

ROBERT & LYNNE SCHWANDT

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DELIVERED VIA EMAIL

November 3, 2021

Town of Cohasset
Conservation Commission
41 Highland Ave.
Cohasset, MA 02025

Re: 12 Hobart Lane
Notice of Intent Hearing Scheduled for 11/4/2021

Dear Members:

We previously submitted a letter dated September 9, 2021 in regard to this matter.

During the first hearing on this matter the applicant was directed to delineate the wetlands and submit a plan of such to the Commission. We understand from our discussion yesterday (11/2) with the Commission's agent that while the wetlands have been flagged, no plan has been submitted. If there is still no plan showing current wetland delineation by a Professional Wetland Scientist performed within the last three years, we would respectfully request that no action be taken on this application until such has been submitted, and adequate time has been provided for its review.

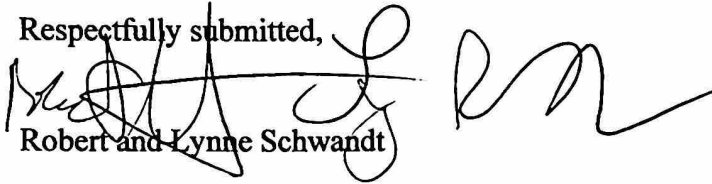
At the first hearing, the applicant's engineer spoke of the area proposed to be filled near our property line as being currently "maintained" as a rationale for permitting alteration of this area. In fact, the reason it is possible to "maintain" this area is because it was substantially altered several years ago. Attached are pictures from 2019 which show its status at that time. Phragmites on the 187 Atlantic Ave property that extend(ed) onto the 12 Hobart Lane side of the property line (stone wall) are plainly visible in the attached pictures.

The Commission may recall that in the permitting of our work at 187 Atlantic Avenue the Commission was adamant that no work occur until the "secondary" house (shown in the attached picture #3738) was removed and the area around its perimeter was restored with wetlands plantings. This was an area of significant concern to the Commission. Given the restoration and mitigation work that was required by us in the area of the "secondary" house, it would be difficult to understand approval of disturbance and filling of a large area immediately adjacent thereto.

The submitted plan calls for removal of all trees in an area within the purported 100 ft set back from the wetlands. At the first hearing, the applicant's engineer characterized every tree in this area as invasive. For our project at 187 Atlantic Avenue, removal of plantings was extremely limited, and removal of invasive species first required positive identification of such by a wetlands specialist. In the unusual event that the applicant was permitted to remove all of the trees, we would ask the Commission to consider appropriate mitigation to replace the natural buffer between the two properties.

Thank you for your consideration of these comments.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Robert and Lynne Schwandt', written over a horizontal line. The signature is stylized and cursive.

Robert and Lynne Schwandt

Attachments