

September 3, 2025

Town of Hamilton
Conservation Commission
577 Bay Road
Hamilton, MA 01982

***Re: #135 Bridge Street (Lot 4), Hamilton
Request to Amended OOC + Waiver Request***

Conservation Commission Members;

Trinity Home Builders, LLC is requesting to Amend the Order of Conditions for the above property. The existing Order of Conditions is recorded in Book 41510 Page 420 at the South Essex Registry of Deeds.

Narrative:

On March 1, 2023 the Hamilton Conservation Commission issued an Order of Conditions to construct a 5 bedroom residential dwelling, paved driveway, septic system, site grading, retaining wall construction, and stormwater management system on builder Lot 4 (#135 Bridge Street) which is currently a wooded, undeveloped site. The approved site development was intensive with large block retaining walls, a steep driveway, and a large amount of site alteration. The site is challenged by steep topography and a high groundwater table.

Trinity Homes Builders, LLC (the Applicant) took a new look at potentially developing the site and saw an opportunity to reduce impervious surfaces and site alteration. This opportunity involves setting the proposed house within the 75 foot “No Structure” buffer zone to the wetlands, but maintaining the 50 foot “No Disturbance” buffer zone throughout the site. By placing a portion of the house within the 75 foot “No Structure” buffer zone this reduces the length of paved driveway to access the structure. This is critical on a sloping site, since by pulling the house forward the length and pitch of the driveway can be reduced. Additionally, soil testing was conducted onsite in new locations in August of 2025 and suitable soils were found for an onsite septic system. The approved design had a gravity septic system, the proposed plan will have a pump system. The pump system allows the applicant flexibility in the house placement and limits site alteration. The approved plan had large block retaining walls throughout the site with some walls exceeded 12 feet in height. The proposed plan will eliminate block walls and all efforts will be made to construct stone landscaped retaining walls (4 feet in height or less), which is more fitting with the existing land and looks more natural in this environment.

Waiver Request:

The applicant is seeking a waiver to allow a portion of the house to be constructed within the 75 foot “No Structure” buffer zone, but entirely outside the 50 foot “No Disturbance” buffer zone. The closest point of the proposed house to the wetlands is 56 feet. The entire 50 foot “No Disturbance” buffer zone is honored. To

support the waiver request the applicant is proposing a REDUCTION in impervious surfaces of 2,062 s.f. and a REDUCTION in Site Alteration of 16,944 s.f. The reduction in impervious surfaces will result in lower peak rate and volume of stormwater runoff from this site. Additionally, the reduction in site alteration will retain a large number of mature trees and preserve natural site features.

The waiver request is supported by the fact that the site topography is extremely steep and that the soil conditions are poor (the groundwater table is 18"-22" below grade in a glacial till). Additionally, the wetland resource area off of Bridge Street is a low quality wetland (basically a drainage ditch). By maintaining a 50 foot wide naturally wooded buffer will provide the surface water treatment needed to protect the resource area.

Thank you for your time and consideration.

Very Truly Yours,



Jack Sullivan, PE

Cc: Trinity Home Builders, LLC