

Existing Site Conditions

The subject property is located at 133 Essex Street in Hamilton, Massachusetts. The property is located at the intersection of Chebacco Road & Essex Street and contains (2) lots identified as Parcel ID No. 65-0001 as shown on the Town of Hamilton Assessors maps. The proposed scope of work is entirely located on Lot 1 as shown on Plan of Land in Hamilton, MA prepared by Williams & Sparages, dated September 29, 2021 which can be found within the attached Comprehensive Plan Set.

The property consists of a total of ± 56.8 acres with ~ 776.8 -feet of frontage along Chebacco Road. The land is located within the Town of Hamilton's Single Residence Zoning District (R-1B) and is abutted by agricultural uses to the south and the west and by Single Residence Zoning (R-1A) to the northwest. The site has a dense canopy of undeveloped woodland with a network of meandering pedestrian trail paths throughout the area. There is currently no vehicular access drive for the property.

According to the current Massachusetts GIS information, the subject property is not mapped as Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife. There is one certified vernal pool on the property, though other vernal pools have been identified during a prior ANRAD process & remain uncertified. According to FEMA Community Panel, 25009C0427F, effective date 07/03/2012, there are no areas mapped as 100-year FEMA floodplain on the subject property. Pursuant to the Massachusetts Wetlands Protection Act, the property contains the following resource areas; Bordering Vegetated Wetlands, Inland Bank, and a Vernal Pool. Resource areas defined by the Town of Hamilton Wetland Bylaw are as follows: Freshwater Wetlands greater than 1000 SF and Associated Upland Resource Area (AURA).

The existing drainage patterns of the site shed water toward existing wetland areas and to Chebacco Road. There are no existing stormwater management controls (BMP's) installed on site for conveyance, collection or attenuation. The majority of the stormwater runoff sheet flows downgradient towards the wetland areas while Chebacco Road receives the runoff associated with the remaining portion of the property.

According to the Natural Resources Conservation Services soils maps, much of site consists of soils belonging to the Chatfield-Hollis-Rock Outcrop variety. A portion of the site also contains Merrimac & Canton fine sandy loams. The wetland portions of the site are classified as Scarboro mucky fine sandy loam.