

# PROJECT NARRATIVE

## 46 Hobart Lane

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### **1.0 INTRODUCTION**

Thomas and Kulin Reardon, owners of the private, residential property at 46 Hobart Lane, request permission from the Cohasset Conservation Commission to raze their existing dwelling and associated structures and rebuild a new dwelling and pool with new hardscaping and landscaping features. A portion of the existing and proposed structures lies within the 100' buffer to Coastal Dune and within Land Subject to Coastal Storm Flowage (LSCSF).

### **2.0 EXISTING CONDITIONS**

The locus property has a total lot area of approximately 38,578 sf (approximately 31,750 sf upland). The lot is bound by the Atlantic Ocean to the Northeast, Hobart Lane to the Southwest, and private, residential properties on the remaining sides. The topography generally slopes down in all directions from high point at about elevation 14 at the center of the lot where the dwelling is located. The center of the lot, including the existing dwelling, lies in FEMA F.I.R.M. Zone X. The remainder of the developed portion of the lot lies in FEMA F.I.R.M. Zone AO (depth of 3 ft) and a portion of the lot extending from the northeast boundary lies in FEMA F.I.R.M. Zone VE. These flood zones are shown on Community Panel No. 25021C0256F dated July 6, 2012, as amended by LOMR 16-01-0636P dated March 21, 2017.

Coastal Dune associated with the Atlantic Ocean was flagged by South River Environmental on February 5, 2021. The developed portion of the lot lies outside the 100' buffer to Coastal Beach.

The lot consists of a single-family dwelling, a paved driveway, pervious rear deck, and associated hardscaping and landscaping. A portion of the dwelling, as well as the rear deck and the rear yard hardscaping and landscaping, lie within the 100' buffer to Coastal Dune. The dwelling lies in FEMA F.I.R.M. Zone X. The driveway and some hardscape extend onto Flood Zone AO.

### **3.0 PROPOSED CONDITIONS**

The owners propose to raze and rebuild the dwelling and associated structures. The proposed work includes a dwelling with an attached garage, a reconfigured driveway and auto court, an in-ground pool and surrounding impervious patio, rear deck, and associated hardscaping and landscaping.

The location of the proposed structure was limited by the Coastal Dune and LSCSF that extends from all property boundaries. The dwelling footprint is situated as far as possible from the Coastal Dune while keeping the footprint outside of the flood zone and front yard setback. No impervious surfaces are proposed within the 50' buffer to the Coastal Dune. Although the proposed dwelling lies entirely outside of the flood zone (and within Zone X), a portion of the driveway, pool, patio and hardscape extend into Flood Zone AO. Approximately 3,100 sf of native plantings are proposed between the limit of work and the Coastal Dune.

All of the proposed work takes place over developed land. A silt sock will be installed and maintained during construction to control erosion and sedimentation.

#### **4.0 WETLAND RESOURCE AREAS**

There are two resource areas, Coastal Dune and Land Subject to Coastal Storm Flowage (LSCSF) identified on the site that is subject to the jurisdiction of the Wetlands Protection Act (M.G.L. Ch. 131 § 40) and the Cohasset Wetlands Bylaw. A brief description of the resource areas is provided below.

##### **4.1 Coastal Dune**

Per 310 CMR 10.28(2); Coastal Dune is any natural hill, mound or ridge of sediment landward of a coastal beach deposited by wind action or storm overwash.

Both the existing and proposed structures are located on developed land that is partially located within the 100' buffer zone to Coastal Beach. The proposed work extends over developed land. Approximately 3100 sf of native plantings are proposed adjacent to the Coastal Dune. A silt sock will be installed and maintained during construction to protect this resource area. No negative impact to the Coastal Dune is anticipated as a result of the proposed work.

##### **4.2 Land Subject to Coastal Storm Flowage**

Per 310 CMR 10.04(2); Land Subject to Coastal Storm Flowage means land subject to any inundation caused by coastal storms up to and including that caused by the 100-yr storm, surge of record or storm of record, whichever is greater. There are no performance standards associated with Land Subject to Coastal Storm Flowage. A portion of the existing and proposed paved driveway and hardscape lies Flood Zone AO. A portion of the proposed pool extends into Flood Zone AO. However, both the existing and proposed dwellings are located outside of LSCSF.

## VARIANCE REQUEST

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Thomas and Kulin Reardon, owners of the property at 46 Hobart Lane, request a variance to redevelop their single-family lot. Mitigation and minor grading will occur within the 50' buffer over previously disturbed areas.

*Describe 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 and consequential effects will not have an adverse effect upon any of the interests specified in the By-Law.*

Over one-half of the total lot area lies within the Coastal Dune and its 50' buffer. The location of the proposed dwelling and associated structures are limited by this resource area, by Land Subject to Coastal Storm Flowage, and by zoning setback requirements. The dwelling footprint is situated as far as possible from the Coastal Dune while keeping the footprint outside of the flood zone. No impervious surfaces are proposed within the 50' buffer.

The proposed work was designed with features to ensure that it will not have an adverse effect upon any of the interests specified in the By-Law. Pavement is reduced within Land Subject to Coastal Storm Flowage (LSCSF). To mitigate the site within the 50' buffer, approximately 3,100 sf of mitigation plantings are proposed along and outside the limit of Coastal Dune to form a natural barrier between the proposed work and the resource area. As part of the stormwater analysis, a buried infiltration system is proposed that will reduce peak runoff flow and volume within the 50' buffer, improving runoff conditions.

The lot is not located within an Estimated Habitat or a Priority Habitat area as determined by the Massachusetts Division of Fish and Wildlife and Natural Heritage Program.

The following is an explanation of how the proposed project will not have an adverse impact on the interests required for a variance:

*a. Erosion Control*

During construction, erosion will be controlled through the installation and maintenance of a silt sock.

*b. Water Quality*

The use of the lot does not change. Water quality will not be affected. The reduction of pavement within LSCSF may improve the quality of runoff.

*c. Wildlife/Wildlife Habitat*

Wildlife habitat will not be affected as the lot is already developed as a single-family residential lot.

*d. Recreation*

Public recreation will not be adversely affected. The addition of a pool will increase the recreation benefits and quality of life for the homeowners.

e. *Aesthetic/Historic Interest*

The proposed work will improve the aesthetic value of the lot. The existing dwelling does not have historical significance.