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(781) 545-0895

*Registered Professional Engineers,  
Project Managers & Environmental Consultants*

December 2, 2020

Cohasset Conservation Commission  
Town Hall  
41 Highland Avenue  
Cohasset, MA 02025

**Re: Lot C Dolan Lane, Cohasset, MA**  
**Portion of Assessor's Parcel: D4-14-87**  
**Applicant: Lot C Dolan Lane Realty Trust**

Dear Agent Summers and Members of the Commission,

On behalf of the Applicant, Morse Engineering Company, Inc. hereby requests variance pursuant to the Cohasset Wetlands Protections By-Law to allow work within the 50-foot buffer zone to a bordering vegetated wetland.

The project is rare and unusual because the resource area on the subject property is a bordering vegetated wetland only because a 4" PVC pipe was installed in 2015 when the road was paved, connecting the resource area to the wetland on the opposite side of Dolan Lane. Further, the pipe was installed higher in elevation than the normal ponding depth. If the 4" PVC pipe was not installed, the resource area would still be an isolated vegetated wetland, which has only a 25 foot jurisdictional area under the Town of Cohasset Wetlands Protection By-Law only.

The proposed project will have no adverse impacts on the following interests:

**Erosion Control:** The potential for temporary impacts due to erosion and migration of sediments will be mitigated by adherence to construction phase erosion control practices. The limit of work will be clearly defined by field survey, and a 12" diameter erosion barrier will be installed along the entire down gradient limit of work. The integrity of the erosion barrier will be maintained by periodic inspection and replacement as necessary. It will remain in place until all disturbed surfaces are stabilized. For additional information refer to the Construction Phase Operation & Maintenance Plan and Checklist included in the Stormwater Permit Application Package.

**Water Quality:** The water quality will be protected with the implementation of stormwater BMPs. Crushed stone trenches and rain gardens will provide TSS removal for the stormwater runoff. The buffer zone will also be enhanced with native plantings for further filtration. A pervious driveway is specified within the 50 foot buffer zone.

**Wildlife / Wildlife Habitat:** The buffer zone is sparsely vegetated and could be improved with supplemental native plantings. Therefore, we are proposing to enhance the buffer with 23 native shrubs. Diverse Berry producing native species are specified to improve wildlife habitat value. For additional information refer to Wetland Delineation Memo by Environmental Consulting & Restoration, LLC dated November 16, 2020. The project also proposes to preserve 70% of the property as undisturbed woods.

**Recreation:** There are no known existing recreational usages on the property. The project will have no impact on the recreational uses at the abutting Wheelwright Park.


**Aesthetic/Historic Interests:** The project proposes to enhance the sparsely vegetated buffer zone which is visible from Dolan Lane, and also preserve 70% (1.3 acres) of the property.

**Resource Area Impacts:** The project does not propose the alteration of any resource areas. And, the work is proposed at the furthest feasible distance from the resource areas. The project will treat stormwater runoff, promote groundwater recharge, enhance the buffer zone, and preserve 70% of the property. Construction phase erosion control practices will be implemented to mitigate temporary construction impacts.

If you have any questions, please do not hesitate to call.

Respectfully submitted,

**MORSE ENGINEERING COMPANY, INC.**

  
Jeffrey M. Hassett, P.E.



**Cohasset Conservation Commission  
Wetland Variance Application**

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◆ Are you proposing any activity (including the removal, destruction, or pruning of any vegetation or soil disturbances) on land within Fifty (50) feet of any wetland resource?

Yes

No

◆ If your answer to the question above is "Yes," you are required to request a variance pursuant to the Cohasset regulations promulgated pursuant to the Cohasset Wetlands Protection By-Law.

On a separate sheet of paper, describe in detail the reasons for the variance and the facts upon which the Conservation Commission should find that the project is rare and unusual and there is a clear and convincing showing that the proposed work and its natural consequential effects will not have an adverse effect upon any of the interests specified in the By-Law.

◆ Describe any impacts the proposed project will have on the following interests:

**a. Erosion Control**

See separate letter

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**b. Water Quality**

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**Cohasset Conservation Commission  
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**c. Wildlife/Wildlife Habitat**

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**d. Recreation**

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**e. Aesthetic/Historic Interests**

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**f. Describe how the project will not have an adverse impact on the regulated resource area.**

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**g. Is the lot to be altered by the proposed work located within an Estimated Habitat or a Priority Habitat area as determined by the Massachusetts Division of Fish and Wildlife and Natural Heritage Program?**

**Yes**

**No**

**If you answered "Yes," have you contacted MA Division of Fish and Wildlife—Natural Heritage Program concerning an official determination and review of the impacts of the proposed project?**

**Yes**

**No** N/A