

Supplemental Narrative Revised August 26, 2026
Pool Deck Improvements, Retaining Wall, and Accessory Shed Within Buffer Zone
Property Address: 3 Country Lane, Hingham, Massachusetts
Applicant/Owner: Paul & Maria Deering

Dear Members of the Hingham Conservation Commission:

This supplemental narrative is submitted in support of proposed residential improvements at the above-referenced property within the Buffer Zone to a jurisdictional Resource Area. The proposed work includes replacement and expansion of the existing pool deck and associated walkways, construction of a retaining wall, and installation of a 16-foot by 14-foot accessory shed.

The majority of the proposed improvements are located within the 50- to 100-foot Buffer Zone. The project also includes a **minor expansion of the existing pool deck within the 0- to 50-foot Buffer Zone totaling approximately 291 square feet.**

The project has been designed to minimize impacts to the Buffer Zone and adjacent Resource Area by concentrating improvements within and immediately adjacent to the existing developed residential and pool area, utilizing previously maintained lawn and landscaped areas where expansion is necessary, replacing existing impervious surfaces with permeable construction, and implementing appropriate erosion and sedimentation controls during construction.

Proposed Pool Deck Improvements

The existing pool deck consists primarily of impervious stamped concrete. The proposed project will remove the existing impervious concrete and replace it with natural stone installed as a permeable pavement system.

The proposed natural stone will be installed over a permeable stone base designed to allow precipitation to infiltrate through the joints and underlying aggregate rather than running off the surface as occurs with the existing concrete. The proposed construction therefore represents an improvement over the existing impervious pool-deck condition by increasing infiltration and reducing surface runoff.

In addition to replacement of the existing deck, the project includes limited expansion of the pool deck and associated walkways into areas currently consisting of maintained lawn, crushed stone, or other previously disturbed residential areas.

Approximately **291 square feet of the proposed pool-deck expansion will occur within the 0- to 50-foot Buffer Zone.** This work represents a limited extension of an existing residential use rather than the introduction of a new or unrelated use within the Buffer Zone. The expansion is directly associated with the existing swimming pool and pool deck and has been designed to remain contiguous with the existing developed area.

The portion of the deck within the 0- to 50-foot Buffer Zone will utilize the same permeable natural stone construction proposed for the remainder of the pool deck.

Accordingly, the proposed surface will allow infiltration through the stone joints and underlying permeable aggregate system.

Retaining Wall

A retaining wall is proposed within the 50- to 100-foot Buffer Zone to accommodate and stabilize grades associated with the residential improvements. The wall will be 4 feet high and grade down to 2 feet and in 50' length. The area in the front of the wall will be excavated to the same grade as the area in the 0-50' buffer which has an elevation of 134-133.

The retaining wall will be constructed with appropriate drainage provisions so that stormwater is not concentrated or discharged toward the adjacent Resource Area. Disturbance associated with construction of the wall will be limited to the minimum area necessary, and disturbed areas will be stabilized following construction.

16' x 14' Accessory Shed

A 16-foot by 14-foot accessory shed is proposed within the 50- to 100-foot Buffer Zone in an area currently maintained as lawn or otherwise previously disturbed.

The shed will be used for customary residential storage. Its location has been selected to maintain separation from the Resource Area and to minimize disturbance within the Buffer Zone. No clearing or alteration of wetland vegetation is proposed in connection with installation of the shed.

Performance Standards Analysis – Hingham Wetland Regulations §22.0(d)

The proposed project has been designed to comply with the applicable performance standards for work within the Buffer Zone to the maximum extent practicable.

1. Magnitude and Location of Alteration

The majority of the proposed work is located within the 50- to 100-foot Buffer Zone and within portions of the property that are already developed, landscaped, or maintained as residential lawn.

The project includes approximately **291 square feet of pool-deck expansion within the 0- to 50-foot Buffer Zone**. This encroachment has been limited to the area necessary to provide a functional connection and modest expansion of the existing pool-deck configuration.

The proposed 0- to 50-foot Buffer Zone work is associated solely with the existing pool and pool-deck use and does not represent the introduction of a separate structure or new residential use in this portion of the Buffer Zone.

2. Avoidance and Minimization

The project has been designed to minimize disturbance to the Buffer Zone and Resource Area to the maximum extent practicable.

Rather than creating a separate developed area elsewhere on the property, the pool-deck improvements remain immediately adjacent to the existing pool and existing deck. This concentrates residential activity within an already established area and limits the overall extent of new disturbance.

The approximately **291-square-foot expansion within the 0- to 50-foot Buffer Zone** has been kept to the minimum area necessary for the proposed pool-deck configuration. The shed and retaining wall are located farther from the Resource Area within the 50- to 100-foot Buffer Zone.

In addition, the applicant proposes to replace the existing impervious stamped concrete pool deck with natural stone and permeable construction underneath. This avoids replacing one impervious surface with another and provides an opportunity to improve infiltration within the existing developed pool area.

3. Alternatives Analysis

The proposed layout was developed to utilize the existing pool and residential development footprint to the greatest extent practicable.

Because the pool is an existing structure, improvements to the surrounding deck are necessarily constrained by its existing location and configuration. The proposed deck expansion has therefore been designed as a limited extension immediately adjacent to the existing pool deck rather than creating a new detached patio or recreational area elsewhere within the Buffer Zone.

The approximately **291-square-foot area within the 0- to 50-foot Buffer Zone** is limited to the pool-deck expansion and is constructed as a permeable surface to minimize its potential effect on runoff and infiltration.

4. Impervious Surface Reduction and Stormwater Infiltration

A significant component of the project is the removal of existing impervious stamped concrete and its replacement with natural stone over a permeable construction system.

The proposed assembly will allow stormwater to infiltrate through the stone joints into the underlying aggregate base and soil rather than immediately running off an impervious concrete surface.

The permeable construction will be utilized for the replacement deck as well as the proposed deck expansion, including the approximately **291 square feet located within the 0- to 50-foot Buffer Zone**.

This design reduces the potential stormwater impact of the proposed expansion and improves the permeability of the existing developed pool area.

5. Protection of Water Quality and the Resource Area

No direct alteration of the wetland Resource Area is proposed.

The project has been designed so that runoff from the proposed improvements is not intentionally directed or concentrated toward the Resource Area. The permeable pool-deck system will promote on-site infiltration, while appropriate drainage will be incorporated behind the retaining wall.

The use of permeable construction, combined with erosion controls and stabilization measures, will minimize the potential for sediment, concentrated runoff, or other construction-related impacts to reach the Resource Area.

6. Erosion and Sedimentation Controls

Prior to commencement of construction, appropriate erosion and sedimentation controls will be installed between the proposed work and the adjacent Resource Area.

These controls will remain in place and will be inspected and maintained throughout construction until all disturbed areas have been permanently stabilized.

Construction materials, excavated soils, and debris will be maintained in stable locations away from the Resource Area. Construction activity will be confined to the approved limits of work, and any temporarily disturbed lawn or landscaped areas will be promptly restored following completion.

7. Buffer Zone Restoration and Mitigation

The project incorporates impact reduction and mitigation directly into its design through the replacement of existing impervious stamped concrete with a permeable natural stone system.

Areas temporarily disturbed during construction that are not incorporated into the permanent improvements will be restored and stabilized. Where required or appropriate, native plantings may be incorporated into restoration or mitigation areas to improve the vegetative character and function of the Buffer Zone.

The applicant will implement any additional reasonable mitigation measures required by the Commission as a condition of approval.

Work Within the 0–50 Foot Buffer Zone

The applicant acknowledges that approximately 291 square feet of the proposed pool-deck expansion is located within the 0- to 50-foot Buffer Zone and therefore warrants specific consideration by the Commission.

The proposed work is limited in scope and is directly associated with an existing swimming pool and pool deck. The project does not propose a new building or unrelated use within this area. Instead, it represents a modest expansion and reconfiguration of an existing residential amenity.

Importantly, the proposed deck will not be constructed as a conventional impervious concrete surface. The existing impervious concrete will be replaced with natural stone installed over a permeable base, and the same permeable construction will extend

through the proposed expansion. The proposed design is intended to maximize infiltration and minimize additional surface runoff.

The project also maintains all work outside the wetland Resource Area itself, establishes defined limits of construction, provides erosion and sedimentation controls between the work and the Resource Area, and restores areas of temporary disturbance following construction.

Based on the limited nature of the encroachment, its relationship to an existing pool and developed residential area, the use of permeable construction, and the proposed protection and mitigation measures, the applicant respectfully submits that the approximately **291-square-foot pool-deck expansion** can be completed without significant adverse impact to the adjacent Resource Area or the wetland interests protected by the Hingham Wetlands Protection Bylaw and Regulations.

Conclusion

The proposed project has been designed to avoid and minimize impacts to the Buffer Zone and adjacent Resource Area to the maximum extent practicable.

The majority of the proposed work is located within the 50- to 100-foot Buffer Zone. The approximately 291-square-foot pool-deck expansion within the 0- to 50-foot Buffer Zone is a limited extension of an existing residential pool-deck use and will utilize permeable natural stone construction.

In addition, existing impervious stamped concrete will be removed and replaced with a permeable natural stone system, the shed and retaining wall will remain within the 50- to 100-foot Buffer Zone, appropriate erosion and sedimentation controls will be implemented, and temporary construction disturbance will be restored and stabilized.

Taken together, these measures minimize the project's impact on the Buffer Zone while improving the permeability and stormwater characteristics of the existing pool area.

For these reasons, the applicant respectfully submits that the proposed project satisfies the applicable Buffer Zone performance standards to the maximum extent practicable and respectfully requests the Commission's approval of the proposed work, including the approximately 291-square-foot minor expansion of the pool deck within the 0- to 50-foot Buffer Zone.

Respectfully submitted,

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