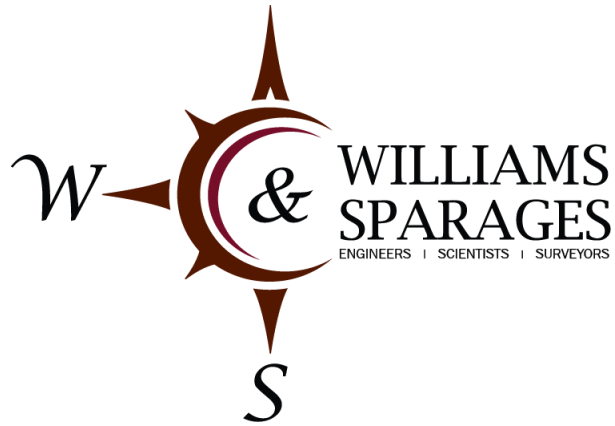


Project No. HAMI-0032

July 15, 2025

Hamilton Conservation Commission
Attn: Bethany Barstow, Conservation Agent
Hamilton Town Hall
650 Asbury Street, P.O. Box 429
Hamilton, MA 01936



Subject: Notice of Intent – Dwelling Reconstruction
186 Echo Cove Road, Hamilton, MA

Dear Commission Members,

As you are aware, our office submitted a Notice of Intent (NOI) on behalf of Dan Kowalski for the razing and reconstruction of their families' existing dwelling at 186 Echo Cove Road. To date, we have had one meeting with the Commission about the project. We have revised the accompanying plan to show the following:

1. The proposed great room footprint has been revised to 20'x20' compared to the originally proposed 22'x22' footprint. The deck has also been reduced in size to 12'x16 and is now proposed to be comprised of "Thruflow" decking, which allows for 84% light availability beneath the decking at a 5' height (see attached product cut sheet). Both the great room and deck were slid 2.6' west along the lake facing side of the proposed dwelling to shift slightly further outside of the 25' no-disturb zone. The footprint of the proposed great room and proposed deck now almost entirely mirror the footprint of the existing dwelling and reduce the amount of structure within the 25' no-disturb zone from 49 s.f. (existing) to 9 s.f. (proposed).
2. The proposed dwelling and deck now reduce the impact within the 25' no-disturb zone and 50' no-build zone when compared to the existing conditions. A table summarizing these calculations is included on the attached plan.
3. The proposed kitchen extension on columns has been revised to show the full foundation extending beneath this portion of the proposed dwelling. The proposed grading has also been revised in this area to accommodate this change.
4. The cantilevered kitchen extension has been reduced in size to 3'x8'.
5. Additional buffer zone mitigation plantings have been added to the plan. Nine (9) proposed Northern Bayberry shrubs, one (1) Red Maple tree, and 7 (seven) Shrubby Cinquefoil shrubs have been added along the northern side of the proposed dwelling and great room.

Additional concern raised by the Commission also focused on the question of whether the Commission could approve a project that proposes "new structures" within the 50' no-build zone. Section 4 of the Hamilton Wetland Protection Bylaw states that "The applications and permits required by this bylaw shall not be required for maintaining, repairing, or replacing, but not substantially changing or enlarging, an existing and lawfully located structure." While we agree and acknowledge that portions of the proposed dwelling are



proposed within the 50' no-build zone (NBZ) and 25' no-disturb zone (NDZ), it is worth pointing out that the property owner could reconstruct the dwelling where it exists today, according to the Bylaw, which includes more disturbance within the 25' NDZ than is currently proposed. The proposed reconstruction of the dwelling within the 50' NBZ also almost exactly mirrors the footprint of the existing dwelling, which indicates that the intent of the Bylaw is being met except for the small amount of expansion of the dwelling within the 50' NBZ to the west of the existing dwelling footprint and away from the wetland resource areas. The proposed elevated great room and "Thruflow" decking is also less impactful when compared to the existing dwelling in this location. While these are new structures, this would constitute an improvement when compared to the existing conditions.

Furthermore, the Bylaw states that the Bylaw requirements shall not apply to the "substantial changing or enlargement" of existing and lawfully located structures. While we acknowledge this could be considered a substantial change to the structure, it is proposed in a less impactful manner than what exists today (elevated great room and Thruflow decking). We also believe that the Commission could find that this slight expansion of the dwelling could be considered a non-substantial change to the structure especially when considering there is a net reduction in total structures within the 25' NDZ and only a 23.8 s.f. increase within the 50' NBZ, which is all located away from the wetland resource areas. It is also important to note the proposed project reduces the total disturbance within the 25' NDZ from 49 s.f. to just 9 s.f.

Additionally, the applicant has proposed substantial mitigation and enhancement of the buffer zone in areas adjacent to the resource areas which include the installation of 23 native tree and shrub species, stormwater management, the use of an elevated great room, and Thruflow decking.

We recognize that this is a unique situation where the Kowalski family is looking to improve the property to meet their evolving family dynamic that consists of supporting three generations of the family including the needs of an 80-year-old mother. We hope that the Commission agrees with our position that the intent of the Bylaw is being met with this application and that the project, as proposed, results in a meaningful improvement and function of the buffer zone's ability to protect the interests of both the Wetlands Protection Act and the Hamilton Wetland Protection Bylaw. Please also accept this letter and supporting information as a request for a waiver to the Hamilton Wetland Protection Bylaw in accordance with Section 8 of the regulations.

We look forward to presenting this information to the Commission at their next meeting. Should you have any questions or require any additional information please do not hesitate to reach out.

Very truly yours,

Thorsen Akerley

Thorsen Akerley, P.W.S., R.S.
Project Manager, Williams & Sparages LLC

Enclosures

cc: Dan Kowalski, 186 Echo Cove Road
MassDEP NERO



THRUFLOW

PREMIUM DECKING SOLUTIONS

LEGACY XP

SERIES

Specification Chart

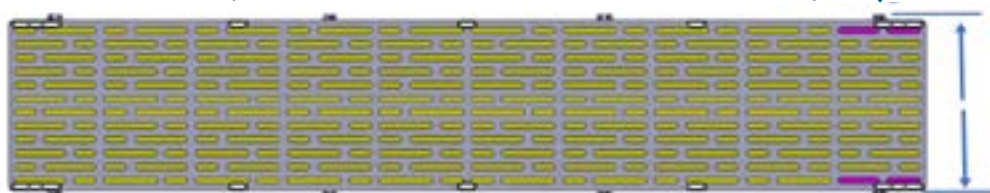
Base Material		FRPP - Fibreglass Reinforced Polypropylene			
Sizes	feet	1 x 3	1 x 4	2 x 4	1 x 5
Detail Sizes - L x W x H	inch	35.94 x 11.92 x 1.20	47.84 x 11.86 x 1.20	47.84 x 23.46 x 1.20	59.9 x 11.97 x 1.20
	mm	913.0 x 302.7 x 30.5	301 x 1216 x 30.5	596 x 1216 x 30.5	304.0 x 1521 x 30.5
Detail Sizes - L x W x H, No Tab	inch	35.94 x 11.6 x 1.20	47.84 x 11.6 x 1.20	Not Available Without Tabs	Not Available Without Tabs
	mm	913.0 x 295.0 x 30.5	1216 x 295.0 x 30.5		
Support Span	inch	18	16 / 24		15
	mm	457	406 / 609.6		381
Weight	lbs	5.13	6.2	12.4	7.82
	kg	1.97	2.64	5.28	3.3
Load Capacity at 0.125" Mid Span Deflection ¹	lbf	360	16" O.C. - 331	24" O.C. - 287	393
	N	1599	1472	1276	1748
Load Capacity - Peak Load ¹	lbf	2798	16" O.C. - 2527 / 24" O.C. - 1700		2587
	N	12444	11240 / 7560		11509
Concentrated Static Load - Peak Load ¹ ASTM E661	lbf	1198	16" O.C. - 1408 / 24" O.C. - 830		1140
	N	5329	6267/ 3692		5071
Coefficient of Friction ² ASTM D2394-83	Static	0.78			
	Kinetic	0.76			
Thermal Expansion ³ ASTM D696-03	1/°F	1.40 x 10 ⁻⁵			
	1/°C	2.52 x 10 ⁻⁵			
Light Availability ⁴	Surface	43%			
	18" Dock Height	61%			
	60" Dock Height	84%			
U/V Light Properties		U/V Stabalized by Additive			
Warranty		Lifetime Limited Warranty			

Available Colours



For full test reports please contact ThruFlow Inc.
700 Gillard St., Wallaceburg, ON, N8A 4L3
1-888-478-3569 / sales@thruflow.com

Note: The width on all parts listed include the width of the tabs on one side of the part



- ¹ UNB Wood Science and Technology Centre - Report #WSTC2014-044
- ² Cambridge Material Testing Limited - Report #356155J-04
- ³ Cambridge Material Testing Limited - Report #356155D-04
- ⁴ Cambridge Material Testing Limited - Report #354661-04