

November 03,2021

Ms. Charlotte Pechtl, agent
Town of Cohasset, Conservation Commission
Cohasset Town Hall
41 Highland Ave
Cohasset, MA 02025

RE: 12 Hobart Lane

Ms. Pechtl;

On behalf of the owner, Joseph Maraia, pursuant to our site walk, attached for your review and approval are revised plans for the proposed activity at 12 Hobart Lane. As discussed at the last hearing and during the site walk, we have reduced the overall work area, eliminated the need to remove nearly all the existing Norway Maples northwest of the driveway and provided a wetland vegetation mitigation area. Specifically, we have.

1. Provided a stormwater report which documents compliance with the stormwater standards. The design as proposed will essentially treat all of the runoff from both existing and proposed impervious surfaces which discharged towards the wetlands at the northeast edge of the site.
2. Tightened the proposed slope protection to the driveway extension and limited the tree removal.
3. Modified the proposed cross section of the slope protection along the property line to provide a 5' wide vegetative strip between the existing stonewall and the proposed slope protection to provide approximately 700 square feet of wetland planting mitigation.
4. By moving the proposed slope protection back, we reduced the overall fill requirement by 300± cubic yards, and the overall work area from the previous 8,300± square feet to 5,800± square feet.

I trust you will agree with me that the wetlands planting mitigation will serve as a far superior buffer to the wetlands than the existing lawn area, and it will provide a wildlife corridor between the lawn area and the phragmites. In addition, the proposed stormwater improvements will provide the treatment required by the standards for not only the additional 470 square feet of driveway pavement but the existing 1460 square feet of driveway and 800 square feet of roof area that currently flow untreated directly to the wetlands immediately down gradient of the site.

James Engineering, Inc., 125 Great Rock Road, Hanover, MA 02339
Tel: 1-781- 878-1795 e-mail: jameseng125_gary@msn.com

Thank you for your consideration in this matter, if you have any further questions or comments regarding the above, please do not hesitate to contact me. I look forward to meeting with the commission to discuss the proposal further.

Sincerely:

Gary D. James, P.E.

