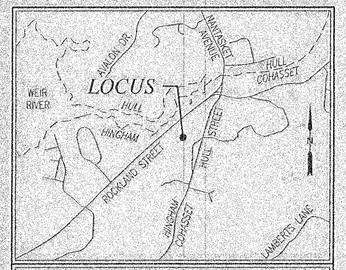


LOCATION MAP SCALE: 1" = 1000'

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. 25023C0038J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

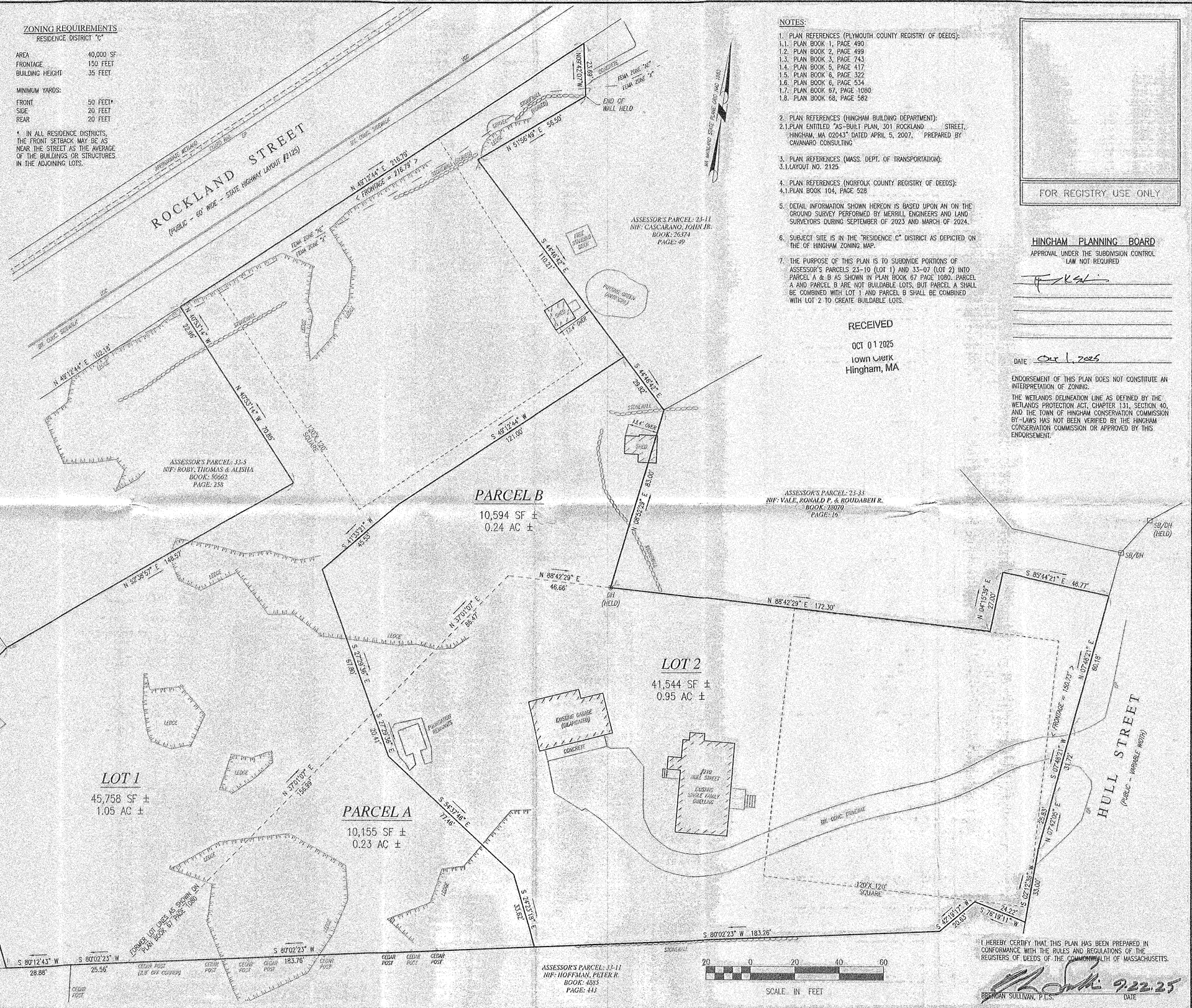
RECORD OWNERS:

ASSESSORS PARCEL 23-10
311 ROCKLAND STREET

210 HULL STREET LLC
41 BREWSTER ROAD
HINGHAM, MA 02043
DEED BOOK 59184, PAGE 192

ASSESSORS PARCEL 33-7
210 HULL STREET

210 HULL STREET LLC
41 BREWSTER ROAD
HINGHAM, MA 02043
DEED BOOK 58549, PAGE 105
DEED BOOK 59579, PAGE 277



NOTES:

1. PLAN REFERENCES (PLYMOUTH COUNTY REGISTRY OF DEEDS):
1.1. PLAN BOOK 1, PAGE 490
1.2. PLAN BOOK 2, PAGE 499
1.3. PLAN BOOK 3, PAGE 743
1.4. PLAN BOOK 5, PAGE 417
1.5. PLAN BOOK 6, PAGE 322
1.6. PLAN BOOK 6, PAGE 534
1.7. PLAN BOOK 67, PAGE 1080
1.8. PLAN BOOK 68, PAGE 582

2. PLAN REFERENCES (HINGHAM BUILDING DEPARTMENT):
2.1.PLAN ENTITLED "AS-BUILT PLAN, 301 ROCKLAND STREET, HINGHAM, MA 02043" DATED APRIL 5, 2007, PREPARED BY CAVANARO CONSULTING

3. PLAN REFERENCES (MASS. DEPT. OF TRANSPORTATION):
3.1.LAYOUT NO. 2125

4. PLAN REFERENCES (NORFOLK COUNTY REGISTRY OF DEEDS):
4.1.PLAN BOOK 104, PAGE 528

5. 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.

6. SUBJECT SITE IS IN THE "RESIDENCE C" DISTRICT AS DEPICTED ON THE OF HINGHAM ZONING MAP.

7. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PORTIONS OF ASSESSOR'S PARCELS 23-10 (LOT 1) AND 33-07 (LOT 2) INTO PARCEL A & B AS SHOWN IN PLAN BOOK 67 PAGE 1080. PARCEL A AND PARCEL B ARE NOT BUILDABLE LOTS, BUT PARCEL A SHALL BE COMBINED WITH LOT 1 AND PARCEL B SHALL BE COMBINED WITH LOT 2 TO CREATE BUILDABLE LOTS.

RECEIVED
OCT 01 2025
Town Clerk
Hingham, MA

FOR REGISTRY USE ONLY

HINGHAM PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE Oct 1, 2025

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.

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.

BRENDAN SULLIVAN, P.L.S. 9.22.25 DATE

COPYRIGHT © BY MERRILL CORPORATION
ALL RIGHTS RESERVED. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION. IT IS ALSO PROTECTED IN ELECTRONIC FORM UNDER THE COPYRIGHT LAWS OF THE UNITED STATES. ANY REPRODUCTION, REVISION, MODIFICATION OR DISTRIBUTION OF THIS PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION SHALL RENDER IT UNSUBSTANTIAL. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION SHALL RENDER IT UNSUBSTANTIAL.

merrillinc.com

REVISIONS:

DRAWN BY: REG

DESIGNED BY:

CHECKED BY: BKL

SCALE: 1" = 20'

STAMP:

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN No. 46922
REGISTERED PROFESSIONAL LAND SURVEYOR
9.22.25

Merrill
Engineers and Land Surveyors

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

362 Court Street
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:
FORM A PLAN
ASSESSOR'S PARCELS 23-10 & 33-7
311 ROCKLAND STREET & 210 HULL STREET
HINGHAM, MASSACHUSETTS

PREPARED FOR:
GERRY RANKIN
RANKIN RESIDENTIAL
338 CLAPP ROAD
SCITUATE, MA 02066

DRAWING PATH:
P:\23-360\SURVEY\DWG\23-360 ANR REV 9.17.25.DWG

DATE:
SEPTEMBER 15, 2025

FORM A PLAN

SHEET 1 OF 1

© Merrill Corporation