

Formal Waiver Request for Deck Expansion in the 0-50' buffer zone

Prepared By Paul Deering, Owner

August 25, 2026

Property: 3 Country Lane, Hingham, Massachusetts

To: Hingham Conservation Commission

The Applicant respectfully requests a waiver for the limited work proposed within the 50-foot Buffer Zone, as depicted on the submitted Site Plan.

Basis and Justification for Waiver

The proposed pool deck improvements have been designed to consolidate and improve existing developed areas immediately surrounding the pool while minimizing additional disturbance within the Buffer Zone.

The area on the right side of the pool currently is crushed stone that we would like to incorporate into the new permeable deck construction. The proposed construction will allow stormwater to infiltrate through the stone joints and underlying washed-stone drainage layers, maintaining drainage and infiltration characteristics while providing a more functional and unified pool deck.

On the left side of the pool, the proposed work will incorporate the **existing deck bump-out and pool equipment area** into the current pool deck configuration. This portion of the project is intended to connect existing developed features and provide a continuous deck surface rather than create an isolated new area of development within the Buffer Zone.

These conditions substantially limit the amount of new disturbance associated with the project. The proposed configuration makes use of areas that are already developed, surfaced with crushed stone, occupied by pool-related improvements, or directly associated with the existing pool and deck.

Respectfully submitted,

Paul & Maria Deering

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