From: Palmer, Shannon
To: Molina, Natashja
Subject: FW: Hingham - NOI - 21 Charles Street - Kevin Green
Date: Wednesday, May 20, 2026 12:32:19 PM
Attachments: Narrative.pdf

From: Dillon Brady <DillonB@gradyconsulting.com>
Sent: Wednesday, May 20, 2026 11:43 AM
To: Palmer, Shannon <palmers@hingham-ma.gov>; SERO_NOI (DEP) <sero_noi@state.ma.us>
Cc: Schuler, Sylvia <schulers@hingham-ma.gov>
Subject: RE: Hingham - NOI - 21 Charles Street - Kevin Green

Good Morning Shannon,

Thank you very much. Please find attached the revised Narrative.

Our response to your comments are as follows:

- The NOI narrative should include a performance standards analysis documenting compliance with HWR Section 22.0(d).
  The narrative has been revised to include the performance standards of HWR 22.0
- The narrative states "the new deck footprint will contain 136 s.f. within the 50' buffer. The existing deck has 136 s.f. within the 50' buffer, resulting in a net reduction of impervious area within this zone." To note, decks are considered pervious under the regulations (if no roof and pervious material below.) Please clarify calculations.
  The narrative has been revised to change "impervious area" to "deck area". There is now no mention of reduction of impervious area.
- Please describe the proposed stairs and indicate if included in the impervious calculations. Also, are any new footings required or will existing footings be used? What is the material proposed underneath the deck?
  The proposed stairs are made of the same open pvc decking that the rest of the proposed deck is comprised of and it was not considered in the impervious because of this. There are 7 new footings proposed for the new deck. They are laying crushed stone underneath the deck.

Please let me know if you have any more questions or need anything else.

Thank you,
Dillon Brady
Project Designer
(781)-996-3949
Grady Consulting, LLC
Civil Engineers – Land Surveyors – Landscape Architects
www.gradyconsulting.com

71 Evergreen Street, Suite 1
Kingston, MA 02364

56 Main Street, #305
Orleans, MA 02653

From: Palmer, Shannon <palmers@hingham-ma.gov>
Sent: Tuesday, May 19, 2026 6:20 PM
To: Dillon Brady <DillonB@gradyconsulting.com>; SERO_NOI (DEP) <sero_noi@state.ma.us>
Cc: Schuler, Sylvia <schulers@hingham-ma.gov>
Subject: RE: Hingham - NOI - 21 Charles Street - Kevin Green

Hi Dillon

Staff has reviewed the NOI for 21 Charles St and has the following comments:

- The NOI narrative should include a performance standards analysis documenting compliance with HWR Section 22.0(d).
- The narrative states "the new deck footprint will contain 136 s.f. within the 50' buffer. The existing deck has 136 s.f. within the 50' buffer, resulting in a net reduction of impervious area within this zone." To note, decks are considered pervious under the regulations (if no roof and pervious material below.) Please clarify calculations.
- Please describe the proposed stairs and indicate if included in the impervious calculations. Also, are any new footings required or will existing footings be used? What is the material proposed underneath the deck?

Thank you,

Shannon Palmer, Conservation Officer
Town of Hingham
210 Central Street
Hingham, MA 02043
Office: (781) 741-1445
palmers@hingham-ma.gov

From: Dillon Brady <DillonB@gradyconsulting.com>
Sent: Thursday, May 7, 2026 1:02 PM
To: SERO_NOI (DEP) <sero_noi@state.ma.us>
Cc: Palmer, Shannon <palmers@hingham-ma.gov>; Schuler, Sylvia <schulers@hingham-ma.gov>
Subject: Hingham - NOI - 21 Charles Street - Kevin Green

Good afternoon,

Please find attached electronic copies of Notice of Intent and Plot Plan for 21 Charles Street, Hingham. The DEP check is being mailed out to Boston today.

Shannon & Sylvia – Hard copies of these items, with the checks, are being sent out to you today.

Thank you,
Dillon Brady
Project Designer
(781)-996-3949
Grady Consulting, LLC
Civil Engineers – Land Surveyors – Landscape Architects
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