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January 28, 2021

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

RE: Lot C Dolan Lane, Cohasset, MA (the "Property")
Portion of Assessor's Parcel: D4-14-87
Applicant: Lot C Dolan Lane Realty Trust (the "Applicant")

Dear Agent Summers and Members of the Commission:

I have recently been retained by the Applicant to assist with this hearing. The Notice of Intent plan initially determined that the wetland along Dolan Lane is isolated, which requires an inner buffer strip of 25 feet. The proposed work does not fall within this 25' buffer. As you know, there has recently been a discussion as to whether that said resource area is isolated or bordering due to the discovery of a pipe that runs from the wetland on the Property underneath Dolan Lane to the land on the opposite side of the road. We have been informed that Dolan Lane, which is a private road, is maintained by the town, and that in 2015 the Town repaired and resurfaced the road. In connection with the resurfacing project, the Town took the initiative, without Conservation approval, and without the approval from the private property owners, to install the pipe underneath Dolan Lane. The outlet of the pipe on the west side of Dolan Lane is located about 15 feet easterly of the resource area on the west side of Dolan Lane, and Morse Engineering is of the opinion that the pipe is undersized and therefore does not function properly.

Accordingly, Morse Engineering has revised the NOI plan to reflect this reality and the fact that the wetland on the Property is an isolated vegetated wetland. Morse Engineering is submitting supplementary data supporting the Application. With respect to the pipe, we

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understand that the Commission customarily prefers unauthorized work to be reversed, and would likely want to see that the pipe is removed and the Property restored to its original condition. However, if the Commission desires that a pipe remain, the Applicant is happy to consider applying for proper permits and installing improvements to the existing or an upgraded pipe to ensure that it can function as intended.

I look forward to the Commission's hearing on February 4th for the opportunity to discuss these matters further.

Very truly yours,



Jeffrey A. De Lisi