

January 17, 2022

Conservation Commission
Town Hall
75 Middle Street
Weymouth, MA 02189

RE: Notice of Intent – 138 Lorraine St.
Applicant – Joan Horner – Assessor’s Lot - 027-356-040-000

Dear Commission Members:

On behalf of the applicant, we hereby submit our response to the comments by Ms. Mary Ellen Schloss received by e-mail on January 12, 2022. The applicant proposes placement of fill and a segmental wall to mitigate ponding with associated stormwater management at the above referenced lot. Ms. Schloss’s comments are in *italics* and our responses are in **bold**.

Gabriel-

Thanks again for meeting with Conservation on Thursday so we could look at the site before the snow. That was very helpful, and we do appreciate it. I’m reaching out to provide some comments prior to the January 25 hearing. Hopefully you will receive this in time to incorporate this into your submittal. Do you think you will be able to get us the revised materials by Tuesday morning?

- *I sent a copy of the NOI and plan to the Hingham Conservation Commission. Applicant is required to do this since project is within 300 feet of municipal boundary. I took care of it since is an electronic copy.*
 - **No action required**

- *We discussed at the site meeting on 1/6 that we need a detail of the swale to ensure that it is directing water to the wetland and not the neighboring yard. Our Engineering Division also commented on the plan with their concern that the project will direct runoff into the yard of 132 Lorraine Street. Engineering staff recommended that the wall be extended to the property line and then run south until it intersects the 66 contour elevation. That approach would require more work within the 25-foot no-disturb buffer and would likely not be the approach favored by Conservation, but we can discuss.*
 - **The wall has been extended along the western property line to intercept the existing grade at elevation 66. The swale has been relocated to the top of the wall with a section at elevation 65.5 at the same discharge point as the existing condition.**

- *The revised plan should show the 25-foot buffer from the wetlands. This is a “no disturb” area in the local regulations (Section IX, Buffer Zone Setbacks). An electronic copy of the local regulations is attached.*
 - **The 25’ buffer has been added to the plan**

- *Work can be requested in the 25-foot buffer, particularly because this lot predates those regulations (from 1997). A waiver would need to be requested in accordance with Section V of the regulations.*
 - **A waiver request has been submitted with this response.**
- *At the site visit we discussed the pipe that exits the rear of the house (about 4 feet above the ground) and discharges directly to the stream. We need documentation of what this pipe is and then will need to discuss whether it should be relocated or removed.*
 - **After consultation with the homeowner, the pipe is an outlet for the basement sump pumps.**
- *Staff will be recommending some mitigation measures to improve the wetland areas. Under the local wetlands ordinance, the Commission's jurisdiction extends to "Any land subject to flooding or inundation by groundwater or surface water" (copy of ordinance is attache). The ponded area is subject to flooding by groundwater and is thus an area regulated under the local ordinance. Mitigation will ensure that, although work is being proposed in resource areas regulated by the ordinance, that overall the project will result in no adverse impact to those resource areas. The Commission will weigh in at the meeting, but staff recommendations for mitigation will include:*
 - *Removal/relocation of the pipe discussed above;*
 - **The sump pump discharges groundwater that seeps into the basement.**
 - *Removal of the shed located within the wetland (to the rear of the barn), scraping of the unsuitable soils and placement of loam, seed and some native plantings to restore the area;*
 - **The plan has been updated to require removal of the shed.**
 - *Planting of native shrub species along the pond bank and creation of a no-mow strip along the top of the stream bank.*
 - **Planting areas have been specified along the pond bank and a no-mow strip has been added to the plan.**
- *The January 25 meeting will be a remote meeting, via the Webex platform. The link will be on the final agenda, to be posted at least 48 hours prior to the meeting. We will send the agenda to you and Joan so you have the link.*
 - **No action required**

Please give a call if you'd like to discuss any of this prior to your supplemental submittal. I have meetings at 10 and 1:30 today, but should be around otherwise.

Regards,
Mary Ellen

GRADY CONSULTING, L.L.C.



Gabriel A. Padilla
Project Engineer

Enc.

Cc: Joan Horner
138 Lorraine St.
Weymouth, MA 02189