

April 14, 2022

Charlotte Pechtl, Conservation Agent
Cohasset Conservation Commission
Cohasset Town Hall
41 Highland Steet
Cohasset, MA 02025



RE: **46 Hobart Lane – Proposed Raze and Rebuild Existing Single Family Home**

Dear Ms. Pechtl:

The purpose of this letter is to address comments received from you via. Email dated April 7, 2022.

Below is a copy of the review comments in normal font followed by our responses in **italics**:

General:

1. Please have the Applicant sign the attached Permission to Access Site Form. This form is just to clearly document the purpose of the Agent/Commissioners accessing the property (at reasonable times) specifically related to the NOI/SWP submission until project completion.

Permission to Access Site Form has been submitted and is also attached.

NOI:

1. Please complete Section A #7b., Section B. #1 or #2, and Section C #2 & #3.c. as applicable.

WPA Form 3 – Notice of Intent has been updated and is attached

2. Narrative/Site Plan:

- a. I'm wondering if the project has a little wiggle room to push or any portion of the project up against any building/zoning setbacks to the front of Hobart Lane or further away from the 50' buffer. Would the Applicant be willing to reduce anything in size like the patio, pool, front decks, auto court etc. to inch the project away from the 50' buffer?

This type of floodplain, which is located by graphic representation, is located such that pushing the house closer to the street would put the structure in the flood zone, which we are trying to avoid. The pool and patio have already been reduced in size cognizant of the fact that a portion of it is within the 50 feet buffer.

- b. Could you please add the total impervious numbers to compare the amount of impervious in the 100' and 50' between the existing and proposed conditions?

A table has been added to the site plan.

- c. Variance Request:
- d. The Commission will likely ask questions about alternatives to make sure this is a rare and unusual circumstance to grant a variance for any work in the 50' buffer. I'd recommend adding any alternatives that were considered to the Narrative to show the Commission whether this option has the lowest impact on the buffer and coastal dune.

HANOVER OFFICE:
427 Columbia Road
Hanover, MA 02339
781-826-9200

NORWELL OFFICE:
687 Main Street
Norwell, MA 02061
781-659-8187

PLYMOUTH OFFICE:
40 Court Street, Ste 2A
Plymouth, MA 02360
508-746-6060

MARINE DIVISION:
26 Union Street
Plymouth, MA 02360
508-746-6060

merrillinc.com



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The variance request has been revised and is attached.

- e. Just a reminder the Commission does not normally allow heavy machinery within the 50' buffer. If any type of heavy machinery will be required for the pool/patio/infiltration system, I would recommend adding this to the Variance Request Form.

The variance request has been revised and is attached.

SWP:

1. Would you be able to clarify Standard 4 in Section II? I'm interpreting this standard is being met since the Required Water Quality Volume is being reduced through the use of the LID site design credits, which includes reducing impervious area.

Standard 4 in the stormwater report has been revised and is attached.

Site Plan:

1. Would it be possible to show the LSCSF boundaries on the site plan as well?

LSCSF is shown as a dashed grey line, basically encompasses the house.

2. Would you be able to include any necessary erosion and dust control and stockpile maintenance notes to the site plan document so it's clear for contractors?

Stockpile locations have been added to the Site Plan and a note regarding dust control and Construction Operation and Maintenance plan and been added to the site plan.

3. Just to confirm, no trees will be removed for this project since the project area is already within the existing footprint and lawn area?

Yes, no major trees will be removed as part of this project, mostly landscape trees will be removed.

4. Could you please include the roof leader/gutter/downspout connections as applicable to the infiltration chamber on the site plan?

Roof leader locations have been added to the Site Plan.

5. How much will approximately will be brought into the 50' buffer for the proposed grading?

Approximately 35 cubic yards of fill will be added within the 50' buffer

6. Is any ledge removal anticipated for the work in the 100' and 50' buffer? Will the foundation be dug to a deeper level than the existing one?

No ledge is anticipated to be removed for this project, the basement will be no lower than the existing basement.

7. Please label the construction entrances (stabilize if needed) and stockpile locations, which should be out of the 50' buffer if feasible.

Construction entrances and stockpile areas have been added to the site plan.

8. What is a "PK nail set" and "rebar cap set" in the top and bottom left corners of the lot?

"PK" stands for a Parker-Kalon nail, it's a survey nail that has a dimple in the middle made especially for land surveyors. A "rebar cap set", is just that, a 2 foot long rebar driven into the ground and an aluminum cap set on top, typically used by surveyors as a permanent survey marker/corner.

9. Will the auto court be impervious or pervious? Please specify on the site plan.

The auto court will be impervious and has been labeled as such on the plan.

10. Can you please add the SF amounts for the major structures (house, auto court, garage, etc.)?

Th major structures have been labeled with areas.

11. Can you please clarify in the proposed site plan that the existing playset and gravel play area and the raised beds will be removed and replaced with mitigation plantings?

The Site Plan has been revised to show playset and raised planting beds have been removed.

12. Can you please label all of the proposed utilities on the site plan? My apologies if I'm missing them

Proposed utility connections have been added to the Site Plan

13. Can you please specify the height of the terrace retaining walls around the proposed patio? If it's more appropriate on the landscaping plan, that also works!

Wall heights have been added to the Landscape plan

Landscape Plan:

Sean Papich has addressed all your Landscaping concerns via. email.

We appreciate your thoughtful comments and look forward to presenting these revised materials to you and the Commission at our hearing scheduled on April 21, 2022. If any questions arise, please do not hesitate to contact us.

Sincerely,

Cavanaro Consulting, Inc.



Brendan Sullivan, P.E. P.L.S.

Project Manager

Enclosures

cc: T. Reardon
File 21.014