

**ZONING REQUIREMENTS**  
RESIDENCE DISTRICT "C"

AREA	40,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	50 FEET*
SIDE	20 FEET
REAR	20 FEET

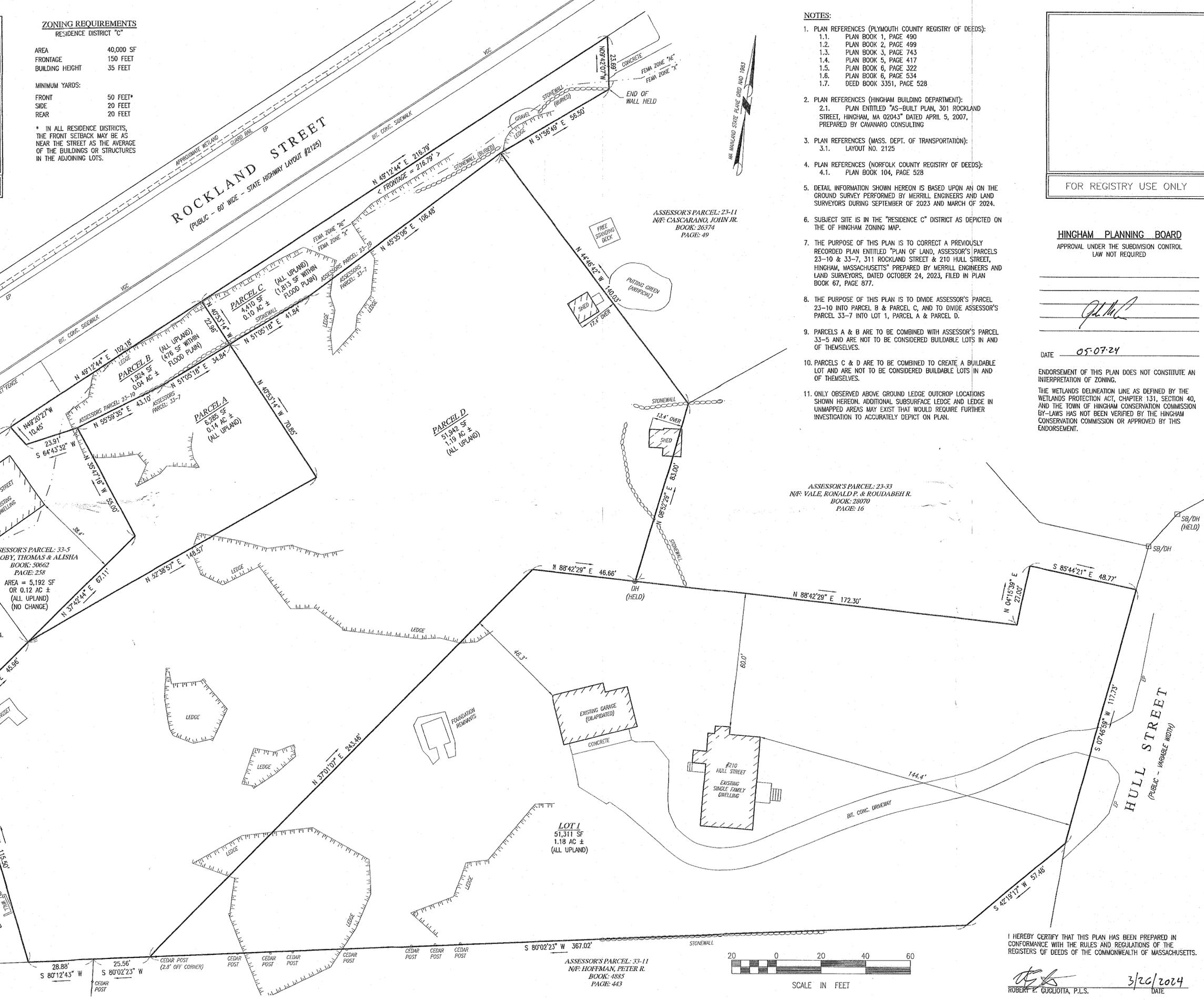
\* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023000380, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

**RECORD OWNERS:**  
**ASSESSORS PARCEL 23-10**  
311 ROCKLAND STREET  
THOMAS & ALISHA ROBY  
301 ROCKLAND STREET  
HINGHAM, MA 02043  
DEED BOOK 50662, PAGE 258  
**ASSESSORS PARCEL 33-7**  
210 HULL STREET  
210 HULL STREET LLC  
41 BREWSTER ROAD  
HINGHAM, MA 02043  
DEED BOOK 58549, PAGE 105

**EXISTING**  
ASSESSOR'S PARCELS 33-5 & 23-10  
COMBINED AREA: 11,526 SF  
COMBINED FRONTAGE: 368.64'  
**PROPOSED**  
ASSESSOR'S PARCEL 33-5 & PARCELS A & B  
COMBINED AREA: 13,401 SF  
COMBINED FRONTAGE: 151.85'

**ASSESSOR'S PARCEL 33-5**  
NF: ROBY, THOMAS & ALISHA  
BOOK: 50662  
PAGE: 258  
AREA = 5,192 SF  
OR 0.12 AC ±  
(ALL UPLAND)  
(NO CHANGE)  
**ASSESSOR'S PARCEL 33-4**  
NF: GOVONI, STEVEN S. & JESSICA A.  
BOOK: 39441  
PAGE: 63  
**ASSESSOR'S PARCEL 33-3**  
NF: JOHNSON, PETER H. & REMICK, DESORAH R.  
BOOK: 14422  
PAGE: 211  
**ASSESSOR'S PARCEL 33-1**  
NF: SINGLETON, HELEN  
BOOK: 36419  
PAGE: 304



- NOTES:**
- PLAN REFERENCES (PLYMOUTH COUNTY REGISTRY OF DEEDS):
    - PLAN BOOK 1, PAGE 490
    - PLAN BOOK 2, PAGE 499
    - PLAN BOOK 3, PAGE 743
    - PLAN BOOK 5, PAGE 417
    - PLAN BOOK 6, PAGE 322
    - PLAN BOOK 6, PAGE 534
    - DEED BOOK 3351, PAGE 528
  - PLAN REFERENCES (HINGHAM BUILDING DEPARTMENT):
    - PLAN ENTITLED "AS-BUILT PLAN, 301 ROCKLAND STREET, HINGHAM, MA 02043" DATED APRIL 5, 2007, PREPARED BY CAVANARO CONSULTING
  - PLAN REFERENCES (MASS. DEPT. OF TRANSPORTATION):
    - LAYOUT NO. 2125
  - PLAN REFERENCES (NORFOLK COUNTY REGISTRY OF DEEDS):
    - PLAN BOOK 104, PAGE 528
  - DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING SEPTEMBER OF 2023 AND MARCH OF 2024.
  - SUBJECT SITE IS IN THE "RESIDENCE C" DISTRICT AS DEPICTED ON THE OF HINGHAM ZONING MAP.
  - THE PURPOSE OF THIS PLAN IS TO CORRECT A PREVIOUSLY RECORDED PLAN ENTITLED "PLAN OF LAND, ASSESSOR'S PARCELS 23-10 & 33-7, 311 ROCKLAND STREET & 210 HULL STREET, HINGHAM, MASSACHUSETTS" PREPARED BY MERRILL ENGINEERS AND LAND SURVEYORS, DATED OCTOBER 24, 2023, FILED IN PLAN BOOK 67, PAGE 877.
  - THE PURPOSE OF THIS PLAN IS TO DIVIDE ASSESSOR'S PARCEL 23-10 INTO PARCEL B & PARCEL C, AND TO DIVIDE ASSESSOR'S PARCEL 33-7 INTO LOT 1, PARCEL A & PARCEL D.
  - PARCELS A & B ARE TO BE COMBINED WITH ASSESSOR'S PARCEL 33-5 AND ARE NOT TO BE CONSIDERED BUILDABLE LOTS IN AND OF THEMSELVES.
  - PARCELS C & D ARE TO BE COMBINED TO CREATE A BUILDABLE LOT AND ARE NOT TO BE CONSIDERED BUILDABLE LOTS IN AND OF THEMSELVES.
  - ONLY OBSERVED ABOVE GROUND LEDGE OUTCROP LOCATIONS SHOWN HEREON. ADDITIONAL SUBSURFACE LEDGE AND LEDGE IN UNMAPPED AREAS MAY EXIST THAT WOULD REQUIRE FURTHER INVESTIGATION TO ACCURATELY DEPICT ON PLAN.

FOR REGISTRY USE ONLY

**HINGHAM PLANNING BOARD**  
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: 05-07-24

ENDORSEMENT OF THIS PLAN DOES NOT CONSTITUTE AN INTERPRETATION OF ZONING.  
THE WETLANDS DELINEATION LINE AS DEFINED BY THE WETLANDS PROTECTION ACT, CHAPTER 131, SECTION 40, AND THE TOWN OF HINGHAM CONSERVATION COMMISSION BY-LAWS HAS NOT BEEN VERIFIED BY THE HINGHAM CONSERVATION COMMISSION OR APPROVED BY THIS ENDORSEMENT.

merrillinc.com

REVISIONS:

RECEIVED

MAY 07 2024

TOWN CLERK  
HINGHAM, MA

DRAWN BY:  
REG

DESIGNED BY:

CHECKED BY:  
BKL

SCALE:  
1" = 20'

STAMP:

ROBERT E. GUGLIOTTA  
No. 57199  
REGISTERED PROFESSIONAL LAND SURVEYOR

3/26/2024

**Merrill**  
Engineers and Land Surveyors

427 Columbia Road  
Hanover, MA 02339  
781-826-9200

40 Court Street, Ste 2A  
Plymouth, MA 02360  
508-746-6060

Marine Division:  
26 Union Street  
Plymouth, MA 02360  
508-746-6060

448 N. Falmouth Hwy, Unit A  
North Falmouth, MA 02556  
508-563-2183

PROJECT #:  
23-360

PROJECT:  
**PLAN OF LAND**  
ASSESSOR'S PARCELS  
23-10 & 33-7  
311 ROCKLAND STREET &  
210 HULL STREET  
HINGHAM, MASSACHUSETTS

PREPARED FOR:  
RANKIN RESIDENTIAL  
MAIN STREET  
HINGHAM, MASS. 02043

DRAWING PATH:  
H:\23-360\311RCL\DWG\23-360\_ADR\_REV  
2024-3-26.DWG

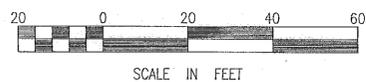
DATE:  
MARCH 26, 2024

APPROVAL NOT  
REQUIRED PLAN

SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

ROBERT E. GUGLIOTTA, P.L.S. 3/26/2024 DATE



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