



Environmental Consulting & Restoration, LLC



RESPONSE TO COMMENTS MEMO

TO: Shannon Palmer @ Hingham Conservation Commission
FROM: Brad Holmes @ ECR, LLC
DATE: August 7, 2026
RE: 1 Sycamore Lane, Hingham, DEP File #SE034-1569

Pursuant to your July 29th Notice of Intent (NOI) review comments on the single family home improvement project proposed at 1 Sycamore Lane (the Site), Environmental Consulting & Restoration, LLC (ECR) is providing this Memo with additional information as follows:

Comment #1: It would be helpful if the project description included more specific details on the proposed alterations in the Buffer Zone including square footage of proposed additions, total existing and proposed impervious area in the Buffer Zone, demolition activities, and any proposed grading or excavation. The narrative should also include performance standards analysis documenting compliance with HWR Section 22.0(d).

ECR Response – Additional information has been added to the NOI narrative, see attached.

Comment #2: The proposal includes a structure within the 50 Buffer Zone which is prohibited under the HWR Section 7.4(c) and also Section 23.7(c) which states “no mitigation is sufficient to allow a structure on a wall type foundation less than 50 feet from a Resource Area”. A waiver request with appropriate justification should be provided for the Commission’s consideration. Were alternative layouts considered? Staff recommends the proposed addition be relocated out of the no alteration area.

ECR Response – The proposed addition within the 50 foot buffer zone is only 22 square feet and is proposed in line with the back of the existing house. The proposed addition is located over existing maintained lawn and will not impact a vegetated buffer zone at the site. Mitigation has been increased to create a new vegetated buffer zone at the site. Additional information has been included in the attached Waiver Request.

Comment #3: The NOI Checklist and [Resource Area Delineation Policy](#) requires submittal of BVW Determination Forms unless waived by staff (for simple or obvious delineations based on vegetation and/or abrupt changes in slope). When the forms are not submitted it is especially helpful if the Wetland Summary Memo includes details to sufficiently describe the delineated resource area (e.g. type of bordering vegetated wetland identified, dominant plant communities observed, soils, presence of intermittent streams, specific wetland indicator plants, etc.).

ECR Response – The limit of the wetland is easily identifiable in the field. Nevertheless, DEP data sheets have been included in this submittal.

Comment #4: The proposed activities section of the narrative includes installation of sediment controls however they are not shown on the project plan. Please also add stockpile locations to the plan.

ECR Response – Erosion control details have been added to the revised mitigation plan. As noted in the revised narrative, soil stockpiles will be located landward of the 50-foot buffer zone.

ECR

Environmental Consulting & Restoration, LLC



Comment #5: The mitigation plan proposes an increased density of shrubs in lieu of seeding with native seed mix. Due to the existing vinyl fence, staff agrees limited natural mulch/woodchips in this location is appropriate however recommends herbaceous species be added to enhance the wildlife habitat value of the mitigation area and further minimize the need for mulch. The Commission will need to determine if the proposal meets the Buffer Zone Mitigation Policy.

ECR Response – The mitigation plan has been revised to include additional mitigation activities as shown on the revised mitigation plan (see attached).

Please include this memo with the Notice of Intent application under review. We look forward to presenting this information to the Commission at the upcoming meeting. Should you require additional information, please contact me at Brad@ecrwetlands.com or 617-529-3792.

Attachments:

1. Project Narrative, revised 8/10/26
2. Waiver Request, dated 8/10/26
3. Proposed Mitigation Plan, revised 8/10/26
4. Mitigation Markup

PROJECT NARRATIVE
REVISED 8/11/26

1. Introduction

This Notice of Intent application has been filed to permit a proposed single family home improvement project consisting of additions and a front porch at 1 Sycamore Lane in Hingham (the Site). The proposed work occurs within the 100-foot buffer zone to a Bordering Vegetated Wetland (BVW). This application is being submitted in accordance with the Massachusetts Wetlands Protection Act Regulation and Town of Hingham Wetlands Bylaw.

2. Site Description

The site is located to the southeast of Sycamore Lane and northeast of Bayberry Road and contains a single-family home with a paved driveway, deck, maintained lawn, landscaped and forested areas, etc. The Hingham Assessors database identifies the site as Parcel ID #37-0-11 and lists the house as being constructed about 1941. ECR reviewed the existing conditions at the site on April 21, 2026, and delineated the landward limit of a Bordering Vegetated Wetland (BVW) as documented in the attached Wetland Delineation Memo. As a result of the field work and site survey, we are able to confirm that the proposed project at the site avoids alteration of wetland resource areas and is located within the buffer zone only.

Also review of the MassMapper Wetlands database reveals the following:

1. The site is not located within an area mapped as Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain or is near a mapped Certified or Potential Vernal Pool according to the MaNHESP.
3. The site does not contain or is near a USGS mapped stream.
4. The site is not located within land mapped as Land Subject to Flooding (FEMA flood zones).
5. The site is not located within an Area of Critical Environmental Concern (ACEC).

3. Proposed Activities

The purpose of this application is to authorize the following activities:

- Install erosion and sedimentation controls (e.g., silt fence or compost filter tubes) prior to any work to prevent sediment migration.
- The existing garage, deck, and covered breezeway connecting the garage to the dwelling will be demolished and removed prior to construction of the proposed additions. All necessary utilities will be properly disconnected prior to demolition. Demolition debris will be collected and removed from the Site for disposal at an appropriate off-site facility.
- Install the foundations for the proposed additions. A small addition is proposed along the northwest corner of the existing home, which occurs over existing gravel and lawn area. A larger addition is proposed along the southeast side of the home, which occurs over existing structure and asphalt driveway.

The northwest addition will be constructed on a crawl-space foundation, while the east addition will be constructed over a full basement. Construction of both foundations will require excavation. Additional excavation will be required for installation of the proposed bulkhead. The proposed porch will be supported by concrete sonotube footings requiring only limited localized excavation.

Excavated material will be temporarily stored within the designated stockpile area located landward of the 50-foot Buffer Zone and removed from the Site as soon as practicable. Following foundation

construction, disturbed areas surrounding the proposed improvements will be backfilled and restored to existing grades. No significant changes to existing site grades are proposed.

- Upon installation of the foundations and regrading around the foundations, the remaining addition construction and front porch construction will continue.

Square Footage of Proposed Improvements:

Northwest Addition: 100 square feet
East Addition: 413 square feet
Bulkhead: 24 square feet
Porch: 120 square feet

Impervious Area within the Buffer Zone:

Buffer Zone	Existing Impervious Area	Proposed Impervious Area	Net Change
0–50 feet	152 sq. ft.	174 sq. ft.	+22 sq. ft.
50–100 feet	1,910 sq. ft.	2,089 sq. ft.	+179 sq. ft.
Total	2,062 sq. ft.	2,263 sq. ft.	+201 sq. ft.

- Relandscape activities around the proposed addition will involve restoring lawn and/or landscape beds. Any landscape plant material proposed as part of relandscaping efforts should consist of native plant species. An appropriate list of native plant species that the applicant could select from are found on the attached plant list from the UMass Extension Service:

<https://www.umass.edu/agriculture-food-environment/landscape/fact-sheets/trees-shrubs-for-coastal-environments-freshwater-resource-buffer-zones>

- Create the mitigation planting area along the inner buffer zone to remove existing lawn turf and restore with native plantings in order to comply with the Hingham Conservation Commission's mitigation policy. Please refer to the attached Mitigation Plan for more information.

4. Compliance with Hingham Wetland Regulations (HWR)

The proposed project has been designed to minimize impacts to the Buffer Zone and to protect the wetland values of the adjacent Bordering Vegetated Wetland (BVW). The project complies with the performance standards of HWR Section 22.0(d) as follows:

1. Setback from Resource Areas – The project has been designed to locate proposed structures and associated activities as far from the BVW as practicable, while accommodating the proposed improvements to the existing developed residential property. No direct alteration of the BVW is proposed.
2. Maintenance and Restoration of Vegetated Buffer – Existing naturally vegetated portions of the Buffer Zone outside the proposed limits of work will remain undisturbed. Areas temporarily disturbed during construction will be stabilized and revegetated following completion of the work. Native plant species will be utilized where appropriate.
3. Restoration of Previously Altered Buffer – The project includes restoration of a portion of the previously altered Buffer Zone through removal of existing lawn and installation of native vegetation in accordance with the proposed mitigation plan. The proposed mitigation is intended to increase native vegetative cover and improve the habitat and protective functions of the Buffer Zone.
4. Rare Species Habitat – Review of available MassMapper data indicates that the Site is not located within mapped Priority Habitat or Estimated Habitat for Rare Species.
5. Additional Protective Measures – Erosion and sediment controls will be installed prior to construction and maintained throughout the work. Excavated material and construction stockpiles will be located landward of the 50-foot Buffer Zone, and disturbed areas will be stabilized promptly following

completion of construction. These measures, together with the proposed mitigation planting, are intended to prevent sedimentation, erosion, or other indirect impacts to the BVW.

Based on the above, the proposed project is not anticipated to adversely affect the wetland values protected under the Hingham Wetlands Protection Bylaw.

5. Summary

Erosion and sediment control measures will be implemented and maintained throughout the duration of the construction process to prevent the conveyance of sedimentation beyond the work area. Stockpiling of materials shall be located in the front yard of the site and outside the inner buffer zone. Erosion control measures shall remain in place and be maintained until such time that a Certificate of Compliance has been issued by the Hingham Conservation Commission, stating that the project has been constructed in accordance with the conditions set forth in the Order of Conditions.



Environmental Consulting & Restoration, LLC



August 10, 2026

Town of Hingham
Conservation Commission
210 Central Street
Hingham, MA 02043

RE: Waiver Request, 1 Sycamore Lane, Hingham, Massachusetts

Dear Members of the Hingham Conservation Commission:

On behalf of the Applicant, Environmental Consulting & Restoration, LLC respectfully requests that the Hingham Conservation Commission grant a waiver from the requirements of the Hingham Wetland Regulation (HWR) Sections 7.4(c) and 23.7(c) for the proposed project at 1 Sycamore Lane.

The proposed project includes approximately 22 square feet of new structure on a crawl-space foundation within the 50-foot Buffer Zone to a Bordering Vegetated Wetland. This portion of the proposed addition is located entirely within a previously altered area consisting of existing gravel and maintained lawn, and no direct alteration of undisturbed buffer or Bordering Vegetated Wetland is proposed. The proposed addition has been reduced to the smallest footprint considered practical while maintaining the homeowners intent of the proposed addition and compatibility with the existing home layout. Further relocation or reduction of the addition would substantially affect the functionality and overall design of the home.

As an additional environmental benefit, the project includes approximately 570 square feet of native Buffer Zone mitigation planting within previously altered portions of the site. This substantially exceeds the 223 square feet of mitigation otherwise required for the proposed Buffer Zone alterations. The mitigation will replace maintained lawn with native vegetation and is intended to improve the habitat and protective functions of the Buffer Zone.

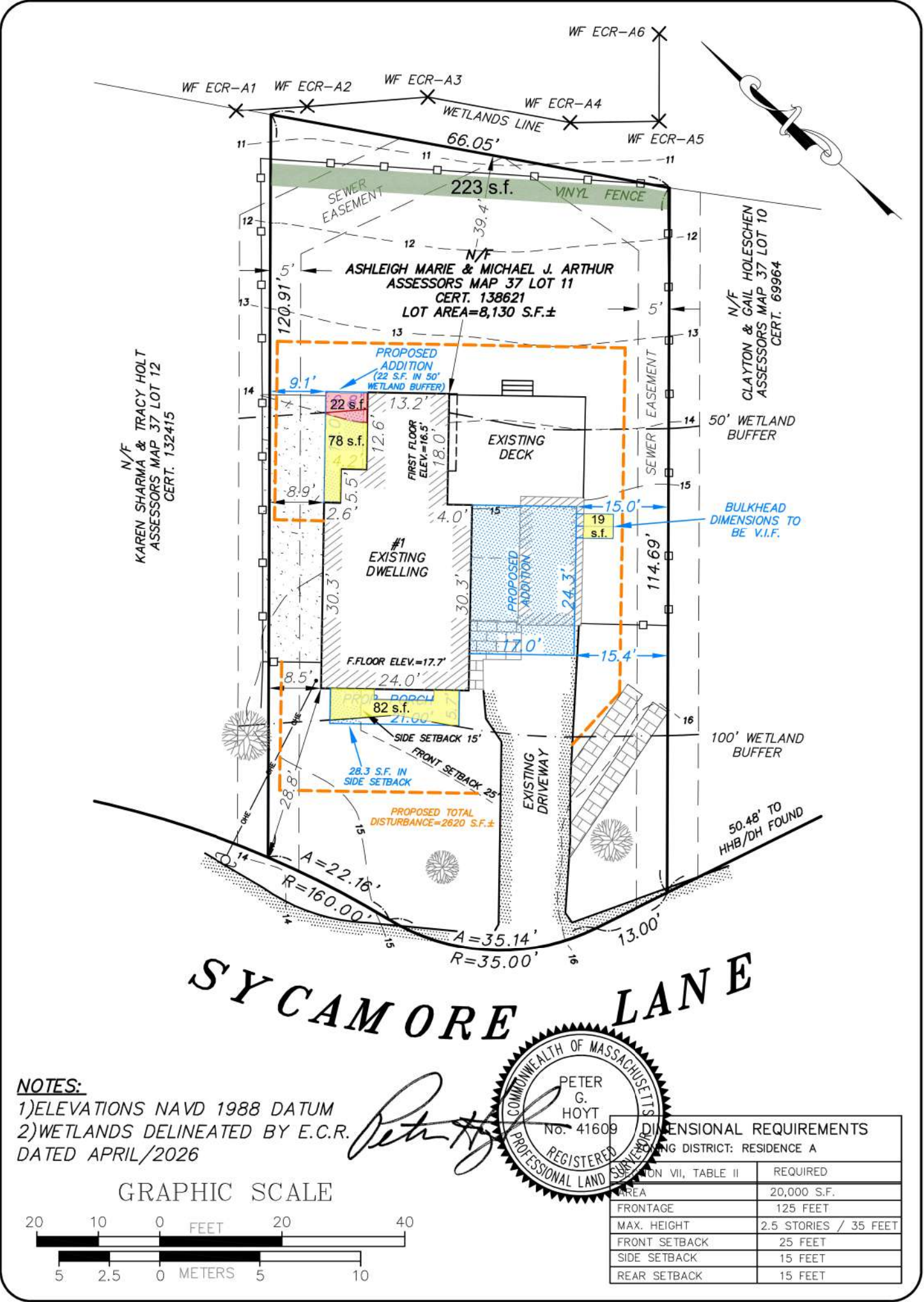
We respectfully request the Commission consider the limited extent of the proposed structure within the 50-foot Buffer Zone, its location within an existing disturbed area, and the substantial buffer zone restoration proposed and grant the requested waiver for the proposed project.

Sincerely,
Environmental Consulting & Restoration, LLC

A handwritten signature in blue ink that reads "Brad Holmes".

Brad Holmes, PWS, MCA
Manager

Mitigation Calculation:			
0-50 foot buffer		50-100 foot buffer	
Impervious = 22 sq. ft.		Impervious = 179 sq. ft.	
Mitigation = 44 sq. ft. (2:1)		Mitigation = 179 sq. ft. (1:1)	
Pervious = 0 sq. ft.		Pervious = 0 sq. ft.	
Mitigation = 0 sq. ft. (1:1:)		Mitigation = Not Required	
Total Mitigation = 44 sq. ft.		Total Mitigation = 179 sq. ft.	
		= 223 sq. ft.	



Project Name	Prepared for	Fig. No.
1 SYCAMORE LANE HINGHAM, MASSACHUSETTS	ASHLEIGH MARIE & MICHAEL J. ARTHUR	1
HOYT LAND SURVEYING, INC. 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS TEL: 781-682-9192	Scale	Date
	1"=20'	08/03/2026
	Project No.	File No.