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*Registered Professional Engineers,  
Project Managers & Environmental Consultants*

December 9, 2021

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

**Re: 55 Gammons Road  
Proposed Dock  
in Cohasset, Massachusetts  
Applicant: William A. Earon**

Dear Ms. Pechtl,

This letter is intended to address comments on the above referenced project expressed by you via an email dated 12/1/21.

Submitted herewith are the following:

- Two (2) copies of the Proposed Dock Plan, revised 12/6/21.
- One (1) copy of the Cohasset Conservation Commission Wetland Variance Application
- One (1) copy of the Certified Mail Receipt to DMF

The following are responses to comments expressed by Ms. Pechtl via an email dated 12/1/21 (*Ms. Pechtl's comments are in Italics* and the **Morse Engineering responses are in Bold**):

*NOI Submission Package Questions:*

- 1. Please also submit a Variance Request Form, as the project is within the 50' inner buffer and salt marsh resource area. Form is attached for convenience, can copy and paste the applicable information from the Project Narrative into the form.*  
**The Cohasset Conservation Commission Wetland Variance Application has been filled out and is attached to this letter.**
- 2. Can you please send the proof of mailing to DMF? Has DMF completed their review of this project yet?*  
**A copy of the certified mail receipt to DMF is attached to this letter.**
- 3. Please explain how the support posts will be installed, what equipment will need to go in the marsh vs what equipment can remain upland for installation?* **There will be no heavy equipment on the marsh. The piles will be driven with a hammer mounted to a tri pod. If shallow ledge is encountered a hole will be dug by hand and the pile bolted to the ledge.**

4. *For excavated material, can you please clarify why it would need to be removed off site rather than used to compact the posts? Doesn't seem like that much would need to be excavated for the pilings.*

**Excavated material will first be utilized to compact the posts in place, but if any excess material remains it will be removed off-site.**

5. *Please confirm where the equipment access points and storage will be located (outside of the resource area and buffer zones) – Might want to mark on the site plan as well.*

**An equipment access & storage area has been added to the plan.**

6. *Can you please clarify why this project is not within an Outstanding Resource Water (ORW) per 314 CMR 4.00? (Selected "No" on the NOI application – Other dock projects in this area had "Yes" selected on application).*

**MassGIS has an Outstanding Resource Waters Data Layer and it is clear that the subject property lies outside of any applicable areas.**

7. *Can you please clarify why this project is not subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act or Coastal Wetlands Restriction Act? (Selected "No" on the NOI application – Other dock projects in this area had "Yes" selected on application).*

**Page 7 of the DEP Form 3 has been revised accordingly and is attached.**

*Site Plan Questions/Comments:*

1. *Just to confirm, there will be no walkway built down to the dock and dock steps on the property? Looks like there are some existing steps a bit further up so I'm not sure if those are being expanded down to the dock.*

**No walkway is proposed.**

2. *Is it possible in any way to reduce the amount of pilings for the dock?*

**The spacing has been increased to 12'. Any greater would require larger stringers.**

3. *Might want to mark the equipment access points and storage locations on the site plan for ConCom clarity. This is a frequent question for most NOIs.*

**An equipment access & storage area has been added to the plan.**

4. *Per Site Note #3, the wetlands resources were reviewed by ECR but does not specify the date. Can you please add the survey date to the Note (must be within the last 3 years, preferably 2).*

**The wetland was delineated at the time of permitting for the existing house. The line does not appear to have changed. It is a clear delineation at the bottom of the steep slope.**

5. *Can you please add the 100' and 50' buffer zone boundary lines to the site plan based off ECR's survey?*

**The 50' and 100' buffer zones to the salt marsh have been added to the plan.**

6. *Can you please label the Mean Low Water elevations on the site plan?*

**Mean Low Water is shown in the Dock Profile as elevation -1.6+/- . The lowest point shown on our plan is 0.8 so the Mean Low Water line is located further into Little Harbor than the project area shown on our plan.**

7. *Will any of the trees near the dock steps be removed? If so, please label them a different color.*

a. *If you are also able to label the tree species, that would be awesome but no worries if this information was not collected.*

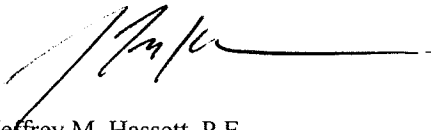
**There is no tree removal proposed.**

8. *Has this dock submission been in front of Zoning yet? Just curious if they had any input on the location of the dock 18.5' from the property line and location to the MHW line.*  
**The project has been filed with Zoning, but there has not been a hearing.**
  
9. *Would you be able to provide a detail of the gangway and float? ConCom might ask for this but could wait until the meeting.*  
**Details of the gangway and float have been added to the plan.**

It is our opinion that this letter addresses all comments.

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

**MORSE ENGINEERING COMPANY, INC.**

A handwritten signature in black ink, appearing to read 'J. Hassett', followed by a horizontal line extending to the right.

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**

Excess material from augering into the ground will be used  
to compact posts into place. No storage of equipment,  
tools, fuel, supplies, timber or hardware will be within onsite  
resource areas. 18" float skids are proposed to prevent  
scour or erosion of the tidal flat.

**b. Water Quality**

The project will have no impact on  
water quality.

**Cohasset Conservation Commission  
Wetland Variance Application**

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**c. Wildlife/Wildlife Habitat**

The proposed dock will provide 5' of separation from the salt marsh to the bottom of the stringers and have decking spaced at 3/4" for light penetration.

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**d. Recreation**

The proposed dock provides 5.4' separation from MHW to the bottom of the stringers for public access and will not create a hazard to navigation within the waterway.

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**e. Aesthetic/Historic Interests**

A similar dock currently services the direct abutter (21 Gammons Road).

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

Installation of support posts will require minimal work within the salt marsh. Material excavated from augering holes will be used to compact the posts into place or removed from the site. Tidal flow will not be impeded by the installation of the private boat dock & construction shall be such that the dock shall not create a hazard to navigation within the waterway.

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**Cohasset Conservation Commission  
Wetland Variance Application**

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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

NA



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Cohasset

City/Town

### C. Other Applicable Standards and Requirements (cont'd)

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

### D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$2.36	
Total Postage and Fees	\$9.16	12/02/2021

Sent To: MISSION 7 MARINE FISHERIES  
 Street and Apt. No., or PO Box: 3636 South Rodney F. Blvd  
 City, State, Zip: New Bedford 02744  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions