Narrative – Lot 148-0-27 (Rev. 05/20/2026)
21 Charles Street, Hingham

The proposed project is for the construction of a deck on a single family dwelling within the buffer zone of a Bordering Vegetated wetland (BVW).

The wetlands delineation was performed by South River Environmental on November 7, 2024 and subsequently field located by Grady Consulting, LLC on November 11, 2024. The proposed deck within the buffer zone project is located 43.2' from the BVW at its closest point. There is an existing deck that is being demolished that is 40.7' away from the BVW. No work is proposed within the BVW.

The Project has been designed to comply with the performance standards for both the Regulations and the Bylaw. The lot is an existing lot of record shown as Lot 20 on a plan entitled "Plan of Land on So. Pleasant, Charles and Lazell Streets Hingham, Mass" dated July 7, 1978 and filed with the Plymouth County Deeds in Book 20 Page 408.

The work within the buffer zone includes the reconstruction of a porch and construction of a deck. The closest point of the proposed deck to the resource area is 43.2 ft. The existing deck is located 40.7 ft away. The new deck will be 2.5 ft farther away from the BVW. Additionally, the new deck footprint will contain 136 s.f. within the 50' buffer. The existing deck has 136 s.f. within the 50' buffer, resulting in a net reduction of deck area within this zone.

A 12-in diameter silt sock erosion control barrier is proposed at the limit of the proposed work to mitigate erosion and sedimentation of the resource area during construction and until slope stabilization has occurred.

The project as proposed protects the wetlands, water resources, and adjoining land areas in Hingham by controlling activities deemed by the Conservation Commission likely to have a significant or cumulative effect upon resource area values.

No work is proposed within the wetlands resource area.

<u>The project meets the performance standards of H.W.R. 22.0 Buffer Zone by the following:</u>

(1) The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.

The existing deck is closer to the BVW than the proposed. The new deck will be 2.5 ft farther away.

(2) Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, revegetation with native vegetation may be required.

There is no proposed removal of existing vegetation for the project.

(3) The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.

The existing deck is closer to the BVW than the proposed. The new deck will be 2.5 ft farther away and will improve on the existing conditions.

(4) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.

The site does not contain any **s**pecified habitat of rare vertebrate or invertebrate and rare plant species.

(5) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.

No specific performance standard to address.

<u>The project meets the performance standards of 310 CMR 10.00 by the following:</u>

Public or private water supply: The site is not located within a Zone I or Zone II of a water supply. This project will not create any adverse effects to water supplies.

Groundwater and groundwater quality: There will be no negative impacts to groundwater from the proposed project. Erosion control (silt sock) is proposed to mitigate sedimentation of the resource area during construction until slope stabilization has occurred.

Surface water and surface water quality: Erosion control (silt sock) is proposed to mitigate sedimentation of the resource area during construction until slope stabilization has occurred.

Flood Control: By graphic plotting only, this property is located in zone X, area of minimal flood hazard as depicted on flood insurance rate map, community panel No. 25023C0103L which bears an effective date of July 3, 2024.

Erosion and sedimentation control: The project proposes a silt sock erosion control barrier between the proposed work and the resource area to mitigate erosion and sedimentation of the resource area during construction. The erosion controls will remain in place until the site is stabilized with vegetation.

Prevention of water pollution: The project provides water pollution protection. A natural vegetated buffer is proposed to remain to the greatest extent feasible.

Storm drainage: The work proposed within the jurisdiction of the Commission is associated with the construction of a single-family dwelling. Single-family dwelling projects are exempt from state stormwater regulations.

Fisheries: The project does not contain these resources.

Wildlife Habitat: The proposed project will not alter or have an adverse effect on wildlife habitat. The project proposes an undisturbed buffer to the greatest extent feasible between the project and the BVW.

Recreation: The property is a residential use and is not currently used for recreational purposes. The project will maintain this use of the property.

Agriculture: The site does not provide any agricultural resources.

Aesthetics: The property is a residential use and the proposed project is in harmony with other single-family dwellings in the area.

Fish/shellfish habitat: The site does not contain any of these resources.

Rare plant and animal species: The site is not located within a priority habitat as depicted on the latest NHESP maps.