner as describe above with a combination of mechanical removal and limited herbicide application.

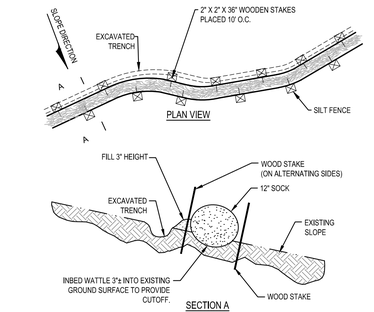
11.0 MONITORING PLAN

Within 60 Days of completion of the restoration work, the proponent will submit a signed letter to the Conservation Commission specifying the date of completion. The proponent will monitor the restoration area for a period of at least two growing seasons. Observations will occur at least once during the growing season and no later than September 30 of each year. Each annual monitoring report shall be submitted to the Conservation Commission no later than December 15 of the year being monitored.

12.0 CONTINGENCY

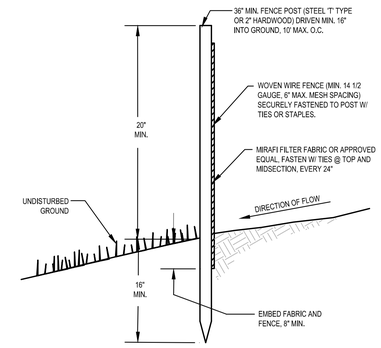
As noted previously, a wetland scientist or other qualified individual will be on-site during the construction of the restoration area to ensure compliance with the plan and to make appropriate adjustments to meet restoration goals. The scientist will also be charged with supervising the conditions encountered during the implementation of the Plan and dealing with unforeseen conditions. Under such circumstances, the supervising scientist will suspend the work, if necessary, and consult with the project engineer and construction manager about the implications of the findings for carrying out the intended plan. Alternatives to addressing the issue will be developed, if necessary. Any substantial change in the design of the restoration area will require the submission of revised plans to the Conservation Commission for review and approval prior to implementation.





12" SILT SOCK DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

NOTES:

1. WETLAND AREAS SHOWN HERON DELINEATED BY SOUTH RIVER ENVIRONMENTAL LLC BETWEEN JUNE AND OCTOBER OF 2025.
2. AERIAL IMAGERY DOWNLOADED FROM NEARMAP IMAGERY AND WAS CAPTURED ON APRIL 10, 2025.

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Project

0 WHITING STREET HINGHAM, MA

0 WHITING STREET HINGHAM, MA 02043

Drawing Title

WETLAND BUFFER ENCROACHMENT EXHIBIT

Project No. 100-081	Drawing No. X-1
Date 3 / 23 / 2026	
Scale 1" = 10'	
Drawn By CMC	
Approved By TC	