

Conservation Commission
COHASSET TOWN HALL
41 HIGHLAND AVENUE
COHASSET, MA 02025



Charlotte Pecht
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April 25, 2022

Applicant: Khanh Mendelowitz
21931 Burbank Boulevard
Los Angeles, CA 91367

Representative: DeCelle-Burke-Sala & Associates, Inc.
Attn: Patrick Magoon; James Burke
1266 Furnace Brook Parkway, Suite 401
Quincy, MA 02169

Ref: CONSERVATION COMMISSION REQUEST FOR ADDITIONAL INFORMATION regarding the proposed work at 221 Hull St (NOI 22-12 / SWP 22-08)

Dear Applicant,

After further discussion at the April 21, 2022 public hearing, the Conservation Commission has requested additional information summarized from the hearing below in regards to the proposed new dwelling construction at 221 Hull Street (NOI 22-12 / SWP 22-08):

Conservation Commission Comments:

- Test pits are required to be performed in both of the proposed locations for the infiltration systems. The test pits and test pit data are to be added to the stormwater report and the proposed site plan with the date of the test pits and name of the qualified soils evaluator. See *Section 4.(H)(2)(a – w) of the Stormwater Rules & Regulations* for more information.
 - Photos of the test pits with the water table (if visible) should be provided if possible.
 - If upon test pit evaluation the proposed locations are not feasible, additional test pits should be performed as needed in other areas that are more suitable and the site plan and stormwater report and calculations should be revised. Roof drains/gutters/downspouts should also be updated as needed.
- Consult a landscape architect for this project and include any additional landscape details and site plan documents for this project to be reviewed by the Conservation Commission.
- Consult an architect and the Building Inspector for the current proposed location and size of the house. Please consult with these parties to ensure the proposed house location is compliant with all applicable Zoning, Building, etc. requirements and provide updates to the Commission. If the location of the house needs to be moved, this must be reflected in the applications/reports and site plans. If any architectural plans are available, they may be provided to the Commission but are not required as the architectural plans are required for the Building Permit.
- Considerations for a proposed rain garden(s) below the house along or in front of the proposed driveway location should be considered and included in the stormwater report/application and the site plan if applicable and feasible.
- Please include additional evaluation of the nearby Area of Critical Environmental Concern (ACEC) per Mass Mapper GIS and the projects impact on this resource area (even if no work is proposed within the ACEC). Please update this information in the NOI application and Variance Form as needed. Please refer to *Section 38 of the Cohasset Wetlands Rules & Regulations* for more information.
- Alternatives for reduced work within the 200' Riverfront Area are highly recommended – Please provide additional improvements for the Riverfront Area and reference *Section 40 of the Cohasset Wetlands Rules & Regulations* as to the maximum 1000 SF alteration.

- The proposed mitigation for the removal of 6 mature live trees in the 200' Riverfront Area and replacement with 12 shrubs should be revised in the Notice of Intent (NOI) application and the site plan – Mature trees are not recommended to be removed within the 200' Riverfront Area (especially with this site considering the amount of ledge) and if removed, need to be replaced with live, native trees within the Riverfront Area, preferably with a 2:1 replacement ratio, of at least 3" caliper or greater. Please revise the NOI application and site plans as needed.
- Please clarify the amount of fill to be brought into the 200' Riverfront Area as well as the entire project. It was specified to the Agent that 1300 cubic yards of fill will be brought into the 200' Riverfront Area, please update this estimate for the revised site plan and include in the NOI and stormwater applications.
- Please continue to work with the property owners of 10 Grace Drive (and their legal counsel as appropriate) for obtaining any necessary driveway access and utility easements. These are required per Section 4. B. and Section 5. B. 4. of the Cohasset Wetland Rules & Regulations and Section 4.B - I of the Stormwater Rules & Regulations must be included with the NOI and stormwater applications.
- Any potential drainage impacts on the 2 & 10 Grace Drive abutting properties given the increase in impervious should be considered and evaluated.
- Please continue to refer to **310 CMR 10.58 (4) (d)** for the additional requirements per the Wetlands Protection Act and reference these in the NOI application as applicable.

Additional Agent Comments:

- Per discussions during the public hearing, a Cape Cod berm was proposed along the driveway and turnaround. If this is still proposed in the revised site plan, please clarify and label this as appropriate on the site plans.

Examples of these requests can be provided by the Conservation Agent upon request.

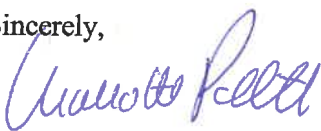
The submission deadline for the May 05, 2022 Conservation Commission Meeting for any revised/supplemental documents is **April 28, 2022 by End of Business**. One paper copy of the revised application(s), two paper copies of the revised site plan, and one electronic copy of the revised documents will suffice for the submission.

If the Applicant wishes to continue the public hearing to the following meeting on May 19th, this must be requested in writing to the Conservation Agent (email is acceptable).

The public hearing recording will also be posted to the Town of Cohasset's YouTube page in the near future via this link: <https://www.youtube.com/user/TownofCohasset/playlists>

For more information, please contact the Conservation Agent.

Sincerely,



Charlotte Pechtli, MPS
Cohasset Conservation Agent