

**Proposed Improvements
Danielle G. and Chad M. Van Ess
359 East Street, Hingham, MA
(Assessors Parcels Number 66-0-1 and 66-0-50)**

Project Narrative

The project proponent, Danielle G. and Chad M. Van Ess, propose to construct an addition to an existing single-family dwelling on a parcel at 359 East Street in Hingham, Massachusetts. The proposed development will consist of the construction of an approximate 2,100 square foot building addition, deck and related site work including bituminous concrete driveway, a mitigation planting strip for impervious mitigation, and general site grading and landscaping. The addition is proposed within the 50-100 Buffer Zone to a jurisdictional Bordering Vegetated Wetland (BVW), and a small portion of the mitigation planting strip is proposed within the 0-50 Buffer Zone adjacent to the existing driveway.

The parcel is shown on the Hingham Assessor's Map as parcels 66-0-1 and 66-0-50 and are legally combined under common ownership. The parcel now consists of approximately 3.19 acres. The parcel is located within the Residence C Zoning District with frontage on East Street to the north and frontage on Side Hill Road to the south and west. The property is surrounded by residential uses, the site is partially wooded with a mature mixed hardwood and softwood forest. The topography of the site drops in elevation towards East Street, with a high point along the east property line. The westerly portion of the site slopes toward a bordering vegetated wetland along the western property line and toward Side Hill Road to the south. Refer to Figure 1- USGS Locus Map for the location of the parcel.

The addition is proposed is an area that is an existing bituminous concrete driveway and no land clearing is proposed as part of the project. The proposed and existing site conditions are illustrated on the project *site plans* entitled "Proposed Site Plan, 359 East Street, Hingham, Massachusetts", prepared by McKenzie Engineering Group, Inc. dated June 9, 2026.

The proposed demolition for the project is minimal; only the old deck requires removal for repair. The addition connects to the existing kitchen. The covered dumpster will be located on the existing asphalt drive adjacent to the deck. The existing small shed will also be demolished. The silt sock along the perimeter of the construction site will be installed prior to demolition.

The proposed project is a 552 SF addition to enlarge the kitchen and provide a new mudroom, pantry, powder room, and laundry room on the first floor, along with 320 SF of new deck. This portion of the addition will be supported by a 4' deep concrete crawl space. The pantry addition, which is closest to the septic tank, will be supported by a concrete pier.

The three-car garage, workshop, golf simulator and storage area will be constructed with a slab on grade and 4' deep concrete foundation walls. The 1,605 SF garage and storage footprint is located over the existing asphalt drive within the 2nd 50' buffer zone. A finished second floor above the garage houses an entertainment space and gym for this family of 6. The house and garage addition are sited on the property to avoid the ledge on the property and the sloped grade beyond the wetland buffer zone. The homeowners want to preserve that area for their family recreation space and for privacy from neighbors. Pushing the garage further back would require additional driveway in the buffer zone and clearing a natural wooded area within the 2nd 50' buffer zone. Our goal is to keep the disturbed area in front of and around the footprint to a minimum.

The proposed previous 32' x 10' deck addition will be supported on concrete piers over dirt. The decking will be composite material installed on the existing deck footprint and the proposed deck footprint.

As mitigation for the increase in impervious area within the 50-100 Buffer Zone a 1:1 Mitigation planting bed is proposed in accordance with the Hingham Buffer Zone Mitigation Policy. The project is exempt from Massachusetts DEP Stormwater Management Regulations.

Wetland Resource Description

A portion of the project is located within the 100-foot Buffer to a Bordering Vegetated Wetland resource area located on the site. The Bordering Vegetated Wetland resources at the site were delineated by Environmental Consulting & Restoration, LLC (ECR) on October 17, 2025. Numbered sequences of flags were tied in the field in accordance with the procedures established within the Massachusetts Wetlands Protection Act Regulations (WPA) (310 CMR 10.00) and the Town of Hingham Wetlands Protection Bylaw (WPB) and implementing regulations. The performance standards under 310 CMR 10.55 Bordering Vegetated Wetlands are noted with the Mitigation Measures section below, within this narrative.

The parcel is located in 'Zone X' of the Flood Insurance Rate Map Community Panel No. 25023C0101L, which bears an effective date of July 3, 2024. Refer to Figure 2 – FEMA Flood Map.

The site does not contain any certified vernal pools and is not located within an Estimated Habitat of Rare Wetlands Wildlife, as determined by reference to the Massachusetts Division of Fisheries and Wildlife Natural Heritage and data provided by Mass GIS. Refer to Figure 4 – 2017 Natural Heritage and Endangered Species Program Map.

The site is not located within an Area of Critical Environmental Concern (ACEC).

Mitigation Measures

The proposed construction does not require alteration to bordering vegetated wetlands (BVW) or within the 50-ft no-disturb zone under the WPB. The following are mitigation measures that will be employed to ensure that impacts to wetland interests protected under the Town of Hingham Wetlands Protection By-Law and the Wetlands Protection Act are minimized to the extent possible.

Work within the 100-ft. buffer zone will be limited to that required to properly construct the addition, deck and related site work including bituminous concrete driveway, a mitigation planting strip for impervious mitigation, and general site grading and landscaping at the existing single-family dwelling.

Public or Private Water Supply/Groundwater Quality

The project's development will not adversely affect the quality or quantity of any public or private water supply. Pesticides and herbicides shall not be used within the limits of the 100-ft buffer zone to the wetland resource areas. Fertilizers that are used within this zone should be restricted to the use of organic fertilizers only. The proposed compost filter tube erosion control barrier will serve to prevent the migration of sediments towards wetland resource areas.

The proposed stormwater system will not require a treatment stream as non-metal roof runoff is considered clean. Stormwater runoff from the roof area shall be directed overland. A proposed mitigation planting strip is proposed to protect the adjacent wetland.

Water Pollution Control

The site disturbance is limited to 4,92 square feet and the project proposes a 2,100 square feet addition to an existing single-family home. The project will provide a mitigation planting area in accordance with the Mitigation Policy. Prior to construction activities a siltsock barrier shall be installed along the limit of work downstream of the disturbed area to ensure the not water pollution is generated from the project.

Flood Control/Storm Damage Control

Construction Phase Best Management Practices will be implemented to eliminate down gradient Flooding and to prevent Storm Damage. Prior to construction activities a siltsock barrier shall be installed along the limit of work downstream of the disturbed area to ensure the not water pollution is generated from the project. Renovation of stormwater is not required as runoff from roofs is considered clean. The implementation of these measures will ensure no negative impacts to surrounding resource areas.

Erosion and Sedimentation Control

The potential for temporary impacts to wetlands due to erosion and mitigation of sediments into adjacent resource areas will be mitigated by adherence to basic erosion control practices. These include:

- A. Installation of a compost filter tube (siltsock) to be placed in accordance with the accompanying plan. These erosion control barriers shall be installed prior to commencement of construction at the site.

- B. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
- C. The limits of work shall be clearly defined in the field to minimize the extent of clearing and soil disturbance.
- D. Any exposed soil areas shall be re-graded, loamed and seeded immediately following construction. If the work is completed during winter months, the area shall be covered with erosion matting and /or straw from hay bales.

Hingham Wetland Regulations 22.0.d)- Buffer Zone Performance Standards

(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 addition is proposed is an area that is an existing bituminous concrete driveway and no land clearing is proposed as part of the project. Based on existing site topography and vegetation, the proposed addition is proposed in the ideal location of the property. The homeowners want to preserve that area for their family recreation space and for privacy from neighbors. Pushing the garage further back would require additional driveway in the buffer zone and clearing a natural wooded area within the 2nd 50' buffer zone. Our goal is to keep the disturbed area in front of and around the footprint to a minimum.

(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. The addition is proposed is an area that is an existing bituminous concrete driveway and no land clearing is proposed as part of the project. A 1:1 planting bed is proposed along the wetland side of the existing driveway to provide a dense buffer between the developed site and naturally vegetated land and adjacent wetland.

(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 project has been designed to ensure that impacts to wetland interests protected under the Town of Hingham Wetlands Protection By-Law and the Wetlands Protection Act are minimized to the extent possible.

(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. No direct impacts to rare vertebrate or invertebrate and rare plant species are anticipated as the project does not proposed tree removal or land additional land clearing.

(5) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw. The project has been designed to be in full compliance with both the Mass DEP Wetland Protection Regulation and Town of Hingham Wetland Regulations and its bylaws.