
Project Narrative

Notice of Intent
14 Seal Cove Road
Hingham, MA 02043

REV 6-4-26

Introduction:

Len Monfredo is requesting permission from the Conservation Commission to construct a sports court and associated site improvements at 14 Seal Cove Road in Hingham, Massachusetts. The property lies along Hingham Bay, which contains Salt Marsh, Coastal Bank, and Land Subject to Coastal Storm Flowage. The Salt Marsh was located by Merrill Engineers and Land Surveyors and is located at the bottom of the Rip-Rap seawall, below the high tide line. The location and elevation of this salt marsh was confirmed by Environmental Consulting and Restoration during a site visit on 5/13/26. Coastal Bank is also present on site and has been delineated by Merrill Engineers and Land Surveyors per DEP Policy 92-1 and confirmed by Environmental Consulting and Restoration. In this case, the coastal bank follows the top of the sea wall per Figure 4 of DEP Policy 92-1 due to the limit of LSCSF being located landward of a slope greater than 10:1. Land Subject to Coastal Storm Flowage (LSCSF) is delineated as FEMA Flood Zone AE, which is graphically plotted using data sourced from community map No. 25023C0038J, as amended by LOMR 15-01-0904P and bears an effective date of August 14, 2015. The remaining portion of the property is located within FEMA Flood Zone X.

Existing Conditions:

The locus property is bounded by Seal Cove Road to the north, Hingham Bay to the south, and abutting properties to the east and west. Buffer zones associated with Salt Marsh and Coastal Bank extend onto the parcel from the south (seaward) end of the property. Existing site features include a single-family dwelling, associated landscaping, a pool / patio, and a play set. The proposed sports court area within the 100 foot buffers and Land Subject to Coastal Storm Flowage currently consists of lawn. Site topography generally slopes towards the seaward end of the property, Hingham Bay.

Proposed Conditions:

The applicant proposes to construct a sports court and associated site improvements within previously disturbed lawn areas on the property. Work proposed within the 100-foot buffer zone to Coastal Bank and Salt Marsh includes the proposed court surface, and a retaining wall with associated grading to create a suitable playing surface. Portions of the proposed work are also located within FEMA Flood Zone AE (EL 10). No work is proposed within the Salt Marsh or Coastal Bank resource areas itself.

The proposed sports court will include a retaining wall and minor grading improvements as shown on the accompanying plans. Total proposed impervious area within the 100 foot buffer shall be 887 SF. No impervious is proposed within the 50 foot buffer. Total proposed disturbance within Land Subject to Coastal Storm Flowage shall be 750 SF.

A silt sock filled with mulch or compost shall be utilized for erosion control and will surround the entire work area during construction. Minor fill is proposed within portions of the FEMA Flood Zone AE and buffer zones to create a level playing surface. The proposed work is not anticipated to adversely affect the Coastal Bank, Salt Marsh, or Land Subject to Coastal Storm Flowage.

In accordance with the Buffer Zone Mitigation Policy, the applicant proposes a minimum of 1:1 mitigation for the increase in impervious area within the 100-foot buffer zones. A total mitigation planting area of 1,000 SF is proposed and will consist of native plantings intended to improve buffer zone functions and values. The type and quantity of native plantings is provided on a Landscape Sketch by Brickstone Landscaping.

Compliance with Performance Standards for Work in the Buffer Zone, Section 22.0(d), Hingham Wetland Regulations

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in the Buffer Zone as follows:

1. *The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.*

The proposed sports court has been positioned within previously disturbed lawn areas located landward of the existing seawall and outside of the Coastal Bank and Salt Marsh resource areas. No work is proposed within the 50 foot buffer.

2. *Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, re-vegetation with native vegetation may be required.*

The proposed work will primarily occur within previously maintained lawn areas and disturbed portions of the site. Any disturbed areas outside of the proposed court improvements shall be stabilized and revegetated following construction.

3. *The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.*

A 1,000 SF mitigation area is proposed per the Buffer Zone Mitigation Policy.

4. *Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrae or invertebrate and rare plant species, as identified by procedures under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.*

The site has not been identified to contain any rare species of vertebrate, invertebrate, or plant species.

5. *The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.*

The application is presented to the Conservation Commission for their review.

Compliance with Regulations for Work Within Land Subject to Coastal Storm Flowage, Section 20.1(d), Hingham Wetland Regulations

1. *A proposed project shall not cause any adverse effect or cumulative adverse effect on the wetland values of LSCSF.*

The proposed work consists of a sports court and associated grading improvements within previously maintained lawn areas and is not anticipated to have any cumulative adverse effects on Land Subject to Coastal Storm Flowage.

2. *When LSCSF is significant to protection of wildlife habitat, a proposed activity shall not impair the capacity of LSCSF to provide important wildlife habitat functions.*

All proposed work is within areas of previously developed (lawn) areas. Mitigation plantings for the increase in impervious are proposed within LSCSF, improving wildlife habitat.

3. *When LSCSF is significant to pollution prevention, a proposed activity shall not cause ground, surface, or salt water pollution triggered by coastal storm flowage or flooding. For those areas within 100 feet of another Resource Area, activities shall minimize adverse effects to maintain the capability to remove suspended solids and other contaminants from runoff before it enters the resource area.*

The project includes a retaining wall to minimize fill required within the floodplain. In addition, a subsurface infiltration system located just outside the floodplain will collect and infiltrate all runoff from the proposed impervious surfaces.

4. *For activities proposed in VE-zones and AE-zones, at a minimum, the historic rate of relative sea level rise in Massachusetts of 1 foot per 100 years shall be incorporated into the project design and construction. The Commission may also take credible evidence of projected sea level rise, such as the Intergovernmental Panel on Climate Change into consideration.*

The proposed sports court is located a minimum of 3 feet above the current flood elevation and proposed fill will be minimal, therefore this aspect is satisfied.

5. *The following activities proposed within VE-zones and/or AE-zones are likely to have an adverse effect on the protected values and are therefore prohibited:*

1. *New construction or placement of new structures, including buildings, sheds, garages, and retaining walls...*

A waiver is requested for the proposed retaining wall in the AE Zone.

6. *Notwithstanding the above, the Commission may permit the following activities in VE- and AE-zones provided that the applicant demonstrates to the satisfaction of the Commission that best available measures are utilized to avoid or minimize adverse effects on all wetland values of all Resource Areas...*

A waiver is requested for the proposed retaining wall. Mitigation plantings are also proposed within the AE zone but are a permitted activity.

7. *Notwithstanding the above provisions, no project may be permitted which will have an adverse effect on specified habitat of rare vertebrae or invertebrate species, as identified by procedures established under 310 CMR 10.37.*

The site has not been identified to contain any rare species of vertebrate, invertebrate, or plant species.

8. *Refer to HWR 23.0 et seq. for additional project-specific performance standards.*

The project is presented to the Commission for their review.

9. *The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.*

The project is presented to the Commission for their review.