

NOTICE OF INTENT

Proposed Additions/Renovations to a Single-Family Residence 199 Otis Street Hingham, Massachusetts



SUBMITTED TO:
Town of Hingham
Conservation Commission
210 Central Street
Hingham, Massachusetts 02043

PREPARED FOR:
Robert and Timblin Kelleher
199 Otis Street
Hingham, Massachusetts 02043

PREPARED BY:
Lucas Environmental, LLC
500A Washington Street
Quincy, Massachusetts 02169

IN ASSOCIATION WITH:
Roger O. Hoit, AIA Architect
1175 Main Street
Hingham, MA 02043



May 15, 2024

Town of Hingham
Conservation Commission
210 Central Street
Hingham, MA 02043

Re: Notice of Intent
Additions/Renovations to a Single-Family Residence
199 Otis Street
Map 27, Parcel 166
Hingham, MA 02043

Members of the Hingham Conservation Commission:

On behalf of the project Applicants and Owners, Robert and Timblin Kelleher, and in association with Roger O. Hoit, AIA Architect, Lucas Environmental, LLC (LE) is pleased to submit this Notice of Intent (NOI) to the Hingham Conservation Commission for the proposed addition and renovations to a single-family residence. As currently designed, the Applicants propose to renovate an existing home and construct a detached garage over an existing foundation within Land Subject to Coastal Storm Flowage (LSCSF), Coastal Bank, and Buffer Zone to Salt Marsh at 199 Otis Street (Map 27, Parcel 166) in Hingham, Massachusetts. This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the Hingham Wetlands Protection By-law (Article 22) and associated Rules & Regulations, last revised May 1, 2023.

1.0 EXISTING CONDITIONS

The subject property is located at 199 Otis Street between Otis Hill and Hingham Harbor in Hingham, Massachusetts (See Figure 1 – USGS Map). The property contains approximately 0.10-acres of land with the existing single-family residence built in the 1920's with modifications, the latest of which was 1972, an existing deck, patio, bituminous driveway, retaining walls, staircases, dock on piles, and landscaped areas. The home resides between a residence to the west, and undeveloped land to the east, Otis Street to the south, and Hingham Harbor/Atlantic Ocean to the north.

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2021) under the Natural Heritage & Endangered Species Program (NHESP) indicates that no portion of the Study Area is located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species (See Figure 2 – Aerial/NHESP Map). No Certified or Potential Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) are mapped by NHESP in the Study Area.

The Study Area is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Water (ORW), Surface Water Protection Area, Public Water Supply Watershed, or MassDEP Wellhead Protection Zone.

Hingham Harbor (Segment ID MA74-18) located to the east of the site is identified as a Category 5 water requiring a Total Maximum Daily Load (TMDL) per the Final MassDEP 2022 Integrated List of Waters (305(b)/303(d)). Waters are listed in Category 5 if they were identified as impaired (i.e., not supporting one or more intended uses), the impairment was related to the presence of one or more “pollutants”, and the source of those pollutants was not considered to be natural. The causes of impairment in this segment of Hingham Harbor have been identified as contaminants in fish and/or shellfish (cause unknown), *Escherichia coli* (*E. Coli*), fecal coliform, and PCBs in fish tissue.

2.0 WETLAND RESOURCE AREAS

A Professional Wetland Scientists (PWS) and Registered Professional Soil Scientist (RPSS) from LE conducted a site investigation on April 1, 2024. The investigation was performed in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40) and regulations (310 CMR 10.00 *et seq.*); Section 404 of the Clean Water Act (33 U.S.C. 1344); Massachusetts Department of Environmental Protection (MassDEP) publication Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands (2022); the U.S. Army Corp of Engineers (USACE) Wetland Delineation Manual (1987); the Northcentral and Northeast Regional Supplement (2012); and the Town of Hingham Wetlands Protection By-law (Article 2) and Wetlands Protection Regulations.

The following data sources were examined prior to the site investigation:

- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps;
- United States Geological Survey Topographic Quadrangle;
- USGS National Map and National Hydrography Dataset;
- MassGIS MassDEP Wetland and Hydrography Datalayers;
- National Wetland Inventory (NWI) Maps;
- MassGIS Natural Heritage Atlas Datalayers; and
- United States Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) Soil Survey.

Several coastal wetland resource areas associated with Hingham Harbor were identified within and adjacent to the Study Area. Land Subject to Coastal Storm Flowage (LSCSF); Land Under the Ocean (LUO); Coastal Beach/Tidal Flat; Coastal Bank; Salt Marsh; and Land Containing Shellfish (LCS) are present on or near the site. The Town of Hingham regulates Land Bordering on the Ocean under Section 18 of the Hingham Wetlands Protection Regulations. The site is located within the Massachusetts Coastal Zone Management Act Boundary.

A description of each of these features as regulated under the WPA (310 CMR 10.00) and the Town of Hingham Wetlands Protection By-law and Regulations follows. The resource areas are identified on the submitted Site Plans.

- LSCSF associated with the mapped Zone VE with a base flood elevation of 14 feet (NAVD 88)
- LUO associated with the seaward boundary of Mean Low Water (MLW)

- Coastal Beach/Tidal Flats associated with a 100-Foot Buffer Zone
- Coastal Bank associated with a 100-Foot Buffer Zone and a 50-Foot No Alteration Zone (NAZ)
- Salt Marsh associated with a 100-Foot Buffer Zone
- LCS associated with the land in LUO, Tidal Flat/Coastal Beach, and Salt Marsh

2.1 Land Subject to Coastal Storm Flowage – 310 CMR 10.04

Section 310 CMR 10.04 of the WPA defines LSCSF as *land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater*. According to the August 14, 2015, Federal Emergency Management Agency (FEMA) Letter of Map Revision (LOMR) Determination Document for Plymouth County, Case Number 15-01-0904P, a portion of the Study Area is mapped as Zone AE and Zone VE. Zone AE is classified as the 1% annual chance flood (100-year flood) where base flood elevations have been determined – Elevation 10 (NAVD 88). Zone VE is classified as a coastal flood zone with velocity hazard with base flood elevations established as a Limit of Moderate Wave Action (LiMWA) – Elevation 14 (NAVD 88). See FEMA Firmette.

The LiMWA is an area of Zone AE that represents the approximate limit of the 1.5-foot breaking wave. The effect of wave hazards between Zone VE and the LiMWA will be similar to, but less severe, than those in the Zone VE. The remainder of the Study Area is mapped as Zone X, which is defined as areas determined to be outside the 0.2% annual chance flood (i.e., 500-year flood). As the flood source is coastal, LSCSF is present within the Study Area.

LSCSF defined under Section 19.1(c) of the Hingham Wetlands Protection Regulations as “*land subject to any inundation caused by coastal storms up to and including those that result in a 100-year flood as designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), surge of record, or flood of record, whichever is greater.*” Furthermore, “*a 100-year flood (or base flood as it is also referred to) means the flood having a one percent chance of being equaled or exceeded in any given year and the seaward limit is mean low water (MLW).*”

2.2 Land Under the Ocean – 310 CMR 10.25

Section 310 CMR 10.25 of the WPA defines LUO as the *land extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries*. The Mean Low Water (MLW) line is located off-site and downgradient of the Mean High Water (MHW) line of Hingham Harbor and is identified on the Plans. This resource area is not defined under Section 18 through 19 of the Hingham Wetlands Protect Regulations. No work is proposed within LUO.

2.3 Coastal Beach – 310 CMR 10.27

Section 310 CMR 10.27 of the WPA defines Coastal Beach as *unconsolidated sediment subject to wave, tidal and coastal storm action which forms the gently sloping shore of a body of salt water and includes tidal flats. Coastal beaches extend from the mean low water line landward to the dune line, coastal bankline or the seaward edge of existing human-made structures, when these structures replace one of the above lines, whichever is closest to the ocean.*

Tidal Flat is also defined under Section 310 CMR 10.25 as *any nearly level part of a coastal beach which usually extends from the mean low water line landward to the more steeply sloping face of the coastal beach or which may be separated from the beach by land under the ocean.* The definition of Coastal Beaches, Rocky Intertidal Shore, and Tidal Flats Under Section 18.2(c) of the Hingham Wetlands Protection Regulations are the same as those at 310 CMR 10.27(2) for Coastal Beach and Tidal Flat. Tidal flats occur within the portions of the area that are exposed during low tide, which includes the areas seaward of the MLW line. Coastal Beach extends landward to the existing riprap and retaining/sea walls supporting the Coastal Bank. A 100-Foot Buffer Zone extends from the limit of Coastal Beach. No work is proposed within the Tidal Flats or Coastal Beach.

2.4 Coastal Bank – 310 CMR 10.30

Section 310 CMR 10.30 of the WPA defines Coastal Bank as *the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland.* The Top of Coastal Bank has been evaluated and identified on the Plans per the MassDEP Wetlands Program Policy 92-1: Coastal Banks. The representative figures for the Coastal bank determination include Figure 6 across the site and Figure 2 just southeast of the property line as depicted on the Existing Conditions Plan. According to the elevational data and observations during the site inspection, the Coastal Bank runs through the property along the earthen portions supported by the existing armoring of a riprap slope with retaining/sea walls and wraps around the existing stairs through the ocean side foundation of the dwelling. This resource area is not an active sediment source. Seaward of the engineered wall is comprised of larger stones and rock formations.

The definition of Coastal Bank Under Section 18.1(c) of the Hingham Wetlands Protection Regulations is the same as 310 CMR 10.30(2); however, the regulations state that, *“a non-eroding, Vertical Buffer Coastal Bank is a coastal bank which is stable and is not undergoing and never will be, as determined by the Conservation Commission, erosion or landward retreat and which is not supplying sediment to a nearby Coastal Beach, or Coastal Dune.”* A 100-Foot Buffer Zone extends from the limit of Coastal Bank under the WPA and a 100-Foot Buffer Zone and a 50-Foot No Alteration Zone extends from the limit of Coastal Bank under the Hingham Wetlands Protection By-law. There is no work proposed within these resource areas; however, there is work proposed within the 100-foot Buffer Zone to the Coastal Bank and local setbacks under the By-law.

2.5 Salt Marsh – 310 CMR 10.32

Section 310 CMR 10.32 of the WPA defines Salt Marsh as *a coastal wetland that extends landward up to the highest high tide line, that is, the highest spring tide of the year, and is characterized by plants that are well adapted to or prefer living in, saline soils. Dominant plants within salt marshes typically include salt meadow cord grass (*Spartina patens*) and/or salt marsh cord grass (*Spartina alterniflora*), but may also include, without limitation, spike grass (*Distichlis spicata*), high-tide bush (*Iva frutescens*), black grass (*Juncus gerardii*), and common reedgrass (*Phragmites*). A salt marsh may contain tidal creeks, ditches and pools. Spring Tide means the tide of the greatest amplitude during the approximately 14-day tidal cycle. It occurs at or near the time when the gravitational forces of the sun and the moon are in phase (new and full moons).* Salt Marsh is similarly defined under Section 18.4(c) of the Hingham Wetlands Protection Regulations.

The existing Salt Marsh is located along the eastern side in a very small pocket within a larger area that is mapped by MassDEP as Salt Marsh. The area was not field delineated as it is tidally influenced, and the flags would not remain. The pocket is vegetated with smooth cordgrass (*Spartina alterniflora*) and less than 500 square feet in size. A 100-Foot Buffer Zone extends from the limit of Salt Marsh. No work is proposed within the existing Salt Marsh habitat.

2.6 Land Containing Shellfish – 310 CMR 10.34

Section 310 CMR 10.34 of the WPA defines LCS as *the land under the ocean, tidal flats, rocky intertidal shores, salt marshes and land under salt ponds when any such land contains shellfish*. Section 310 CMR 10.34 of the WPA defines shellfish as the following species: *Bay scallop (Argopecten irradians)*; *Blue mussel (Mytilus edulis)*; *Ocean quahog (Arctica islandica)*; *Oyster (Crassostrea virginica)*; *Quahog (Mercenaria merceneria)*; *Razor clam (Ensis directus)*; *Sea clam (Spisula solidissima)*; *Sea scallop (Placopecten magellanicus)*; *Soft shell clam (Mya arenaria)*. LCS is similarly defined under Section 18.5(c) of the Hingham Wetlands Protection Regulations.

A review of the MassGIS Shellfish Suitability Area datalayer indicates Hingham Harbor east of the Study Area has been mapped by the Massachusetts Division of Marine Fisheries (MA DMF) as shellfish habitat (MassGIS, 2011) for soft-shell clam and blue mussel. Harvest of shellfish in this area is conditionally restricted along the shoreline and prohibited further into the Harbor. Although a shellfish survey was not conducted, the area likely contains shellfish and likely meets the definition of LCS under the WPA. As such, the limit of LCS would extend throughout Coastal Beach and LUO. No work is proposed within LCS.

2.7 Essential Fish Habitat

This site is an area in which the National Oceanic and Atmospheric Administration (NOAA) Fisheries and the New England Fishery Management Council have used the Essential Fish Habitat (EFH) provisions established in Section 303(a)(7) of the Magnuson-Stevens Fishery Conservation and Management Act. The Act prevents, mitigates, or minimize adverse effects from fishing on EFH. For more information, please review the URLs: Regional Essential Fish Habitat Coordinators & EFH Regulatory Guidelines. No work is proposed within Essential Fish Habitat.

3.0 PROPOSED WORK

The proposed work includes reconstruction of the cantilevered roof deck on 12-inch wood piles with 16-inch concrete footings, a new 23-foot by 17-foot detached garage over an existing foundation, and aesthetic renovations to the existing residence. As previously mentioned, the lot is currently developed with a driveway, single-family dwelling, deck, flagstone patio, stairs leading to the beach, and a dock on piles. There are some areas of landscape plantings near the driveway and pockets of crushed stone near the existing paver patio by the Coastal Bank. There is an existing wood picket fence along the western property line that terminates at the seawall. Between that fence and the existing shed is an existing retaining wall feature with overgrown vegetation, including but not limited to woody vines and some sapling tree species. There are brick and stone planters along the existing staircase connecting the driveway to the seawall. All these features lie within LSCSF, the Coastal Bank, and Buffer Zone to Salt Marsh.

The Applicant proposes to utilize the existing concrete retaining walls and existing foundations where feasible to minimize soil disturbance and major earthwork. The proposed detached garage will be placed over the existing bituminous concrete driveway. There will be a total of eight (8) pilings installed for the garage and nine (9) pilings for the house, consisting of 12-inch pilings on 16-inch footings dug approximately four feet to refusal.

The garage will be approximately 20' high from the front base elevation of 22'-5" to the front garage roof ridge at elevation 42'-5". The existing ground floor elevation in the front of the home is to remain the same, but the home will be razed to add an additional floor from elevation 34'-9" to 49'-3" (approximately 9'-9"). At the back of the house, there is presently a petite deck; the planned deck will feature a post and rail design and will project outward from the first floor at a height of 26'-3". From the top of the concrete wall, coinciding with the top of the secondary Coastal Bank, will be open from elevation 8'-3" to 16'-8" and stabilized by removing the two-inch by four-inch stud wall and vertical siding and support the existing floor structure with five new 12-inch by 12-inch piers set on 16-inch diameter concrete filled footings. The open area below the first floor frame will now allow for water movement and flow within LSCSF and the Coastal Bank. There is no work proposed below the foundation sill, and the bottom foundation will be replaced beneath the deck.

Construction access will utilize the existing upland driveway off Otis Street and the area to the west of the driveway if needed. Construction-related activities will utilize the top side of the site. A small excavator will utilize the driveway area prior to the construction of the garage, which will dig holes for nine (9) 16-inch footings to four-foot refusal that will be pinned to the ledge under the existing home. The contractor will use PVC pipe forks for the footings so that saltwater will not impact the concrete or reinforcement. This design has been chosen over driving piles to reduce the vibration and movement around the concrete walls and seawall. Material that is going to be excavated for the footings will be placed on the existing bluestone paver patio and the concrete slab below the first floor frame covered with filter fabric and covered and tacked if left idle for more than 24 hours.

At present, the area between the seawall and home is supported by a two-inch by four-inch stud wall. The footing construction towards the eastern property line will occur from underneath, and there are no proposed activities involving vegetation clearing or significant impact associated with installation. Existing walkways are expected to remain during construction, but if damaged, the Applicant intends to replace them accordingly and in kind. Blasting is not expected for this minimal work. Any disturbed areas will be re-stabilized with loam and seeded as needed after construction.

The expected construction timeline for this project involves approximately one week for excavating the holes and a total of two weeks to install the PVC foundation tubes, pour concrete, and complete necessary backfilling. The work will be scheduled during suitable tide cycles to avoid interference from king tides and other high tides, or coastal storms.

3.1 Waiver Request

In evaluating the impact and effects Hingham Wetlands Protection Rules & Regulations, the Applicant is respectfully requesting a waiver for the above-mentioned activities within the 50-Foot NAZ. The Applicant is proposing activities within this area that are already pre-disturbed. The proposed work includes construction of an approximately 391 square foot detached garage over an existing foundation.

The proposed structure is no closer to the resource areas than what exists today and will be constructed with 12-inch by 12-inch wooden pilings on 16-inch footings. The closest wooden piling on the western garage edge will be carefully installed so as not to damage the existing vegetation between elevations 20 and 21.

Alternatives for work in the 50-Foot NAZ consist of the No-Build, which would result in continued degradation of the existing single-family structure and eventual inability to reside in the structure over time. The existing residential structure currently sits on a foundation along the seawall which restricts water flow and forces coastal flood waters to spread laterally and landward. In existing conditions, LSCSF is restricted from flowing across the landform. The current design proposes to install a new four-inch thick concrete slab in the open area and cut the existing end foundation walls flush with the concrete slab to allow for such water movement and flow across the landform, and increase the ability of LSCSF to dissipate waves, and lastly, store flood waters that have been confined by the man-made structures. Other alternatives explored were driving piles; however, after test pit explorations through the entire length of the slope on the site concluded that there was approximately four feet until refusal. Therefore, driving piles would not be feasible for this location.

4.0 WETLANDS AND WATERWAYS IMPACT ASSESSMENT

This section describes and quantifies temporary and permanent primary and secondary impacts to the coastal resource areas and the Buffer Zones associated with the proposed project. The site layout has been designed to avoid wetlands and watercourses to the extent practicable, and further minimize where avoidance is not feasible. Measures such as re-using existing foundations, and structures have been implemented to avoid and minimize coastal resource area impacts.

Currently, LSCSF, Coastal Bank, and the Buffer Zone consist of non-natural disturbed areas inhabited by impervious retaining walls, stairs, structures, and pavement. Despite considerable efforts to avoid and minimize direct resource area impacts, work is required in LSCSF, Coastal Bank, and within the Buffer Zone. Temporary impacts will be restored in kind with loam and seed. See Table 4-1 below for impact calculations.

Impact Area	Temporary (square feet)	Permanent (square feet)	
		Pervious	Impervious
LSCSF	500 (dwelling and garage)	0	28 (footings)**
Coastal Bank	500 (dwelling and garage)	0	32 (footings)**
50-Foot NAZ to Coastal Bank***	391 (garage area)	0	2 (footings)**

* Impact Calculations calculated based on information provided from Roger O. Hoit, AIA Architect.

** Permanent calculations EXCLUDE the 22 square feet of wall removal associated with the demolished section between the home and seawall. Temporary impacts listed are necessary to complete the proposed work.

*** The Applicant is requesting a waiver to the 50-Foot No Alteration Zone local requirements.



4.1 Functions & Values Assessment

Section 310 CMR 10.01 of the WPA identifies the functions and values that are to be regulated in order to contribute to certain interests where proposed activities may Areas Subject to Protection under M.G.L. Ch. 131, § 40. The following contains an assessment of these functions and values.

1. *Protection of Public and Private Water Supply*

Based upon a review of available information, the closest reported domestic well identified by MassDEP's Well Locator Viewer adjacent to the site are as follows:

- Domestic Well ID#633683 (located at 15 Grove Avenue, Hingham) which is approximately 1,377 feet away the locus property.

The nearest Public Water Supply wells are approximately two miles south of the site off Downing Street in Hingham.

Based upon review of available information, the project will not adversely affect the on-site resource areas in regard to the interests for the protection of public and private water supplies.

2. *Protection of Ground Water Supply*

There will be minimal to no earthwork associated with the project. The project design will not impair the existing groundwater table as all existing foundations, pilings, and impervious surfaces will be re-used. There is no increase in roof surfaces than what exists today and therefore, clean runoff will infiltrate in proposed conditions mirroring infiltration that occurs today. As such, it is not anticipated that the project will adversely affect the on-site resource areas in regard to the interests of the protection of ground water supply.

3. *Flood Control*

The proposed project will open the existing foundation, which currently impairs flood capacity; substantially improving this area to allow for flood water movement. As such, the project will not adversely affect the on-site resource areas in regard to the interests of flood control.

4. *Storm Damage Prevention*

Currently, the site is exposed to major storm damage since most of the property is within a Coastal Hazard Area. By installing piers, these minor alterations will enhance the strength and stability of the existing foundation. The Applicant's design Architect has conducted extensive studies, including borings down to refusal along the slopes within this area, and this design uses as much of the existing foundation, structures, and support pieces as possible, while increasing the properties means to be protected during major storm events.

5. Prevention of Pollution

Massachusetts Stormwater Management Standards are not applicable as it is redevelopment of a single-family residence. As such, the project will not adversely affect the on-site resource areas in regard to the interests of prevention of pollution.

6. Protection of Land Containing Shellfish

There is no work proposed below the secondary Bank or within LCS.

7. Protection of Fisheries

There is no work proposed within EFH or below the secondary Bank for the proposed development.

8. Protection of Wildlife Habitat

There are no mapped Priority Habitat or Rare & Endangered Species within 100 feet of the subject area. The project meets the requirements for the performance standards under the WPA and the performance standards set forth in the Buffer Zone to Coastal Bank, Salt Marsh, and LSCSF under the Town of Hingham Wetlands Protection By-law (See Section 5.0 below for further details). As such, the project will not adversely affect the on-site resource areas with regard to the interests of wildlife habitat.

5.0 REGULATORY COMPLIANCE

This section details the project's compliance with the performance standards for each resource area under the Wetlands Protection Act. The project will not impact LUO, Coastal Beach/Tidal Flats, Salt Marsh, or LCS, therefore it complies with the WPA for those resource areas and no further discussion is warranted.

5.1 LSCSF – 310 CMR 10.04

There are no performance standards for work within LSCSF in the WPA or its implementing regulations; however, Sections 20.0 and 23.0 within the Town of Hingham Wetlands Protection Regulations iterates that work for activities proposed within LSCSF and associated Buffer Zone do have regulatory performance standards for which projects need to comply with. The performance standard per Section 20.1.d. is listed in italics and the compliance statement is listed in standard format.

When a LSCSF is determined to be significant to a wetland value, the following regulations shall apply:

- 1) A proposed project shall not cause any adverse effect or cumulative adverse effect upon the wetland values of LSCSF.*

The proposed project will increase the functionality of LSCSF by removing impervious structure that is currently impacting water movement and flood control.

- 2) *When LSCSF is significant to protection of wildlife habitat, a proposed activity shall not impair the capacity of LSCSF to provide important wildlife habitat functions.*

The entire LSCSF area is filled with structures, walls, stairs, and other impermeable surfaces. Currently, there is limited to no wildlife habitat on-site, and the proposed conditions will closely resemble the existing ones.

- 3) *When LSCSF is significant to pollution prevention, a proposed activity shall not cause ground, surface or salt water pollution triggered by coastal storm flowage or flooding. For those areas within at least 100 feet of another Resource Area, activities shall minimize adverse effects in order to maintain the capability to remove suspended solids and other contaminants from runoff before it enters other Resource Areas.*

The proposed work and design will not cause surface or saltwater pollution and the project will minimize adverse effects to LSCSF to the maximum extent possible, and provide an improvement to the existing coastal floodplain.

- 4) *For activities proposed in V-zones and A-zones, at a minimum, the historic rate of relative sea level rise in Massachusetts of 1 foot per 100 years shall be incorporated into the project design and construction. The commission may also take other credible evidence of projected sea level rise, such as the Intergovernmental Panel on Climate Change into consideration.*

The relative sea level trend in Boston is 2.94 millimeters/year with a 95% confidence interval of +/- 0.15 millimeters/year based on monthly mean sea level data from 1921 to 2023 which is equivalent to a change of 0.96 feet in 100 years. The proposed garage floor elevation is 22'-5" and the first floor elevation of the residence is 26'3", well above the predicted sea level rise.

- 5) *The following activities proposed within Velocity zones (V-zones) are likely to have an adverse effect on the protected values and are therefore prohibited:*

- (a) *New construction or placement of new structures, including buildings, sheds, and garages. Existing buildings may be renovated or reconstructed but must be built using flood-resistant construction.*

The existing buildings and foundations are to be renovated or reconstructed and will be built using flood-resistant construction.

- (b) *Impermeable paving for new or existing roads, driveways and parking lots.*

Not applicable.

- (c) *New or proposed expansions of coastal engineering structures unless such structures are of a loose, sloped-stone design.*

Not applicable.

- (d) *New or expanded septic systems. Replacement or repair of an existing septic system shall be allowed within an V-Zone only if no alternative location is available on the lot or other parcel under the ownership or control of the owner of the system proposed and, where applicable, provided that variance of property line and/or street layout setbacks have been applied for from the Town of Hingham Board of Health.*

Not applicable.

5.2 Coastal Bank – 310 CMR 10.30

The project complies with the WPA performance standards for the resource area Coastal Bank. Section 310 CMR 10.30(3) through (8) of the WPA describes the performance standards for Coastal Bank. The performance standard is listed in italics and the compliance statement is listed in standard format.

Standards 310 CMR 10.30(3) to (5) only apply when the Coastal Bank supplies sediment to Coastal beaches, Coastal Dunes, or Barrier Beaches. There is not sediment supply from this Coastal Bank, therefore the performance Standards 310 CMR 10.30(3) to (5) do not apply.

Standards 310 CMR 10.30(6) to (8) only apply when the Coastal Bank is determined to be significant to storm damage prevention or flood control because it is a vertical buffer to storm waters. Therefore the performance Standards 310 CMR 10.30(6) to (8) apply as follows.

- (6) *Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.*

The project will replace the existing foundation and impervious structure from the area between the top of first Coastal Bank to the secondary Bank. As previously mentioned, the entire Bank is currently developed, and the proposed work will not expand developed area within the Bank itself but result in a net benefit to the Coastal Bank and LSCSF by elevating structures on piles and replacing the foundation that is impairing lateral flood water movement during the high tidal cycles and major storm events.

- (7) *Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches.*

Not applicable as there is no sediment transport on this Coastal Bank.

- (8) *Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.*

The project is not located within specified habitat sites of rare or endangered species; therefore, not applicable.



6.0 SUMMARY

It is LE's opinion, based on our professional education, training, and familiarity with the project site, that the proposed work will not have any adverse effect on any interests identified in the Wetlands Protection Act or the Town of Hingham Wetlands Protection By-law. LE believes that the proposed design will result in a net-benefit and achieve the goals of the Applicant, while being sensitive to regulated coastal resource areas.

Accordingly, the Applicant respectfully requests that the Hingham Conservation Commission consider a finding that the proposed design is adequately protective of the interests identified in the Wetlands Protection Act and the Town of Hingham Wetlands Protection By-law and issue an Order of Conditions (OOC) approving the project as described in this NOI and as shown on the attached Plans.

Enclosed please find one (1) original and one (1) copy of the NOI submittal and two (2) copies of the full-size plans and one (1) copy of reduced 11x17 plan(s). The NOI application package includes the WPA Form 3, project narrative, figures, photographic documentation, abutter notification, and filing fees. The Plans are provided separately. A link to an electronic copy of the pdf file of the NOI application and supporting documentation will be provided concurrently with this submittal. We respectfully request that you place this matter on your agenda for the June 3, 2024, Public Hearing.

If you have any questions, please do not hesitate to contact me at 617.405.4140 or cml@lucasenviro.com. Thank you for your consideration in this matter.

LUCAS ENVIRONMENTAL, LLC

Christopher M. Lucas, PWS, CWS, RPSS
Environmental Consultant/Wetland & Soil Scientist

Enclosures:

1. WPA Form 3 (copy of eDEP Filing)
2. Hingham NOI Checklist & Policy on Receipt of Information
3. Figures 1 & 2 – USGS Map & Aerial/NHESP Map
4. FEMA Firmette
5. Photographic Documentation
6. Abutter Information
7. NOI Wetland Fee Transmittal Form (copy of eDEP Payment)
8. Town of Hingham Local Filing Fee Calculation Worksheet
9. Filing Fees/Copy of Checks
10. Select Architectural Drawings (11x17)
11. Existing Condition & Site Plans

cc: Robert and Timblin Kelleher– Owners and Applicant (electronic copy)
Rogier O. Hoit, AIA Architect (electronic copy)
MassDEP – SERO (eDEP)



Massachusetts Department of Environmental Protection

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Transaction ID: **1724016**

Document: **WPA Form 3 - NOI**

Size of File: **275.17K**

Status of Transaction: **In Process**

Date and Time Created: **5/15/2024:12:52:13 PM**

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Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1724016
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	199 OTIS STREET		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.25504N	e. Longitude	70.89594W
f. Map/Plat #	27	g.Parcel/Lot #	166

2. Applicant:

Individual Organization

a. First Name	ROBERT AND TIMBLIN	b.Last Name	KELLEHER
c. Organization			
d. Mailing Address	199 OTIS STREET		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	408-209-3268	i. Fax	
j. Email	rjkelleher3@gmail.com		

3.Property Owner:

more than one owner

a. First Name	ROBERT AND TIMBLIN	b. Last Name	KELLEHER
c. Organization			
d. Mailing Address	199 OTIS STREET		
e. City/Town	HINGHAM	f.State	MA
g. Zip Code	02043		
h. Phone Number	408-209-3268	i. Fax	
j.Email	rjkelleher3@gmail.com		

4.Representative:

a. First Name	CHRISTOPHER	b. Last Name	LUCAS
c. Organization	LUCAS ENVIRONMENTAL, LLC		
d. Mailing Address	500A WASHINGTON STREET		
e. City/Town	QUINCY	f. State	MA
g. Zip Code	02169		
h.Phone Number	617-405-4140	i.Fax	617-405-4465
j.Email	cml@lucasenviro.com		

5.Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a.Total Fee Paid	220.00	b.State Fee Paid	97.50	c.City/Town Fee Paid	122.50
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6.General Project Description:

PROPOSED RENOVATIONS TO A SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A DETACHED GARAGE OVER AN EXISTING FOUNDATION WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF), COASTAL BANK, AND BUFFER ZONE TO SALT MARSH.

7a.Project Type:

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |



Massachusetts Department of Environmental Protection

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
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7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project:
- 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
PLYMOUTH		58363	60

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 200 ft. - All other projects	
3. Total area of Riverfront Area on the site of the proposed project	square feet	
4. Proposed Alteration of the Riverfront Area:		
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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Provided by MassDEP:
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input checked="" type="checkbox"/> Coastal Banks	76	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	500	
	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

Project Involves Streams Crossings



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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Provided by MassDEP:
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City/Town:HINGHAM

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map:AUGUST 1, 2021

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

a. Project description (including description of impacts outside of wetland resource area & buffer zone)

b. Photographs representative of the site

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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City/Town:HINGHAM

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. Not applicable - project is in inland resource area only

b. Yes No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. Yes No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)

2. A portion of the site constitutes redevelopment

3. Proprietary BMPs are included in the Stormwater Management System

b. No, Explain why the project is exempt:

1. Single Family Home

2. Emergency Road Repair



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s). Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	c. Revised Final Date:	e. Scale:
SITE PLAN FOR 199 OTIS STREET IN HINGHAM, MASS.	GRADY CONSULTING, LLC	PAUL JOSEPH MIRABITO, PLS.	April 22, 2024	1" = 10'
EXISTING CONDITIONS PLAN FOR 199 OTIS STREET IN HINGHAM, MASS.	GRADY CONSULTING, LLC	PAUL JOSEPH MIRABITO, PLS.	April 3, 2023	1" = 10'
ARCHITECTURAL PLANS	ROGER O. HOIT, AIA ARCHITECT		March 9, 2024	1/8" = 1'

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form.
- 9. Attach Stormwater Report, if needed.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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Provided by MassDEP:
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eDEP Transaction #:1724016
City/Town:HINGHAM

E. Fees

- 1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

_____	_____
2. Municipal Check Number	3. Check date
_____	_____
4. State Check Number	5. Check date
_____	_____
6. Payer name on check: First Name	7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Robert Kelleher	5/15/2024
_____	_____
1. Signature of Applicant	2. Date
_____	_____
3. Signature of Property Owner(if different)	4. Date
Lucas Environmental, LLC	5/15/2024
_____	_____
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Hingham
City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

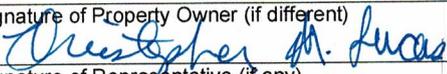
I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.



 1. Signature of Applicant

5-12-24

 2. Date

3. Signature of Property Owner (if different)


 5. Signature of Representative (if any)

4. Date
 05/14/2024

 6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

The following instructions and submittal requirements should be used when submitting a Notice of Intent to the Conservation Commission under the MA Wetlands Protection Act and Hingham Wetlands Protection By-Law. Please also refer to the DEP [Instructions for Completing WPA Form 3](#). Submit two (2) copies of the following, unless otherwise specified, to the Conservation Office, and one electronic copy of the complete application to conservation@hingham-ma.gov

- WPA Form 3- Notice of Intent: [WPA Form 3: Wetlands Notice of Intent | Mass.gov](#) The application must be signed by the property owner. Submit the original and one copy to the Commission by hand delivery or certified mail.
- WPA Appendix B- *NOI Wetland Fee Transmittal Form* and two (2) separate checks for the following: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#)
 - *Payable to Town of Hingham*
 - *Please redact bank account information from photocopies*
 - *Note, a public legal notice is prepared and submitted by staff and the newspaper will invoice the applicant*
- A copy of the Certified Abutter List and the [‘Notification to Abutters Form’](#)
 - *Contact Conservation Office for abutters list which will be certified by the Assessor’s Office*
 - *Abutters must be notified by hand delivery, certified mail-return receipt, OR certificate of mailing at least 7 days prior to the hearing date*
 - *Certified mail receipts or certificate of mailing receipts shall be submitted to the Conservation Office with the application or presented to the Commission at the beginning of the public hearing*
- [‘Affidavit of Service’ Form](#) attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5 - To be submitted prior to the Public Hearing.
 - *Abutters within 100 feet of a property line where work is proposed for inland projects*
 - *Abutters within 300 feet of a property line where work is proposed for coastal projects*
- Narrative describing the property location, existing conditions, methodology used for wetland delineation including DEP data forms or other delineation method, site photos, proposed work, and performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations. The narrative should also include: a report on the on-site wetland resource areas (per the [Resource Area Delineation Policy](#)), existing/proposed impervious and pervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement requests (per the [Tree Removal and Replacement Policy](#)), and stormwater management.
- Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11” x 17” plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:
 - *All wetland resource area boundaries including the 50 and 100 foot Buffer Zone (showing sequentially numbered flags as applicable)*

- *FEMA Floodplain boundaries, as applicable*
- *A note indicating the date the wetland delineation was completed and who performed the delineation. If the wetland boundaries were previously approved by the Commission a note should be included indicating the date of approval and DEP File Number, if applicable.*
- *All plans shall be colored coded or highlighted with transparent marker pen as follows: freshwater or coastal wetland boundary in blue; 50 foot buffer zone in green; 100 foot buffer zone in yellow; 200 Foot Riverfront Area in pink; and Bordering Land Subject to Flooding (100 year flood plain where NFIP data available) or Land Subject to Coastal Storm Flowage in orange.*
- *Location of existing and proposed site amenities above and below the ground*
- *Topography in 2 foot contour intervals*
- *Limit of work/erosion and sediment control line*
- *Stockpile locations and other Stormwater BMPs as applicable*
- *Edge of lawn/tree line, and trees of 6 inches or greater DBH in the buffer zone*
- *The drainage basin in which the site is located*

Guidelines: sheet sizes not more than 24"x 36"; scale not more than 1"=40'; title block located at the lower right hand corner, preferably.

N/A For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards

Proof of mailing the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)

N/A Proof of mailing the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) and the MA Division of Marine Fisheries (Gloucester), if applicable (certified mail receipt from the post office)

The Conservation Commission's [Policy on Receipt of Information](#)

Optional - [Voluntary 21 Day Waiver](#)

HINGHAM WETLAND REGULATIONS

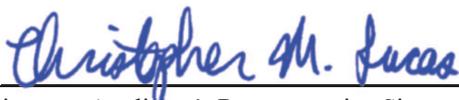
APPENDIX C

Policy on Receipt of Information

(Revised March 4, 2024)

1. New applications/filings must be submitted to the Conservation office (by certified mail or hand delivery) two weeks prior to the meeting date, on Monday by noon, to facilitate the placement of the legal ad and to allow timely review by the Conservation Officer (if the office is closed on Monday due to a holiday, then the information is due on the preceding Friday by noon). Conservation staff will review the application for administrative completeness. Upon receipt of a complete application, a hearing or meeting will be scheduled in accordance with the 310 CMR 10.05(5) and the Wetland Regulations, Section 7.6.
2. If deemed necessary, based on the Commission's meeting schedule, Conservation staff may request the applicant *voluntarily* waive the 21 day statutory deadline for holding a public hearing or issuing a Determination of Applicability.
3. Requests for additional information may be made by the Commission members or their agent to clarify the scope of the project or determine compliance with the 310 CMR 10.00 and/or the Hingham Wetland Regulations. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative as promptly as possible.
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office a minimum of 7 days prior to the meeting date, on Monday by noon. If the office is closed on Monday due to a holiday, the information is due on the preceding Friday by noon. *Revisions submitted after the established deadline may not receive a review, thereby resulting in a continuance to the next available meeting.*
5. The Commission may engage the peer review services of an outside consultant as provided by M.G.L. Ch. 44, § 53G, to be paid for by the applicant, for specific expert review deemed necessary to come to a final decision on a submitted application. Specific consultant services may include but are not limited to, review of a Notice of Intent, Wetland Resource Area Delineation, Stormwater/Drainage Reports, etc. The consultant shall be chosen by the Conservation Commission by vote at the public hearing, and report only to the Commission or its agent. *Requested additional information/revisions by the peer reviewer is required a minimum of two weeks prior to the hearing date.*
5. All supplemental documentation and revised plans must include a revision date and must be date stamped by the Conservation office upon receipt. If this information is not present, the documents may be considered incomplete and may not receive a timely review, thereby resulting in a continuance to the next available meeting.
6. Please note that all supplemental documentation and revised plans submitted to the Commission for a pending application, subject to the MA Wetlands Protection Act, must also be sent to the DEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

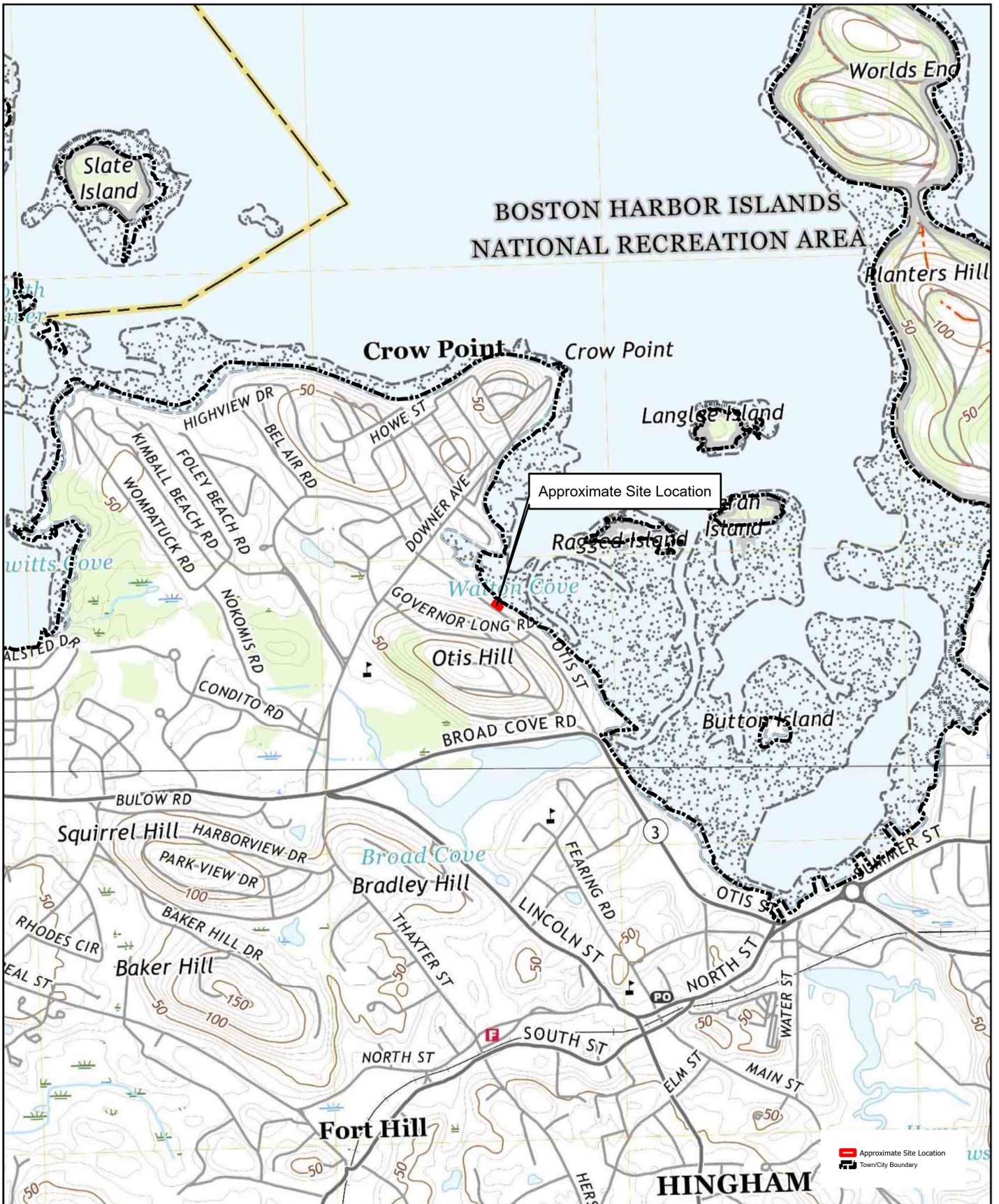
The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign and include with your filing. Thank you.



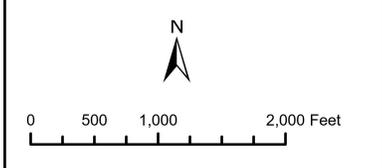
Applicant or Applicant's Representative Signature

May 11, 2024

Date



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS TopoView, Hull, Nantasket Beach, Cohasset, and Weymouth Quadrangles (2021)



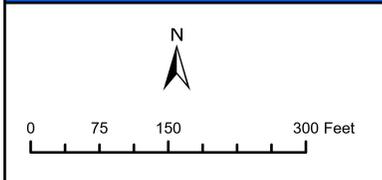
USGS Map
Notice of Intent
199 Otis Street
Hingham, MA

FIGURE 1

LUCAS
 ENVIRONMENTAL, LLC



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)



Aerial/NHESP Map
Notice of Intent
199 Otis Street
Hingham, MA

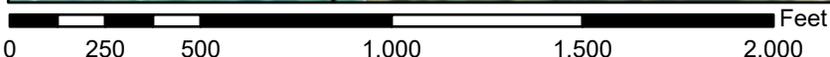
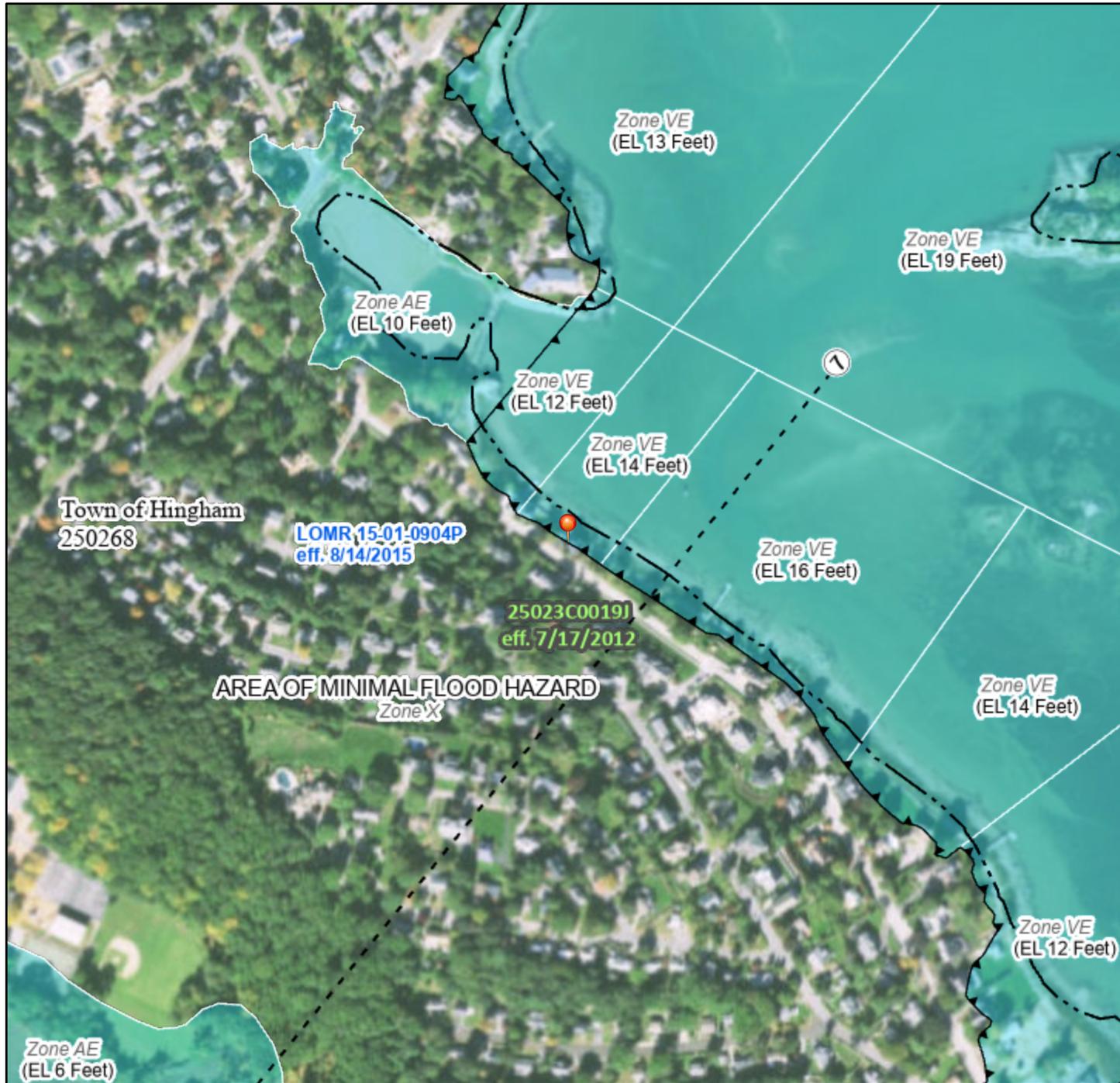
FIGURE 2



National Flood Hazard Layer FIRMMette



70°54'4"W 42°15'31"N



1:6,000

70°53'27"W 42°15'5"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p>	<p>Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i></p> <p>With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></p> <p>Regulatory Floodway</p>
<p>OTHER AREAS OF FLOOD HAZARD</p>	<p>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></p> <p>Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></p> <p>Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></p> <p>Area with Flood Risk due to Levee <i>Zone D</i></p>
<p>OTHER AREAS</p>	<p>NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></p> <p>Effective LOMRs</p> <p>Area of Undetermined Flood Hazard <i>Zone D</i></p>
<p>GENERAL STRUCTURES</p>	<p>Channel, Culvert, or Storm Sewer</p> <p>Levee, Dike, or Floodwall</p>
<p>OTHER FEATURES</p>	<p>Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p>Coastal Transect</p> <p>Base Flood Elevation Line (BFE)</p> <p>Limit of Study</p> <p>Jurisdiction Boundary</p> <p>Coastal Transect Baseline</p> <p>Profile Baseline</p> <p>Hydrographic Feature</p>
<p>MAP PANELS</p>	<p>Digital Data Available</p> <p>No Digital Data Available</p> <p>Unmapped</p> <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/30/2024 at 11:00 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PHOTOGRAPHIC DOCUMENTATION

DATE: March 1, 2024



Photograph 1: Front of existing single-family residence, facing south off Otis Street.



Photograph 2: Existing single-family dwelling along top of Coastal Bank, facing north.

PHOTOGRAPHIC DOCUMENTATION

DATE: March 1, 2024



Photograph 3: Existing Salt Marsh area between Coastal Bank and Tidal Flat, facing east.



Photograph 4: Eastern side of existing dwelling, facing north near Coastal Beach.

PHOTOGRAPHIC DOCUMENTATION

DATE: March 1, 2024



Photograph 5: Existing Bank, Salt Marsh, staircase, and residence, facing northwest.



Photograph 6: Existing staircase dividing home foundation and garage foundation.

PHOTOGRAPHIC DOCUMENTATION

DATE: March 1, 2024



Photograph 7: Proposed location of detached garage, facing south towards ocean.



Photograph 8: Existing patio, retaining wall, dwelling, and garage foundation, facing west.

NOTIFICATION TO ABUTTERS

Under the MA Wetlands Protection Act and
Hingham Wetlands Protection By-Law

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

Robert and Timblin Kelleher has filed a Notice of Intent
Applicant Name *Application Type*

with the Town of Hingham Conservation Commission seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act, M.G.L. 131 §40, and/or the Town of Hingham Wetlands Protection By-Law [Article 22].

The address of the property where work is proposed: 199 Otis Street, Hingham, MA 02043

The proposed work includes: Proposed renovations and addition to a single-family residence. As currently designed, the Applicant proposes to renovate an existing home and construct a detached garage over an existing foundation within Land Subject to Coastal Storm Flowage (LSCSF), Coastal Bank and Buffer Zone to Salt Marsh.

Copies of the application may be examined at the Conservation Office located at Hingham Town Hall, 210 Central Street, Hingham, MA during the following business hours:

Monday, Wednesday, Thursday 8:30AM- 4:30PM
Tuesday 8:30AM - 7:00PM
Friday 8:30AM - 1:00PM

For more information, to request copies of the application, or obtain information about the public hearing please contact the Conservation Office at (781)741-1445 or by emailing Conservation@hingham-ma.gov

You may also request copies of the application from the applicant or applicant's representative by contacting Lucas Environmental, LLC at (617) 405 4140 between the hours of 9 AM and 5 PM on the following days: Monday through Friday.

An Administrative fee may be applied for providing copies of the application or plans.

Notice of the public hearing, including the date, time, and place will be published at least five (5) business days in advance of the hearing in the Patriot Ledger. Notice will also be posted on the town website at least forty-eight (48) hours in advance of the public hearing. To view the agenda, go to [Agenda Center • Hingham, MA • CivicEngage \(hingham-ma.gov\)](#)

The Department of Environmental Protection (DEP) Southeast Regional Office can also provide information about this application or the MA Wetlands Protection Act. DEP is located at 20 Riverside Drive, Lakeville, MA 02347 and can be reached by telephone at (508) 946-2700.

NOTE: To preserve your appeal rights you must submit comments/concerns in writing. Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 199 Otis Street

Parcel ID: 27-0-166

Requestor: Devon Morse Taber, PWS, Lucas Environmental, LLC

Pursuant to the provisions of Chapter 131 Section 40 of the MA General Laws and Article 22 of the Town of Hingham General Bylaws (Wetlands Protection By-law), we hereby certify that the list attached hereto is a true list of names and addresses of abutters concerning a matter to be heard by the Hingham Conservation Commission involving the above-referenced property.

As used herein the term “abutter” means:

Owners of adjoining land within 100 feet of the property line where the activity proposed;

Owners of adjoining land within 300 feet of the property line where the activity proposed for coastal projects; or

Owners of land directly opposite on any public or private street or way; or across a body of water.

All as they appear on the most recent applicable tax list.

BOARD OF ASSESSORS

CERTIFICATION DATE

Three handwritten signatures are present. The first signature is at the top right, above the 'BOARD OF ASSESSORS' label. The second signature is below it, above the 'CERTIFICATION DATE' label. The third signature is below the second, also above the 'CERTIFICATION DATE' label.

MAY 6TH 2024

Abutters List [print this list](#)

Date: May 06, 2024

Subject Property Address: 199 OTIS STREET Hingham, MA

Subject Property ID: 27-0-166

Search Distance: 300 Feet

Owner: HARLING ELIZABETH A

Prop ID: 27-0-115

Prop Location: 212 OTIS STREET Hingham, MA

Mailing Address:

212 OTIS STREET
HINGHAM, MA 02043

Owner: CARNES WILLIAM O & BARBARA G TT

Co-Owner: CARNES FAMILY LIVING TRUST

Prop ID: 27-0-149

Prop Location: 216 OTIS STREET Hingham, MA

Mailing Address:

216 OTIS STREET
HINGHAM, MA 02043

Owner: MORRIS JOAN I
Prop ID: 27-0-150
Prop Location: 204 OTIS STREET Hingham, MA
Mailing Address:
204 OTIS STREET
HINGHAM, MA 02043

Owner: ENGEL WILLIAM J TT
Co-Owner: ABAM REVOCABLE TRUST THE
Prop ID: 27-0-151
Prop Location: 200 OTIS STREET Hingham, MA
Mailing Address:
200 OTIS STREET
HINGHAM, MA 02043

Owner: FUKUDA TAKASHI & JANET CODLEY
Prop ID: 27-0-152
Prop Location: 196 OTIS STREET Hingham, MA
Mailing Address:
196 OTIS STREET
HINGHAM, MA 02043

Owner: SWEENEY BRYAN P & SWEENEY ALISON G TT
Co-Owner: 192 OTIS STREET REAL ESTATE TRUST THE
Prop ID: 27-0-153
Prop Location: 192 OTIS STREET Hingham, MA
Mailing Address:
192 OTIS STREET
HINGHAM, MA 02043

Owner: SILVA MARK J & SILVA AUTUMN TT
Co-Owner: MARK SILVA 2019 REVOCABLE TRUST
Prop ID: 27-0-154
Prop Location: 186 OTIS STREET Hingham, MA
Mailing Address:
186 OTIS STREET
HINGHAM, MA 02043

Owner: HANLON HARRY J III & MARIE D HANLON
Prop ID: 27-0-155
Prop Location: 11 GOVERNOR LONG ROAD Hingham, MA
Mailing Address:

11 GOVERNOR LONG ROAD
HINGHAM, MA 02043

Owner: POMROY COLIN M & MARY F POMROY
Prop ID: 27-0-157
Prop Location: 1 GOVERNOR ANDREW RD Hingham, MA
Mailing Address:
1 GOVERNOR ANDREW RD
HINGHAM, MA 02043

Owner: MCLAUGHLIN STEVEN J & CYNTHIA R TT
Co-Owner: STEVEN AND CYNTHIA MCLAUGHLIN 2020 FAMILY TRUST
Prop ID: 27-0-158
Prop Location: 3 GOVERNOR ANDREW RD Hingham, MA
Mailing Address:
3 GOVERNOR ANDREW RD
HINGHAM, MA 02043

Owner: WHITE LINDA ROLLINS & WHITE THEODORE CLARK TT
Co-Owner: LINDA ROLLINS WHITE LIVING TRUST
Prop ID: 27-0-159

Prop Location: 7 GOVERNOR ANDREW RD Hingham, MA
Mailing Address:
7 GOVERNOR ANDREW RD
HINGHAM, MA 02043

Owner: HUTCHESON MICHAEL S & DONNA K
Prop ID: 27-0-160
Prop Location: 9 GOVERNOR ANDREW RD Hingham, MA
Mailing Address:
9 GOVERNOR ANDREW ROAD
HINGHAM, MA 02043

Owner: SWEENEY BRYAN P & ALISON G TT
Co-Owner: 192 OTIS STREET REAL ESTATE TRUST THE
Prop ID: 27-0-170
Prop Location: 0 OTIS STREET Hingham, MA
Mailing Address:
192 OTIS STREET
HINGHAM, MA 02043

Owner: HELMBERGER FAMILY REALTY TRUST THE

Co-Owner: HELMBERGER JOSEPH X AND PILGRIM DOUGLAS A TRUSTEE

Prop ID: 27-0-69

Prop Location: 217 OTIS STREET Hingham, MA

Mailing Address:

217 OTIS STREET

HINGHAM, MA 02043

Owner: OKEEFFE TIMOTHY E TT

Co-Owner: TIMOTHY E OKEEFFE 2016 FAMILY TRUST

Prop ID: 27-0-70

Prop Location: 205 OTIS STREET Hingham, MA

Mailing Address:

205 OTIS STREET

HINGHAM, MA 02043

Owner: GOVERNORS BEACH LLC

Co-Owner: C/O AMY L F LESLIE

Prop ID: 27-0-71

Prop Location: 195 OTIS STREET Hingham, MA

Mailing Address:

31 GOVERNOR LONG ROAD

HINGHAM, MA 02043

Owner: SILVA MARK J & SILVA AUTUMN TT
Co-Owner: MARK SILVA 2019 REVOCABLE TRUST
Prop ID: 27-0-72
Prop Location: 0 OTIS STREET Hingham, MA
Mailing Address:
0 OTIS STREET
HINGHAM, MA 02043



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1724016
 City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name	ROBERT AND TIMBLIN	b. Last Name	KELLEHER		
c. Organization					
d. Mailing Address	199 OTIS STREET				
e. City/Town	HINGHAM	f. State	MA	g. Zip Code	02043
h. Phone Number	4082093268	i. Fax		j. Email	rjkelleher3@gmail.com

2. Property Owner:(if different)

a. First Name	ROBERT AND TIMBLIN	b. Last Name	KELLEHER		
c. Organization					
d. Mailing Address	199 OTIS STREET				
e. City/Town	HINGHAM	f. State	MA	g. Zip Code	02043
h. Phone Number	4082093268	i. Fax		j. Email	rjkelleher3@gmail.com

3. Project Location:

a. Street Address	199 OTIS STREET	b. City/Town	HINGHAM
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Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	2	110.00		220.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$122.50	\$97.50	\$220.00

TOWN OF HINGHAM
WETLANDS PROTECTION BY-LAW FEE SCHEDULE
 Effective February 10, 2017

ADMINISTRATIVE REVIEWS	\$ 30.00	
REQUESTS FOR DETERMINATION OF APPLICABILITY*	\$ 50.00	For ancillary work on an existing single family house and all other requests for the first acre of land.
	\$ 40.00	For each additional acre of land.
NOTICES OF INTENT* Category 1	\$ 100.00	
Category 2	\$ 250.00	
Category 3	\$ 525.00	Commercial
	\$ 1,000.00	Subdivision (+ \$25.00 per house lot)
Category 4	\$ 725.00	
Category 5	\$3.00/foot	Not less than \$100.00.
EXTENSIONS	\$ 100.00	Residential
	\$ 300.00	Commercial/Subdivision
CERTIFICATES OF COMPLIANCE	\$ 50.00	Residential
	\$ 100.00	Commercial/Subdivision
BOUNDARY DELINEATIONS	\$ 3.00/foot	Not less than \$100.00 and not more than \$200.00 for activities associated with a single family house or \$2,000.00 for all other activities.
REQUESTS FOR AMENDMENTS TO ORDERS OF CONDITIONS	\$ 25.00	Residential
	\$ 200.00	Commercial/Subdivision

NOTE: These Bylaw fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40). The Bylaw fee and the Town's share of the WPA fee should be submitted on separate checks, payable to the **Town of Hingham**.

***Fees for filings received after a project has commenced are double the fee listed.**

**TOWN OF HINGHAM
CALCULATED FEE STATEMENT
NOTICE OF INTENT FILINGS**

Activity definition: anywhere the footprint is changing or site work occurs constitutes a new activity.

Category	Activity Letter(s)	Quantity	Fee/Activity	Fee
1	A	2	\$100.00	\$200.00
2			\$250.00	
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL \$200.00

WETLAND FEE CATEGORY SUMMARY

CATEGORY 1: \$100.00

- a) Work on Single Family Lot: addition, pool, etc.
- b) Site work without house
- c) Control vegetation (SFH): removal, herbicide, etc.
- d) Resource improvement.
- e) Work on septic system separate from house.
- f) Monitoring well activities minus roadway.

CATEGORY 2: \$250.00

- a) Construction of Single Family House (SFH).
- b) Parking lot.
- c) Beach nourishment.
- d) Electric Generating Facility activities.
- e) Inland Limited Projects minus road crossings.
- f) New agricultural or aquacultural projects.
- g) Each crossing for driveway to SFH.
- h) Any point source discharge.

CATEGORY 3: \$525.00/\$1,000.00

- a) Site preparation (for development beyond NOI scope).
- b) Each building (for development) including site.
- c) Road construction not crossing or driveway.
- d) Hazardous clean up.

CATEGORY 4: \$725.00

- a) Each crossing for development or commercial road.
- b) Dam, sluiceway, tidegate work.
- c) Landfill.
- d) Sand and gravel operation.
- e) Railroad line construction.
- f) Control vegetation in development (SFH).
- g) Bridge (SFH).
- h) Water level variation.
- i) Hazardous waste alterations to resource area.
- j) Dredging.
- k) Package treatment plant & discharge

CATEGORY 5: \$3.00 per linear foot (\$100.00 minimum)

- a) Docks, piers, revetments dikes, etc. (coastal or inland)

Robert J Kelleher
E. Timblin Woodward Kelleher
1945 YORKTOWN DR
SUNNYVALE, CA 94087
199 Otis
Hingham, MA

2338

11-35/1210

5-12-24
Date

Pay to the Order of Town of Hingham \$ 122.50
one hundred twenty two + ⁵⁰/₁₀₀ Dollars  Security Features Details on Back

Bank Of America

For State fee ETW Kelleher MP

Robert J Kelleher
E. Timblin Woodward Kelleher
1945 YORKTOWN DR
SUNNYVALE, CA 94087
199 Otis
Hingham, MA

2337

11-35/1210

5-12-24
Date

Pay to the Order of Town of Hingham \$ 200.-
two hundred + ⁰⁰/₁₀₀ Dollars  Security Features Details on Back

Bank Of America

For bylaw fee ETW Kelleher MP

ADDITIONS / RENOVATIONS TO THE RESIDENCE OF

ROBERT & TIMBLIN KELLEHER

199 OTIS STREET HINGHAM, MA 02043



ROGER O. HOIT, AIA ARCHITECT

1175 MAIN STREET HINGHAM, MA 02043

TEL: 781-749-5563

JESSICA SULPRIZIO, RA
PROJECT ARCHITECT

LIST OF DRAWINGS

ARCHITECTURAL

- L1 (N) SITE PLAN
- P1 PERSPECTIVES
- A1 (E) BEACH LEVEL
- A2 (E) GROUND FLOOR PLAN
- A3 (E) FIRST FLOOR PLAN
- A4 (E) SECOND FLOOR PLAN
- A5 (E) ROOF PLAN
- A6 (E) ELEVATIONS
- A7 (E) ELEVATIONS
- A8 (N) NEW BEACH LEVEL
- A9 (N) GROUND FLOOR PLAN
- A10 (N) FIRST FLOOR PLAN
- A11 (N) SECOND FLOOR PLAN
- A12 (N) ROOF PLAN
- A13a (E) & (N) FRONT ELEVATIONS OP A
- A13b (E) & (N) FRONT ELEVATIONS OP B
- A14 (E) & (N) LEFT ELEVATIONS
- A15a (N) REAR ELEVATIONS OP A
- A15b (N) REAR ELEVATIONS OP B
- A15c (N) REAR ELEVATIONS OP C
- A16 (E) & (N) RIGHT ELEVATIONS
- A17 (N) GARAGE ELEVATIONS

STRUCTURAL

- S1 FOUNDATION PLAN
- S2 FIRST FLOOR FRAMING
- S3 SECOND FLOOR FRAMING
- S4 ATTIC FRAMING
- S5 ROOF FRAMING
- S6 BUILDING SECTION
- S7 BUILDING SECTION
- S8 SHEAR WALL DETAILS
- S9 TYPICAL FRAMING DETAILS

MECHANICAL/ELECTRICAL

- ME1 (N) GROUND FLOOR
- ME2 (N) FIRST FLOOR
- ME3 (N) SECOND FLOOR



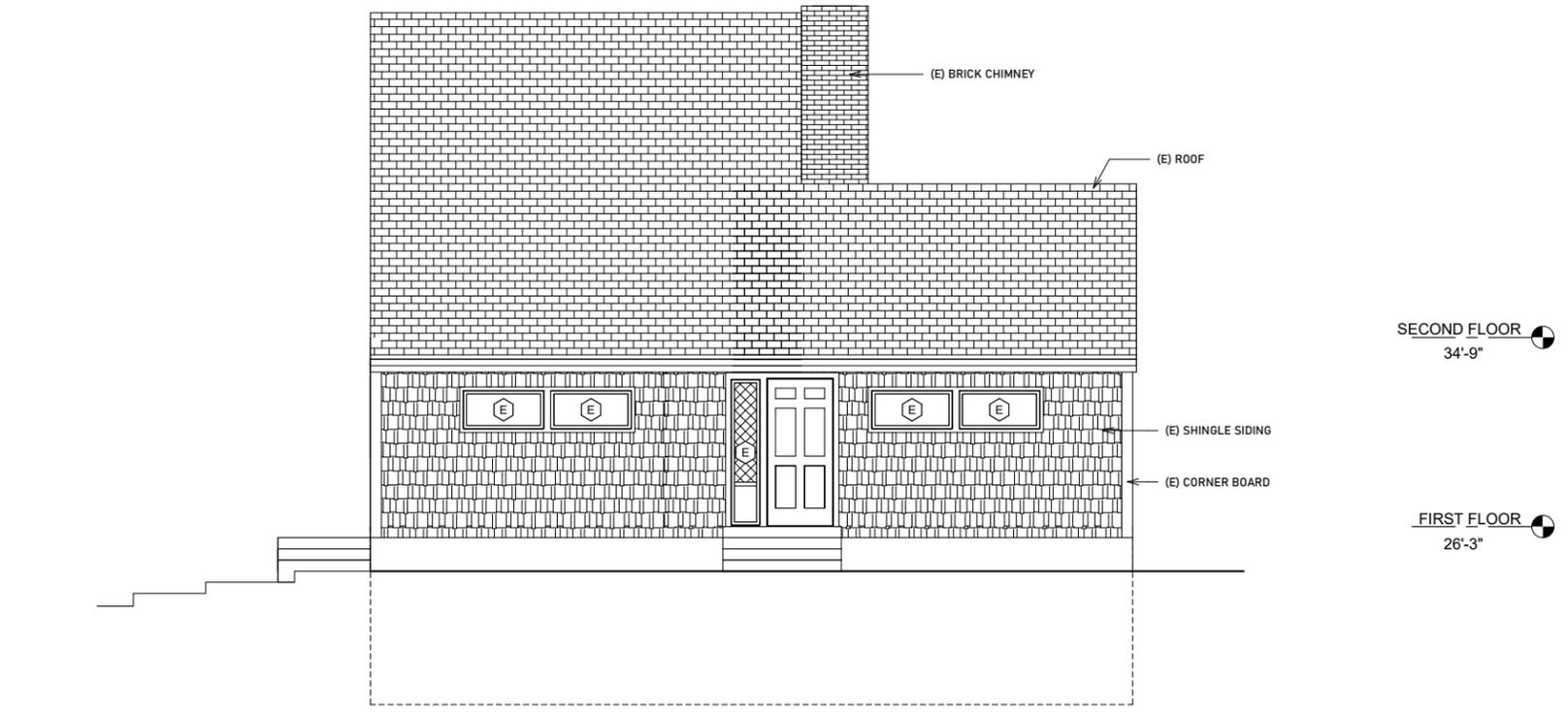
ROGER O. HOIT, AIA
 ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL: 781-749-5563

Additions and Renovations to the Residence of
 Robert & Timblin Kelleher
 199 Otis Street
 Hingham, MA 02043

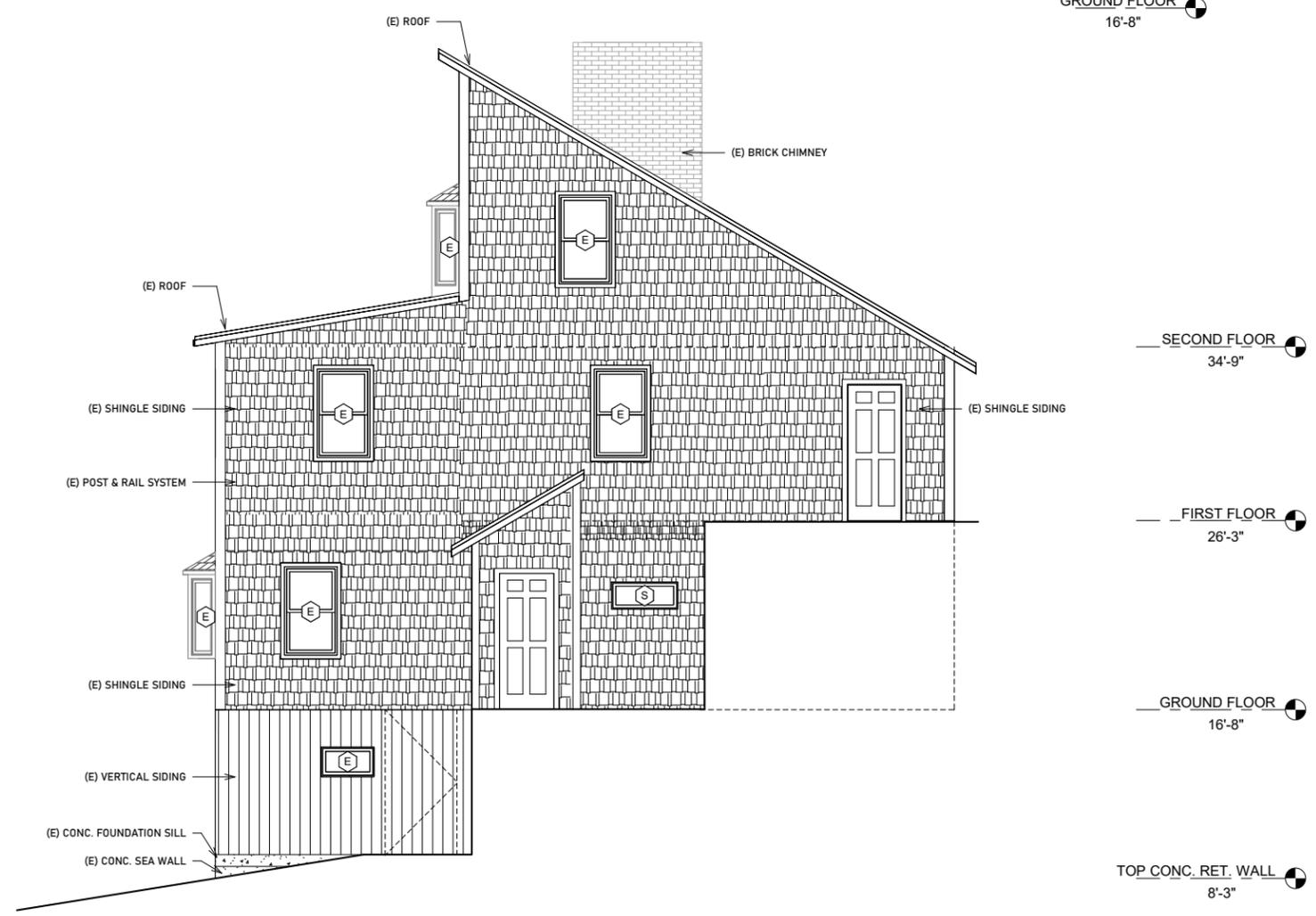
REVISIONS:

PROJECT NUMBER:
DATE: 03.09.24
SCALE: 1/8" = 1'-0"
DRAWN: JS
CHECK: ROH

DRAWING NUMBER:
P1
 PERSPECTIVES
 PROGRESS DOCUMENTS



① (E) FRONT



② (E) LEFT

ROGER O. HOIT, AIA
 ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL: 781-749-5563



Additions and Renovations to the Residence of
 Robert & Timblin Kelleher
 199 Otis Street
 Hingham, MA 02043

REVISIONS:

PROJECT NUMBER:

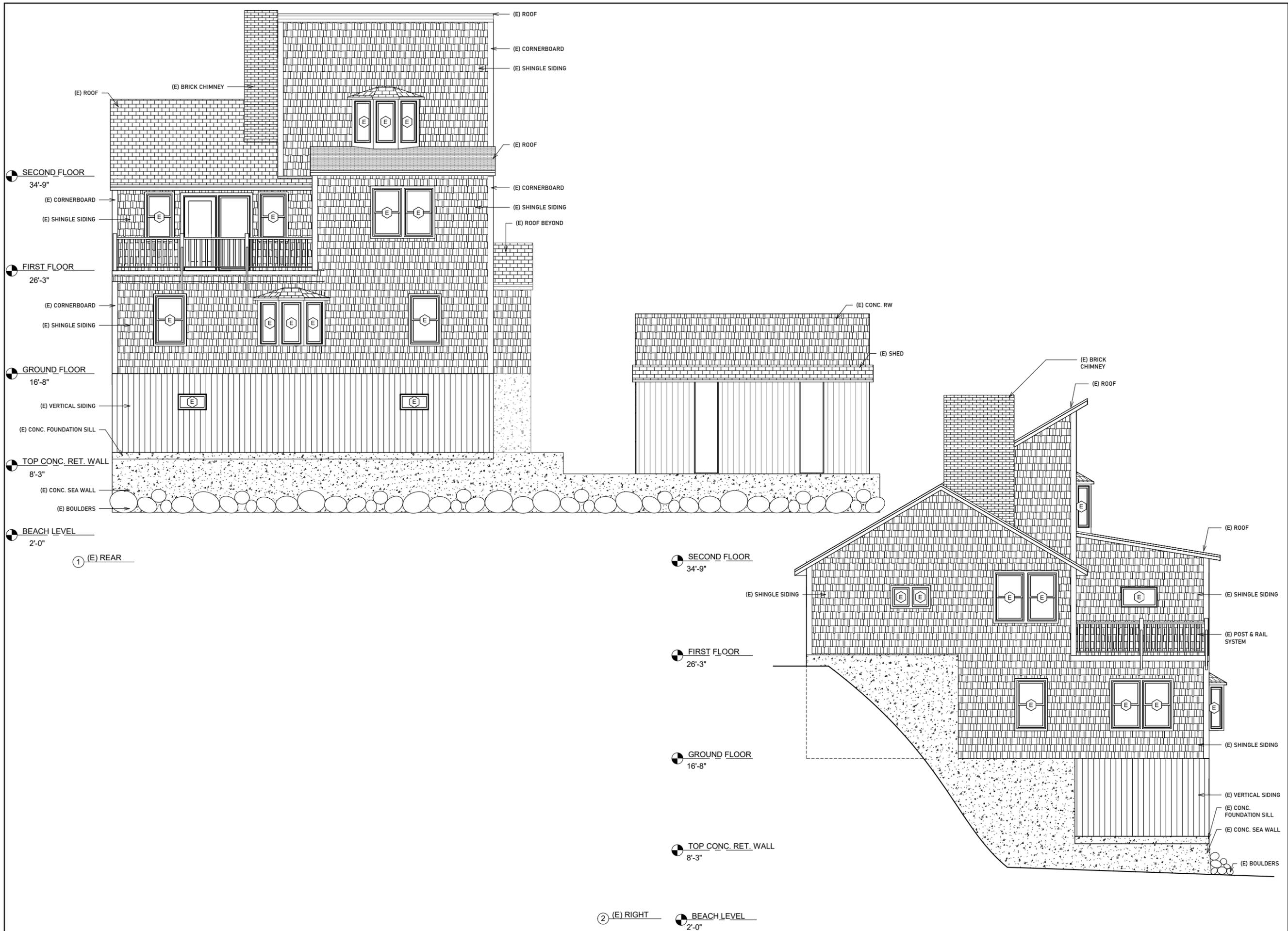
DATE: 03.09.24

SCALE: 1/8" = 1'-0"

DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
A6
 (E) ELEVATIONS
 PROGRESS DOCUMENTS



ROGER O. HOIT, AIA
 ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL: 781-749-5563

Additions and Renovations to the Residence of
 Robert & Timblin Kelleher
 199 Otis Street
 Hingham, MA 02043
 34'-9"

REVISIONS:

26'-3"

PROJECT NUMBER:

DATE: 03.09.24
 16-8

SCALE: 1/8" = 1'-0"

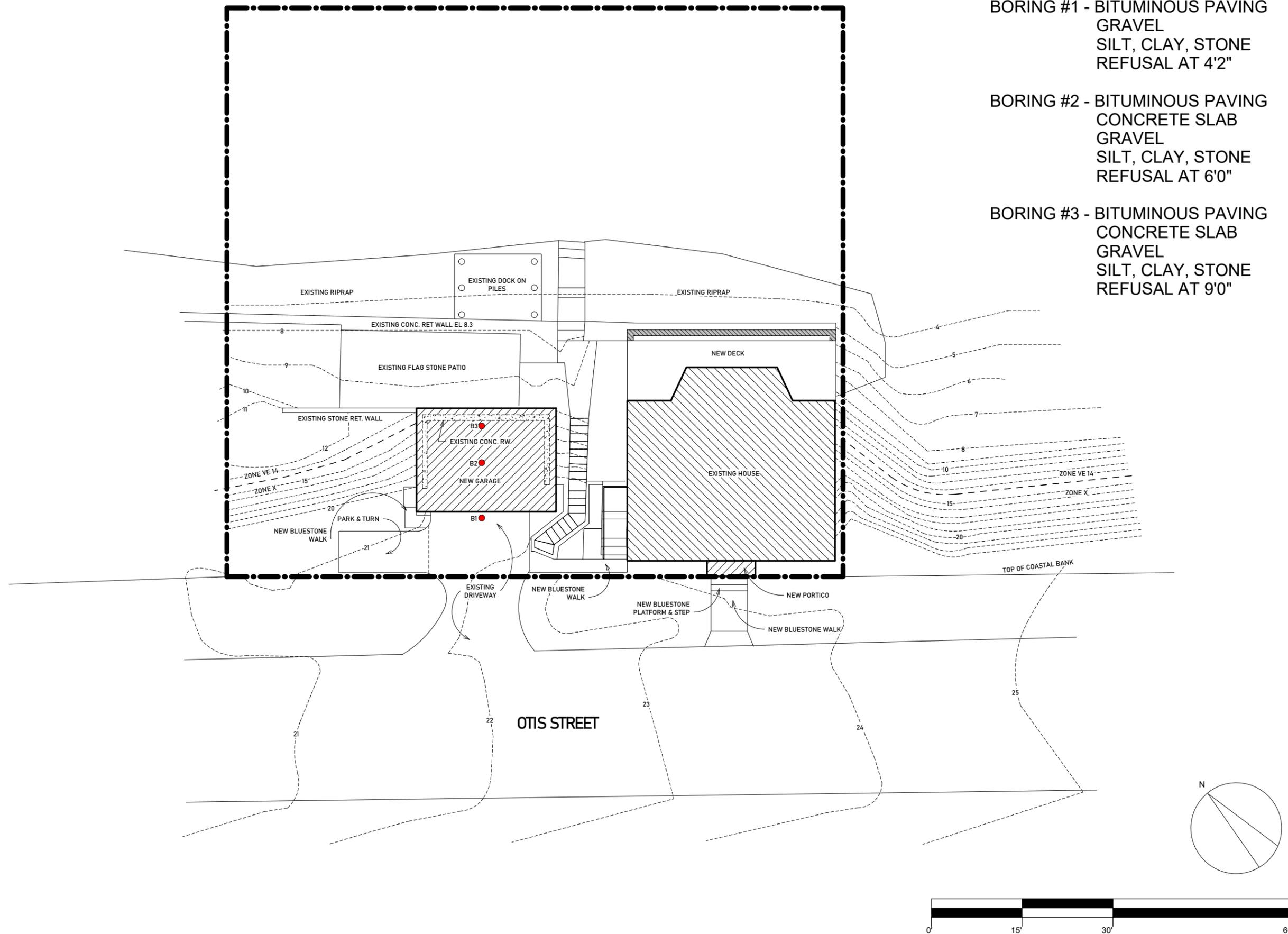
DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
A7
 (E) ELEVATIONS
 PROGRESS DOCUMENTS

BORING LOG

BORING #1 - BITUMINOUS PAVING	2"
GRAVEL	6"
SILT, CLAY, STONE	3'6"
REFUSAL AT 4'2"	
BORING #2 - BITUMINOUS PAVING	2"
CONCRETE SLAB	4"
GRAVEL	6"
SILT, CLAY, STONE	5'0"
REFUSAL AT 6'0"	
BORING #3 - BITUMINOUS PAVING	1"
CONCRETE SLAB	7"
GRAVEL	6"
SILT, CLAY, STONE	8'10"
REFUSAL AT 9'0"	



ROGER O. HOIT, AIA
 ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL: 781-749-5563

Additions and Renovations to the Residence of
 Robert & Timblin Kelleher
 199 Otis Street
 Hingham, MA 02043

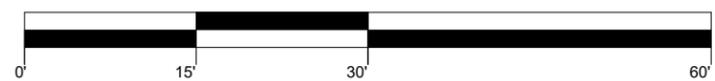
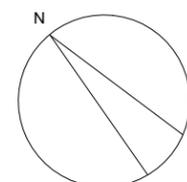
REVISIONS:

REF #1	05.13.2024

PROJECT NUMBER:

DATE:	03.09.24
SCALE:	1/8" = 1'-0"
DRAWN:	JS
CHECK:	ROH

DRAWING NUMBER:
L1
 (N) SITE PLAN
 PROGRESS DOCUMENTS



ABBREVIATIONS

(E)	EXISTING
(N)	NEW
(D)	TO BE DEMOLISHED
ALUM	ALUMINUM
CAB	CABINET
CAS	CASEWORK
CC	COMPRESSOR/CONDENSER UNIT
CL	CENTERLINE
CLO	CLOSET
DISP	DISPOSAL
DN	DOWN
DW	DISHWASHER
ELEC	ELECTRICAL
EG	EMERGENCY GENERATOR
FGD	FIXED GLASS DOOR
F.J.	FLOOR JOIST
FL	FLOOR
FP	FIREPLACE
GFP	GAS FIREPLACE
HW	HOT WATER
L	LAVATORY
MICRO	MICROWAVE
OC	ON CENTER
OV	OVEN
PD	POCKET DOOR
PL/SH	POLE & SHELF
PNL	PANEL
R	RISER
REF	REFRIGERATOR
REL	RELOCATE
SGD	SGD
SH	SHOWER
ST. & SC.	STORM AND SCREEN DOOR
TRANS.	TRANSLUCENT
TYP	TYPICAL
V.I.F	VERIFY IN FIELD
WC	WATER CLOSET
WD	WOOD
W.I.C	WALK IN CLOSET
WS	WOOD SADDLE

GRAPHIC SYMBOLS

(101)	DOOR TYPE (SEE SHEET)
(11)	WINDOW TYPE (SEE SHEET)
←	DIRECTION OF ROOF SLOPE
[Hatched]	CLOSET SHELF & ROD
[Triangle]	REVISION MARKER
0	COLUMN GRID
Name Elevation	ELEVATION MARKER
[Elevation Marker]	EXTERIOR ELEVATION
[Building Section]	BUILDING SECTION

WALL SCHEDULE

[Symbol]	(E) MASONRY FOUNDATION
[Symbol]	(E) BRICK
[Symbol]	(E) EXTERIOR STUD WALL
[Symbol]	(E) INTERIOR STUD WALL
[Symbol]	(E) or (N) EDGE (ABOVE)
[Symbol]	(N) CONCRETE FOUNDATION
[Symbol]	(N) 2X6 STUD WALL (EXT.)
[Symbol]	(N) 2X4 STUD WALL (INT.)
[Symbol]	(N) ASPHALT ROOF

DOOR / WINDOW SCHEDULE

[Symbol]	EXISTING DOOR TO REMAIN
[Symbol]	POCKET DOOR
[Symbol]	FOLDING DOOR
[Symbol]	WINDOW

NOTE: All existing doors to be saved for reuse. Any door without a door tag is to be a reused door.



ROGER O. HOIT, AIA
ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL: 781-749-5563

Additions and Renovations to the Residence of
Robert & Timblin Kelleher
 199 Otis Street
 Hingham, MA 02043

REVISIONS:

REF #1	05.13.2024

PROJECT NUMBER:

DATE: 03.09.24

SCALE: 1/8" = 1'-0"

DRAWN: JS

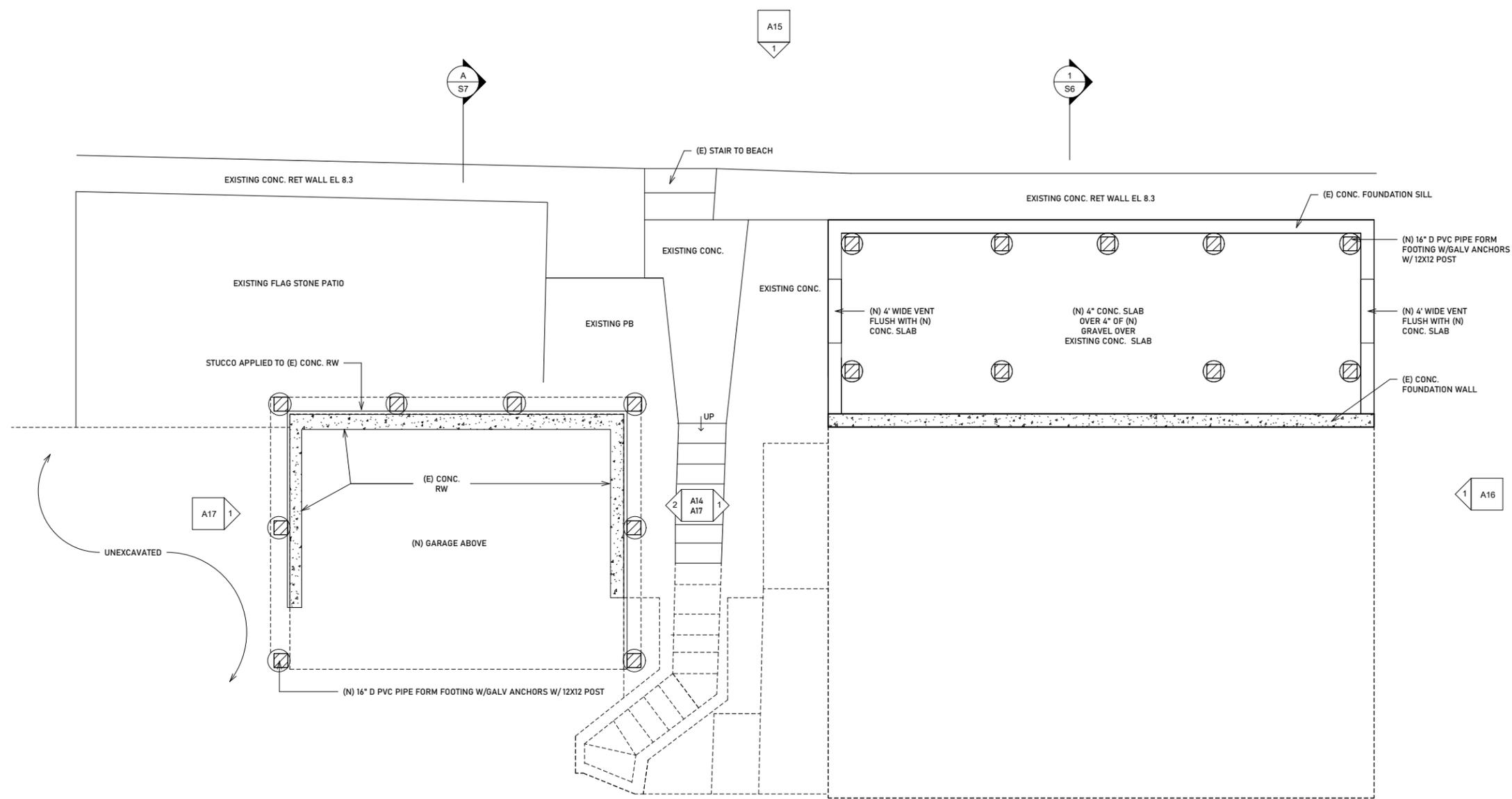
CHECK: ROH

DRAWING NUMBER:

A8

(N) BEACH LEVEL PLAN

PROGRESS DOCUMENTS



REVISIONS:

REF #1	05.13.2024

PROJECT NUMBER:

DATE: 03.09.24

SCALE: 1/8" = 1'-0"

DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
A9
 (N) GROUND FLOOR PLAN
 PROGRESS DOCUMENTS

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
(D)	TO BE DEMOLISHED
ALUM	ALUMINUM
CAB	CABINET
CAS	CASEWORK
CC	COMPRESSOR/CONDENSER UNIT
CL	CENTERLINE
CLO	CLOSET
DISP	DISPOSAL
DN	DOWN
DW	DISHWASHER
ELEC	ELECTRICAL
EG	EMERGENCY GENERATOR
FGD	FIXED GLASS DOOR
F.J.	FLOOR JOIST
FL	FLOOR
FP	FIREPLACE
GFP	GAS FIREPLACE
HW	HOT WATER
L	LAVATORY
MICRO	MICROWAVE
OC	ON CENTER
OV	OVEN
PD	POCKET DOOR
PL/SH	POLE & SHELF
PNL	PANEL
R	RISER
REF	REFRIGERATOR
REL	RELOCATE
SGD	SGD
SH	SHOWER
ST. & SC.	STORM AND SCREEN DOOR
TRANS.	TRANSLUCENT
TYP	TYPICAL
V.I.F	VERIFY IN FIELD
WC	WATER CLOSET
WD	WOOD
W.I.C	WALK IN CLOSET
WS	WOOD SADDLE

GRAPHIC SYMBOLS

(101)	DOOR TYPE (SEE SHEET)
(11)	WINDOW TYPE (SEE SHEET)
←	DIRECTION OF ROOF SLOPE
▨	CLOSET SHELF & ROD
▲	REVISION MARKER
○	COLUMN GRID
Name Elevation	ELEVATION MARKER
A101	EXTERIOR ELEVATION
1 A101	BUILDING SECTION

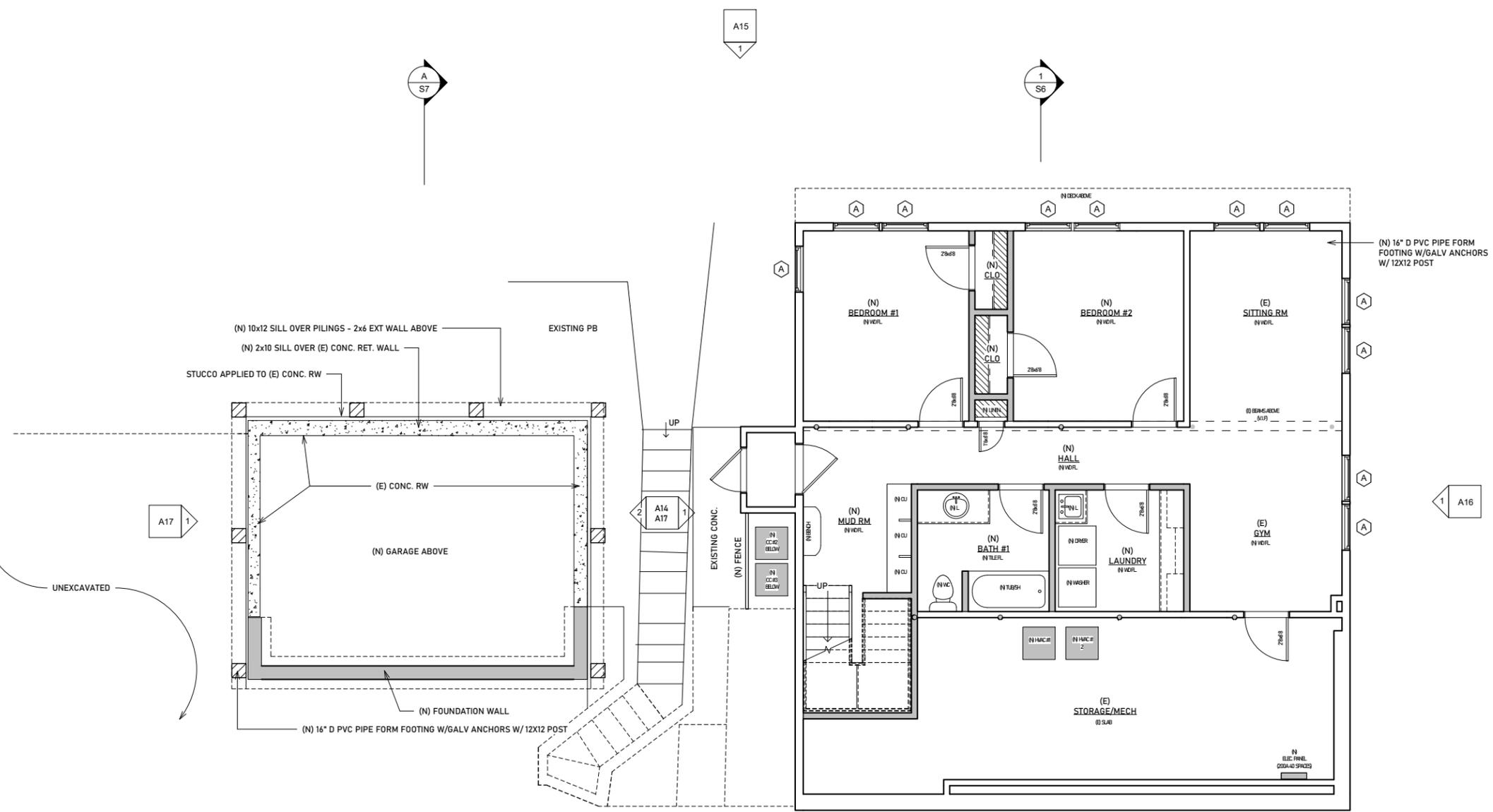
WALL SCHEDULE

▨	(E) MASONRY FOUNDATION
▨	(E) BRICK
▨	(E) EXTERIOR STUD WALL
▨	(E) INTERIOR STUD WALL
▨	(E) or (N) EDGE (ABOVE)
▨	(N) CONCRETE FOUNDATION
▨	(N) 2X6 STUD WALL (EXT.)
▨	(N) 2X4 STUD WALL (INT.)
▨	(N) ASPHALT ROOF

DOOR / WINDOW SCHEDULE

▨	EXISTING DOOR TO REMAIN
▨	POCKET DOOR
▨	FOLDING DOOR
▨	WINDOW

NOTE: All existing doors to be saved for reuse. Any door without a door tag is to be a reused door.



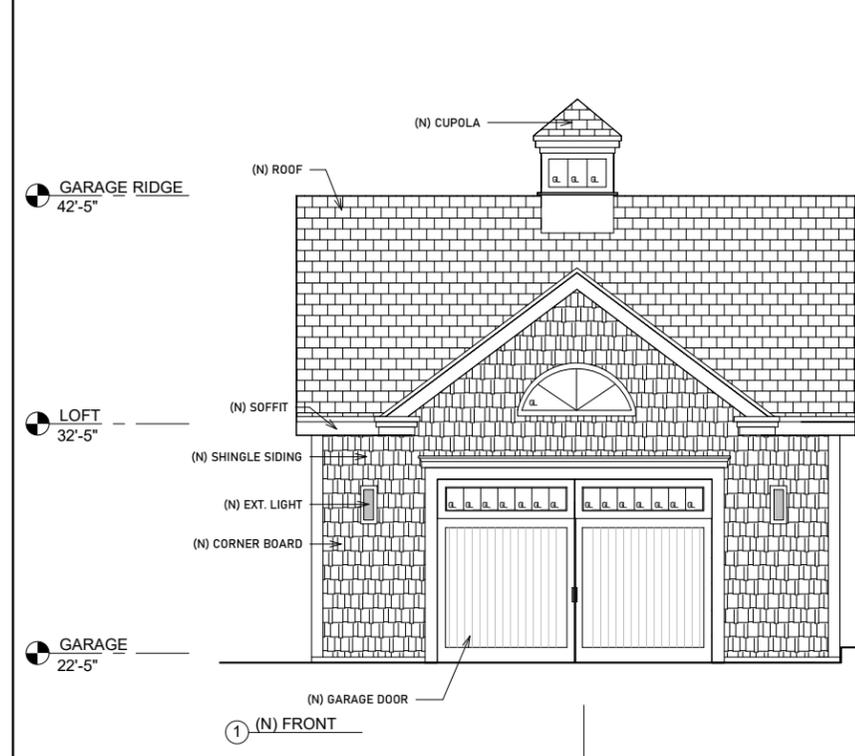
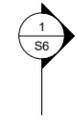
A17 1

A15 1

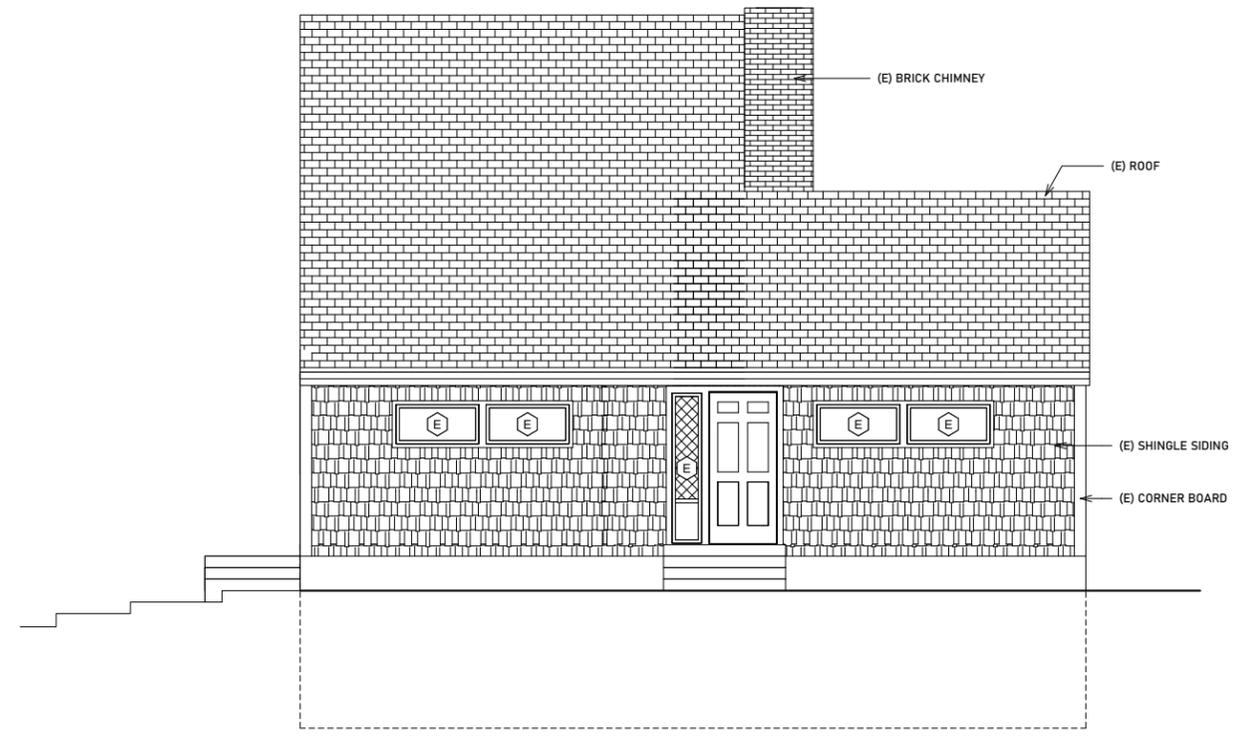
1 S6

1 A16

1 A13



RIDGE 49'-3"
 SECOND FLOOR 34'-9"
 FIRST FLOOR 26'-3"
 GROUND FLOOR 16'-8"



SECOND FLOOR 34'-9"
 FIRST FLOOR 26'-3"
 GROUND FLOOR 16'-8"

② (E) FRONT.

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DATE:	03.09.24
SCALE:	1/8" = 1'-0"
DRAWN:	JS
CHECK:	ROH

DRAWING NUMBER:
A13
 (N) & (E) FRONT
 ELEVATIONS
 PROGRESS DOCUMENTS

RIDGE
49'-3"

SECOND FLOOR
34'-9"

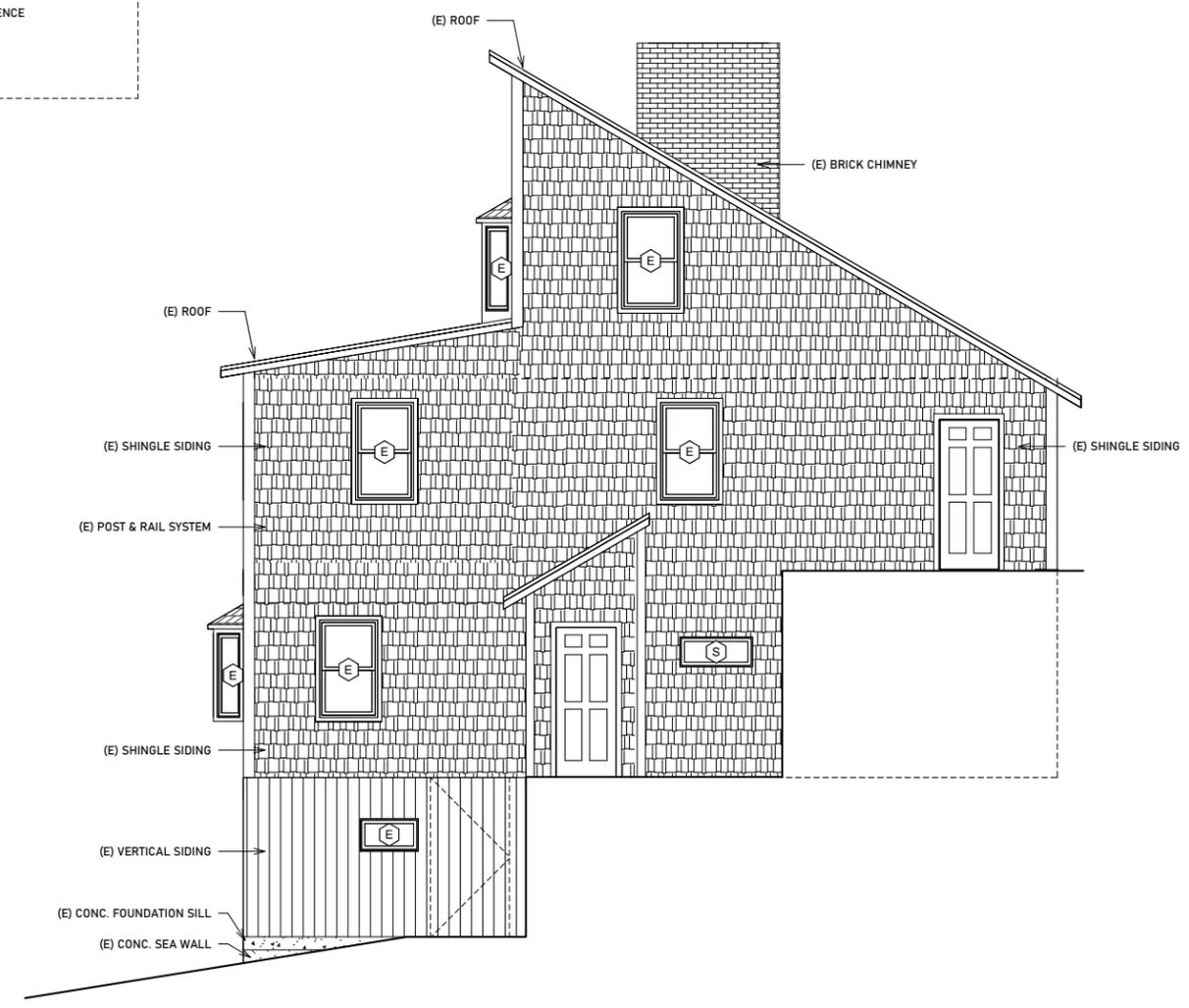
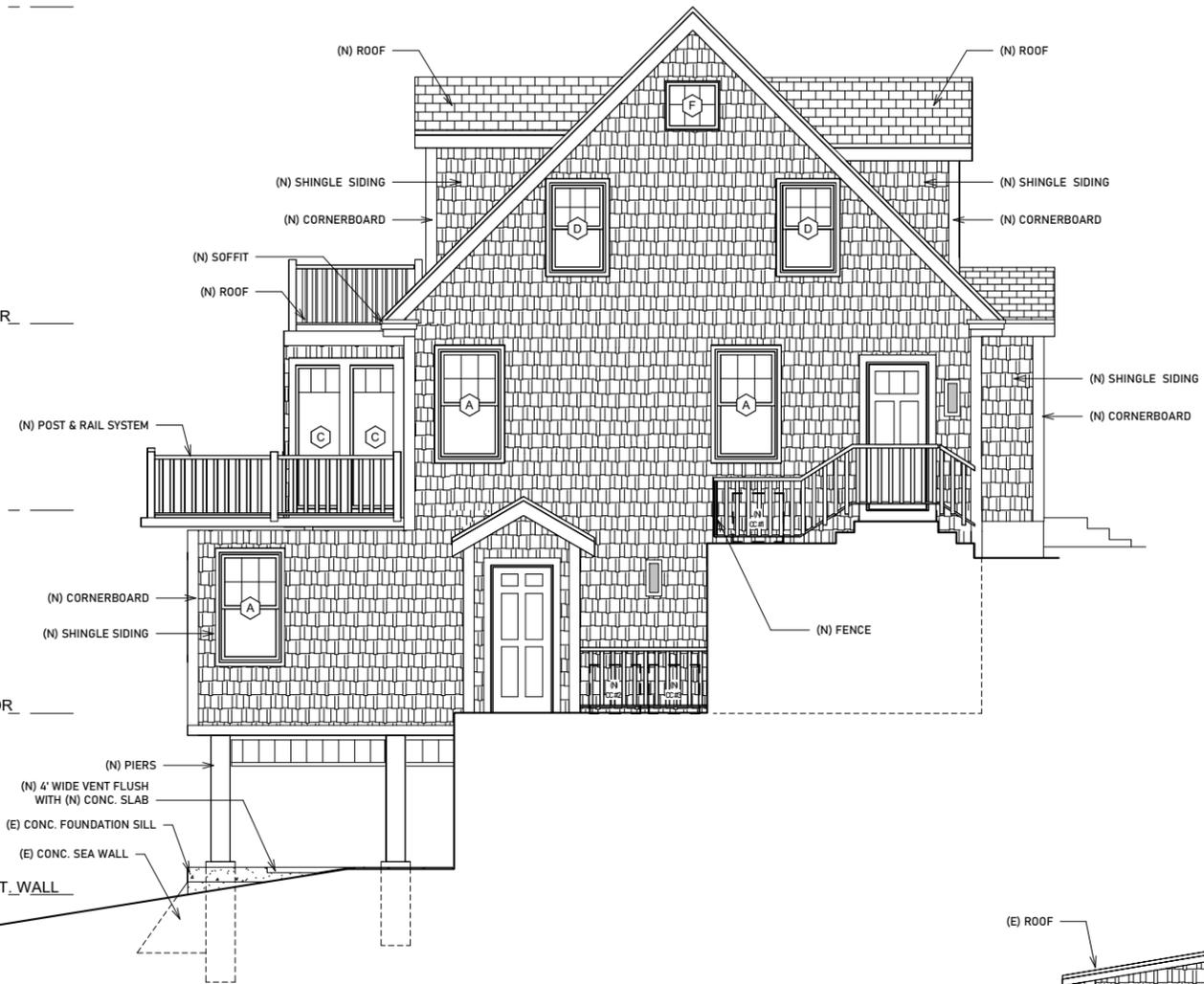
FIRST FLOOR
26'-3"

GROUND FLOOR
16'-8"

TOP CONC. RET. WALL
8'-3"

BEACH LEVEL
2'-0"

① (N) LEFT



② (E) LEFT

SECOND FLOOR
34'-9"

FIRST FLOOR
26'-3"

GROUND FLOOR
16'-8"

TOP CONC. RET. WALL
8'-3"

BEACH LEVEL
2'-0"

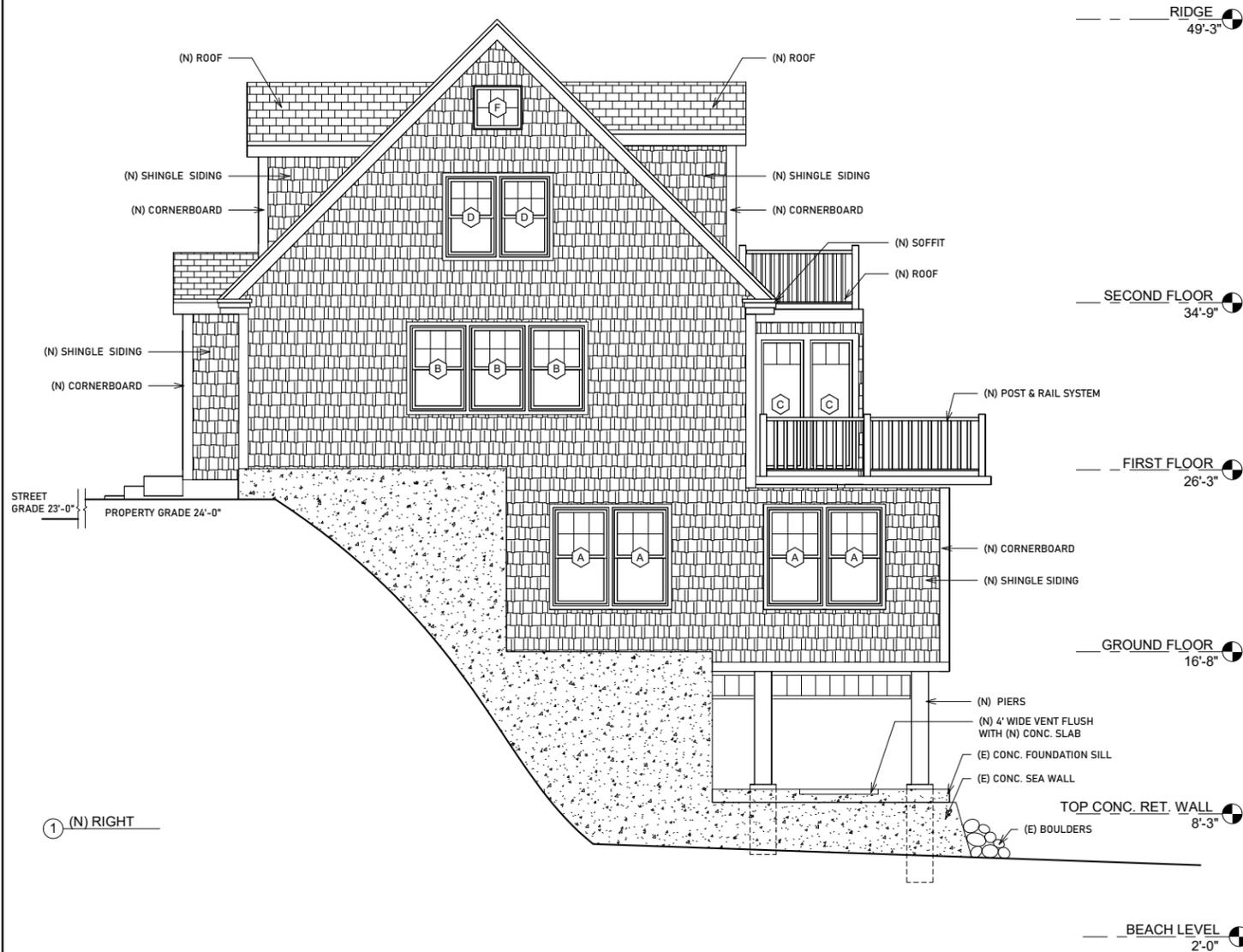
ROGER O. HOIT, AIA
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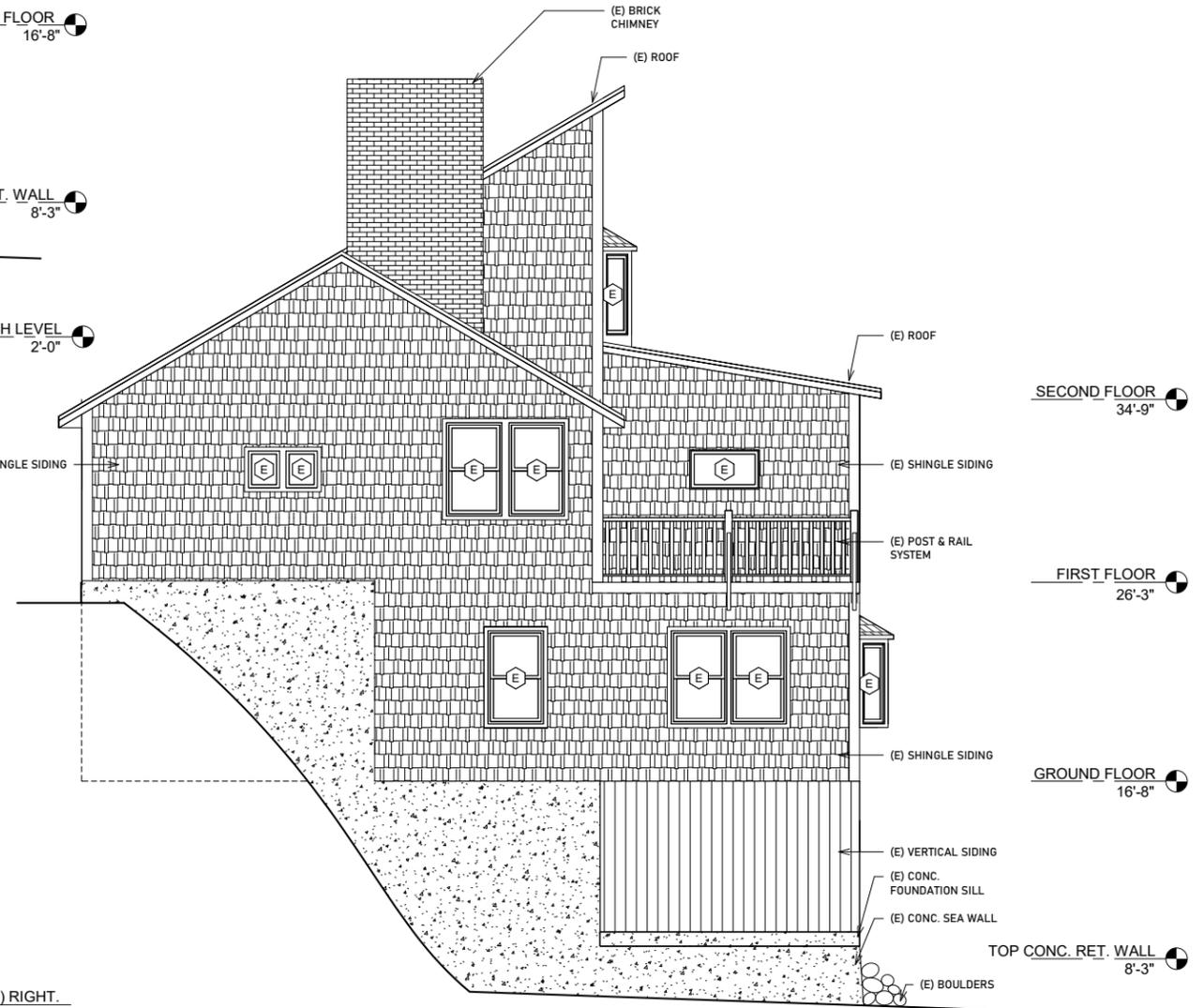
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SCALE:	1/8" = 1'-0"
DRAWN:	JS
CHECK:	ROH

DRAWING NUMBER:
A14
(N) & (E) LEFT
ELEVATIONS
PROGRESS DOCUMENTS



① (N) RIGHT

② (E) RIGHT



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DRAWN: JS

CHECK: ROH

DRAWING NUMBER:

A16

(N) & (E) RIGHT ELEVATIONS

PROGRESS DOCUMENTS

REVISIONS:	
REF #1	05.13.2024

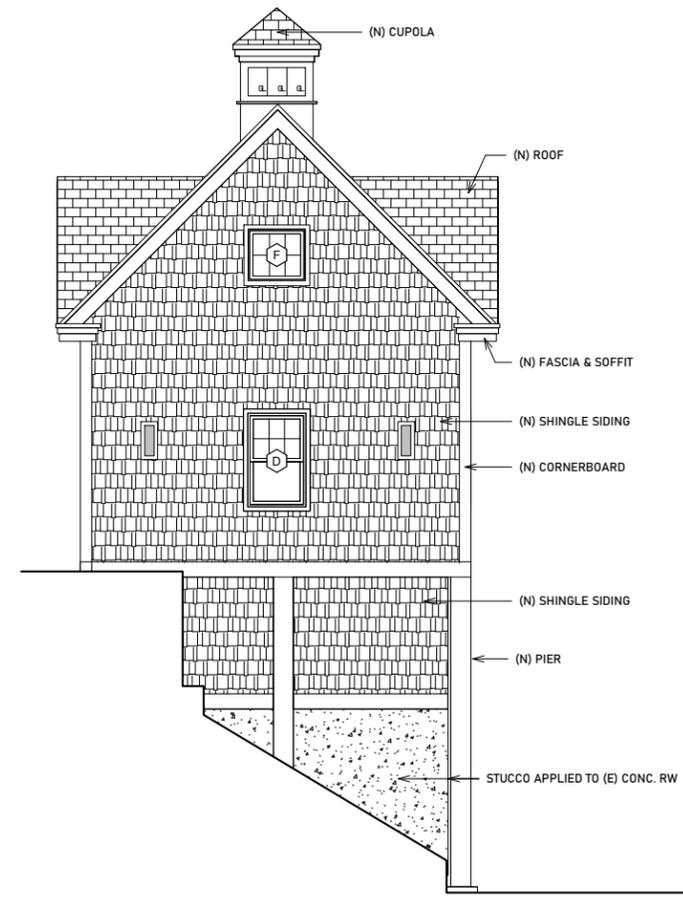
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SCALE: 1/8" = 1'-0"
DRAWN: JS
CHECK: ROH

DRAWING NUMBER:
A17
 (N) GARAGE
 ELEVATIONS
 PROGRESS DOCUMENTS

GARAGE RIDGE
 42'-5"

LOFT
 32'-5"

GARAGE
 22'-5"

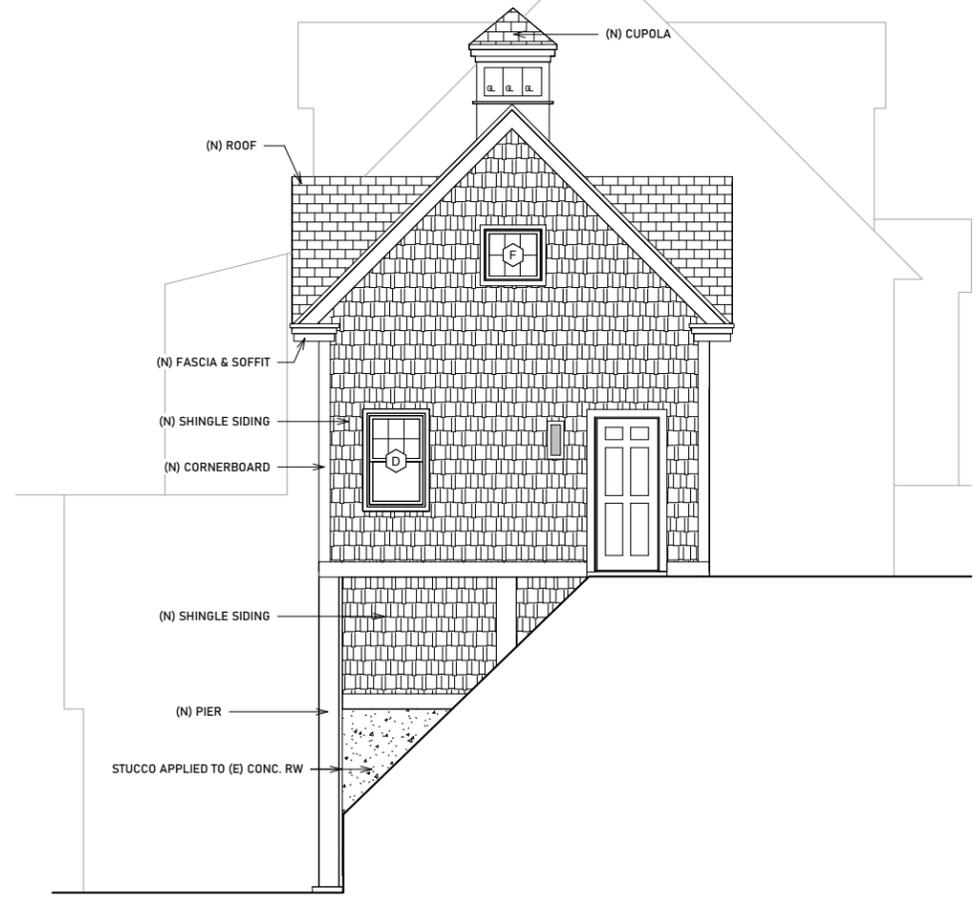


② (N) GARAGE RIGHT

GARAGE RIDGE
 42'-5"

LOFT
 32'-5"

GARAGE
 22'-5"



① (N) GARAGE LEFT

REVISIONS:	
REF #1	05.13.2024

PROJECT NUMBER:	
DATE:	03.09.24
SCALE:	1/8" = 1'-0"
DRAWN:	JS
CHECK:	ROH

DRAWING NUMBER:	S1
(N) FOUNDATION PLAN	
PROGRESS DOCUMENTS	

NOTE:

LOAD CRITERIA

1. SNOW LOAD - GROUND SNOW LOAD	35 psi
2. LIVE LOADS:	
ATTICS WITH STORAGE W/O FIXED STAIR	20 psf
ATTICS WITHOUT STORAGE	10 psf
DECK, STAIRS, FIRE ESCAPES	40 psf
ROOMS OTHER THAN SLEEPING RMS	40 psf
SLEEPING RMS	30 psf

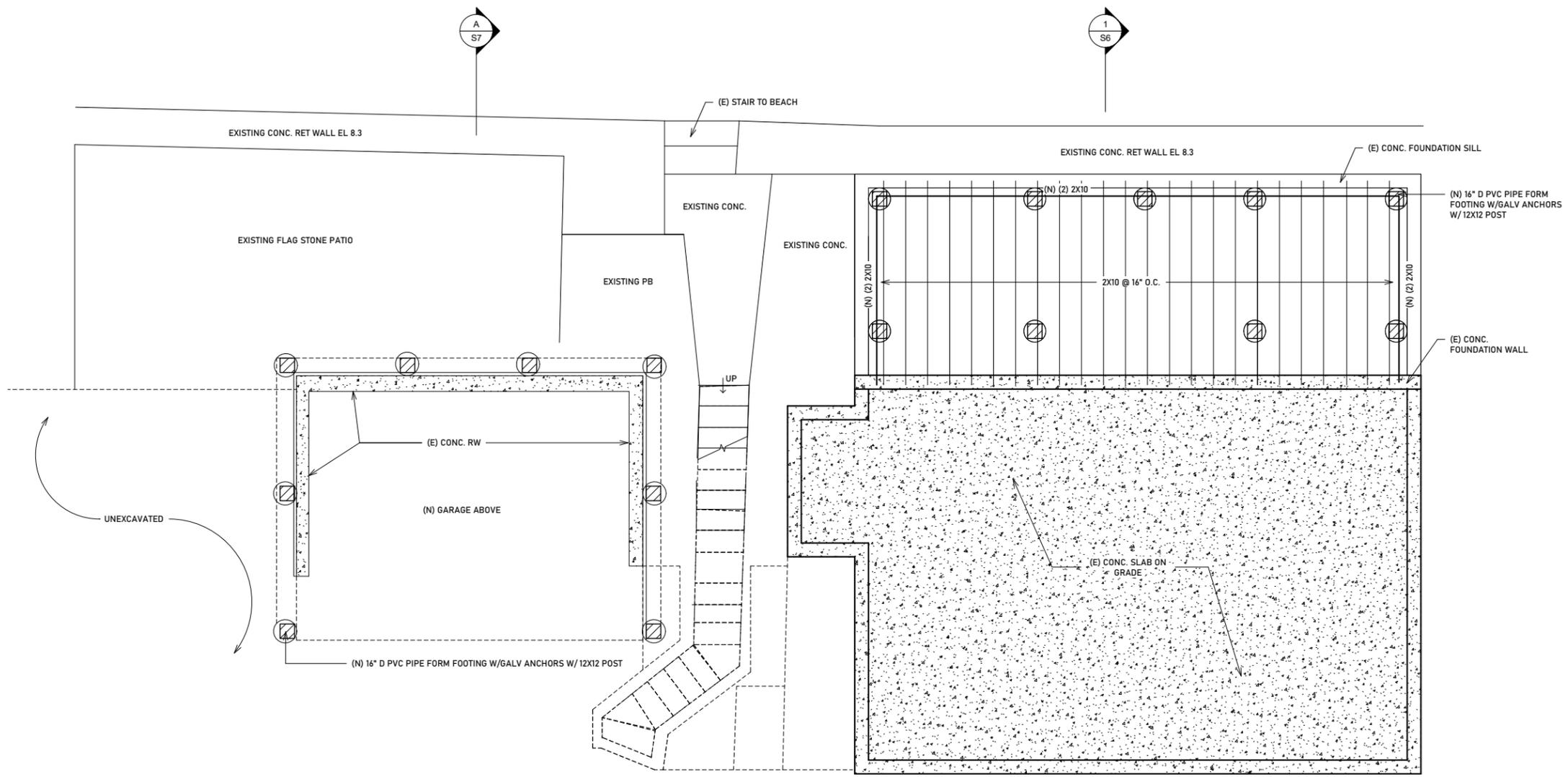
3. WIND LOAD DESIGN BASED ON THE 9th EDITION OF THE MASSACHUSETTS STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS AND SECTION 5301.2.1.1 ITEM 1. EXPOSURE CATEGORY B 133 mph

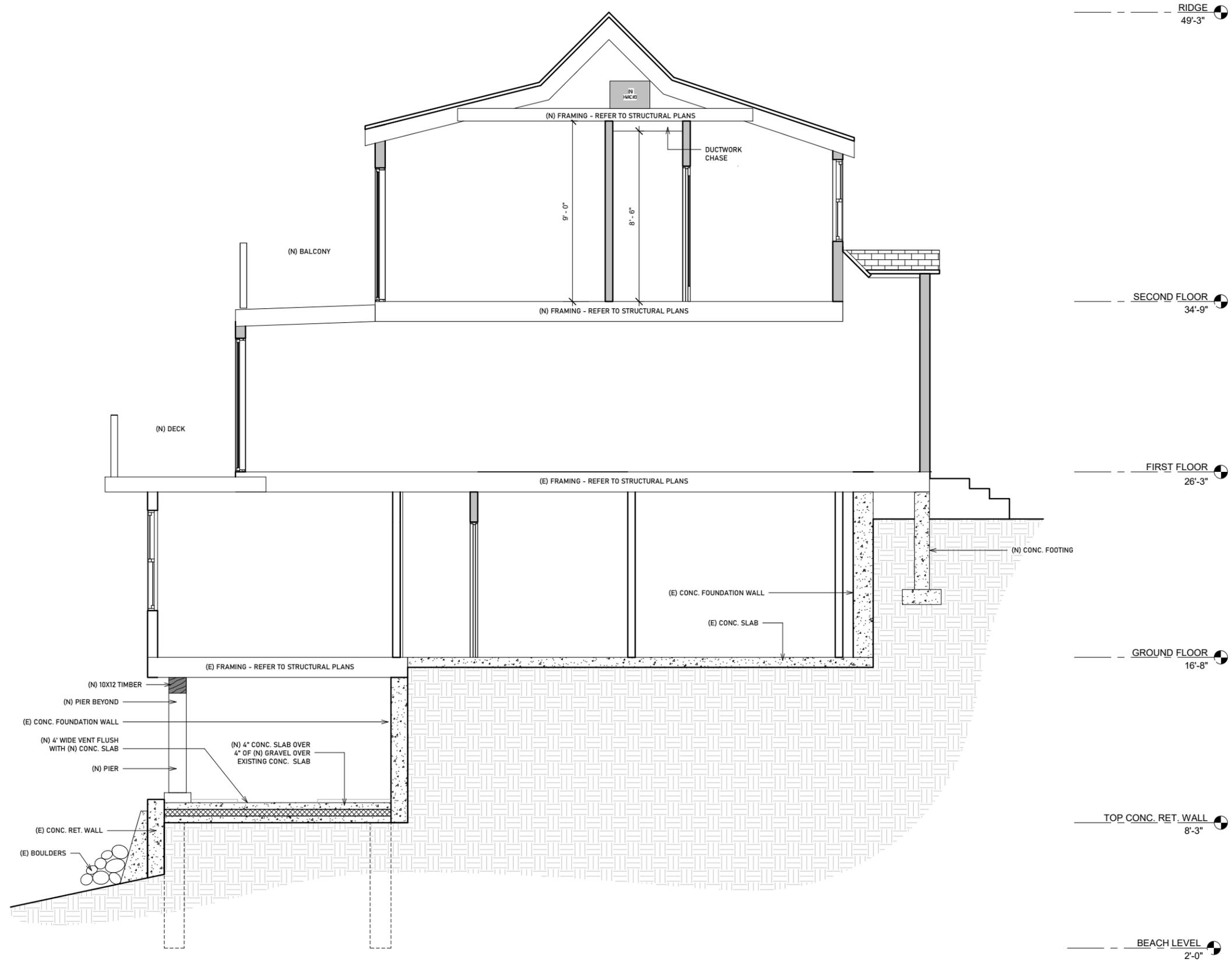
TIMBER NOTES

1. STRESS-GRADE LUMBER SHALL BE IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-CODE LUMBER AND ITS FASTENING" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (LATEST REVISION)
2. FRAMING LUMBER SHALL BE SPF #1 / #2 Fb = 875 psi, E = 1,400,000 psi NOT INCLUDING ADJUSTMENTS OR APPROVED EQUAL OR BETTER.
3. ALL POST LOADS ARE TO BE FOLLOWED DOWN TO SOLID FOUNDATION UNLESS NOTED OTHERWISE. GC TO VIF
4. PROVIDE SOLID BLOCKING IN FLOOR FRAMING UNDER ALL POSTS UNLESS NOTED OTHERWISE.
5. ALL WORK TO COMPLY WITH STATE BUILDING CODE REQUIREMENTS.
6. ANY TIMBERS AND BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
7. 4X6 AND 6X6 POSTS SHALL BE DOUGLAS FIR #2, SOUTHERN PINE #2 OR BETTER.
8. RAFTERS FASTENED TO MULTIPLE MEMBER RIDGE BEAMS SHALL BE FASTENED TO RIDGE WITH A MINIMUM OF 6-16d TOE NAILS (3 EACH SIDE) OR PROPER METAL HANGER OR APPROVED EQUAL.
9. PROVIDE A MINIMUM OF A DOUBLE STUDS (NAILED AS A BUILT UP POST) UNDER ALL FLOOR BEAMS OR MULTIPLE JOISTS AND HEADERS UNLESS NOTED OTHERWISE.
10. PROVIDE SUITABLE METAL HANGERS FOR ALL FLUSH MEMBERS UNLESS NOTED OTHERWISE. COORDINATE FINISH.
11. PROVIDE SIMPSON H2.5A HURRICANE TIES FOR ALL EXTERIOR RAFTER TO WALL CONNECTIONS.
12. PROVIDE SIMPSON LSTA18 STRAPS CONNECTING OPPOSING RAFTERS AT RIDGE IF COLLAR TIES ARE NOT USED OR INSTALLED PER CODE.
13. LAP EXTERIOR WALL SHEATHING AT FLOOR LEVELS.
14. MINIMUM APA RATED SHEATHING: WALL 7/16", ROOF 5/8", FLOOR 3/4". FASTENED PER 780 CMR TABLE 5602.3.1 AND FIGURE 5602.10.5 UNLESS SUPERSEDED BY MORE STRINGENT SPECIFICATIONS.
15. SILLS SHALL BE ANCHORED TO FOUNDATION WITH MINIMUM 1/2" DIAMETER ANCHORS WITH MINIMUM 7" EMBEDMENT AND SPACED AT 48" OC MAXIMUM, 12" MAXIMUM FROM CORNERS AND NO LESS THAN TWO PER WALL SEGMENT. PLATE WASHERS 3"x3"x1/4".

ENGINEERED LUMBER

1. TWO OR THREE LAMINATED VENEER LUMBER (LVL) BEAM, TOP LOADED ONLY, SHALL BE GLUED & NAILED WITH MINIMUM TWO ROWS OF 16d NAILS AT 12 INCHES ON CENTER. THREE LVL BEAM SHALL BE FASTENED FROM BOTH SIDES, UNLESS NOTED OTHERWISE. REFER TO LVL MANUFACTURER FOR ADDITIONAL INFORMATION.
2. PROVIDE HEAVY DUTY CONNECTIONS FOR ANY LVL'S THAT ARE FLUSH FRAMED. SUBMIT PROPOSED CONNECTIONS FOR APPROVAL, UNLESS NOTED OTHERWISE.
3. PROVIDE 3" MIN. BEARING UNDER LVL'S, UNLESS FLUSH FRAMED UNLESS NOTED OTHERWISE.
4. LVL SHALL HAVE A MINIMUM: BENDING STRESS (Fb) = 3100 psi, MODULUS OF ELASTICITY (E) = 2,000,000 psi, HORIZONTAL SHEAR (Fv) = 285 psi, COMPRESSION PERPENDICULAR TO GRAIN (Fc) = 750 psi. ANY ADJUSTMENT FACTORS SHALL BE APPROVED BY STRUCTURAL ENGINEER.
5. REFER TO MANUFACTURER'S SPECIFICATIONS AND NOTES FOR ADDITIONAL INFORMATION.
6. ALL HANGERS NOTED ARE FROM 'SIMPSON' OR APPROVED EQUAL.





--- RIDGE
49'-3"

--- SECOND FLOOR
34'-9"

--- FIRST FLOOR
26'-3"

--- GROUND FLOOR
16'-8"

--- TOP CONC. RET. WALL
8'-3"

--- BEACH LEVEL
2'-0"

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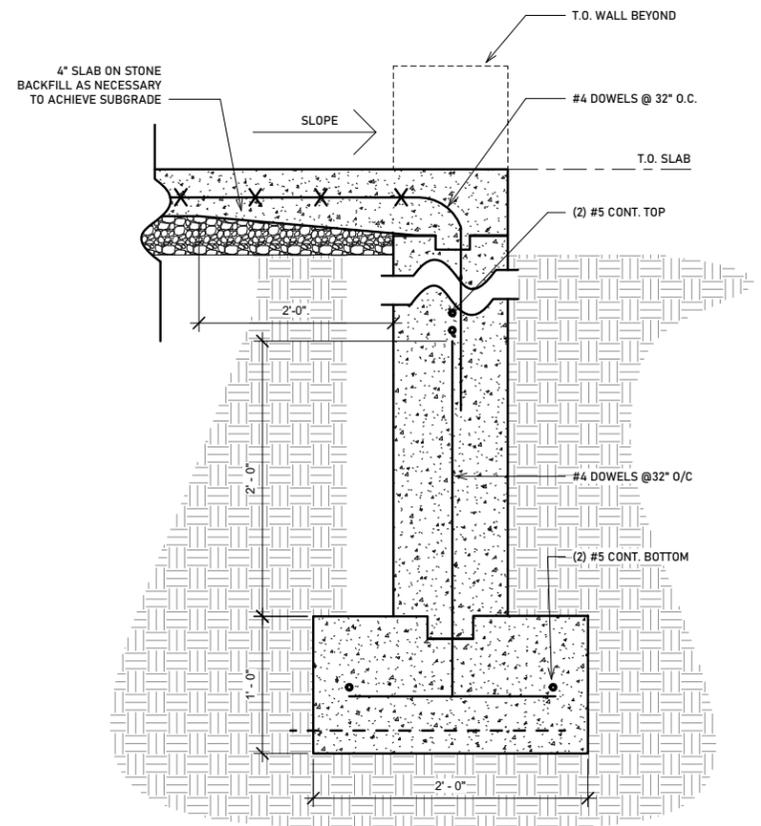
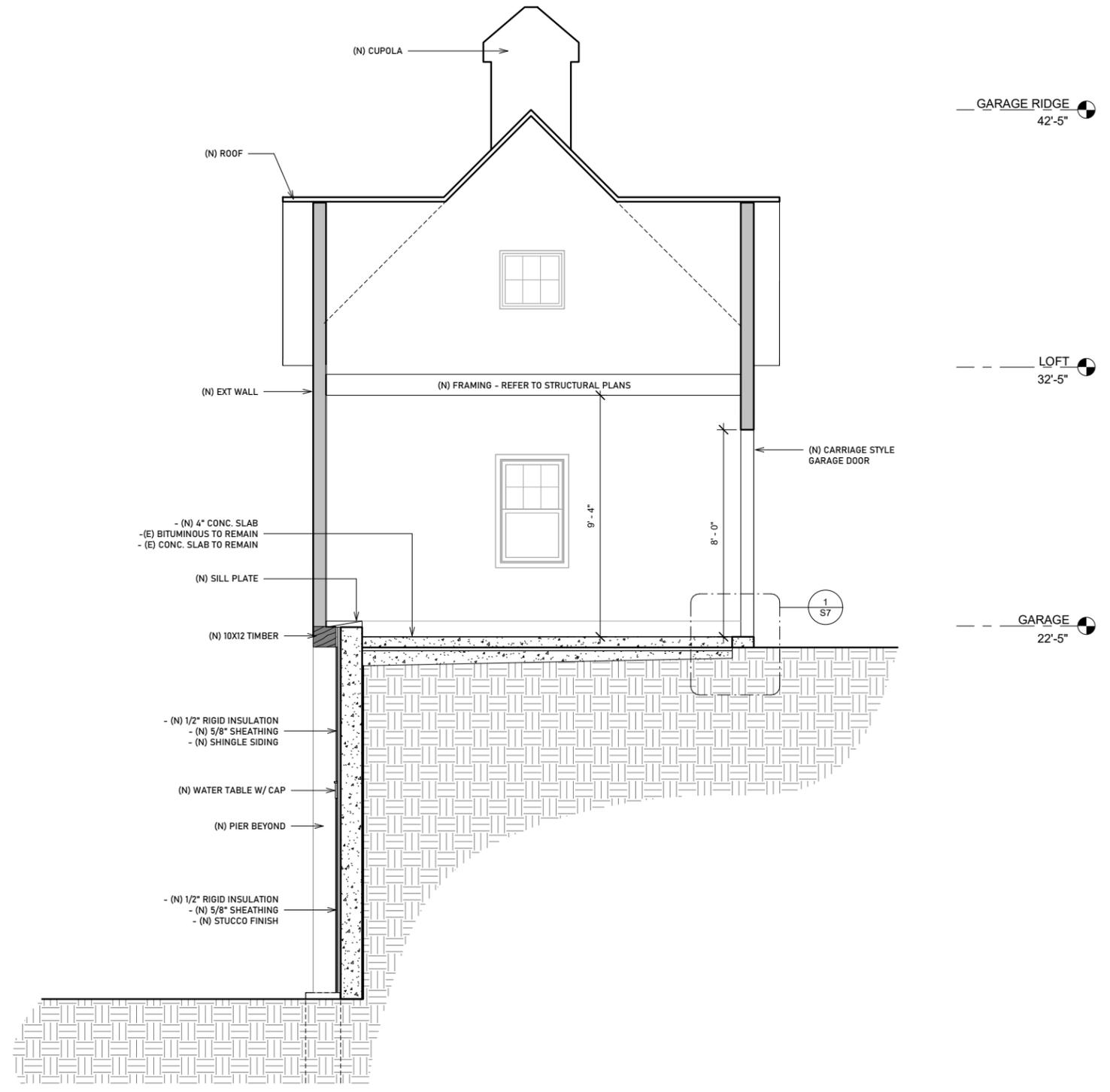
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SCALE:	3/8" = 1'-0"
DRAWN:	JS
CHECK:	ROH

DRAWING NUMBER:
S6
(N) BUILDING SECTION
PROGRESS DOCUMENTS

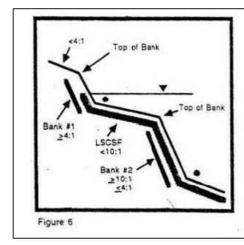
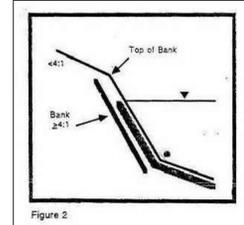
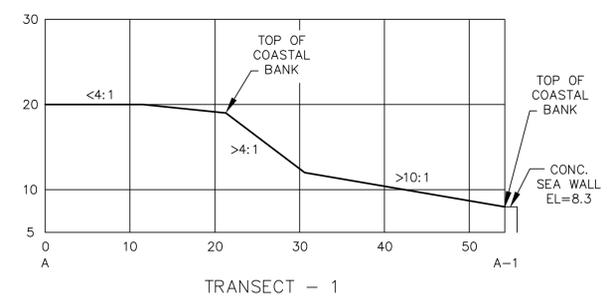
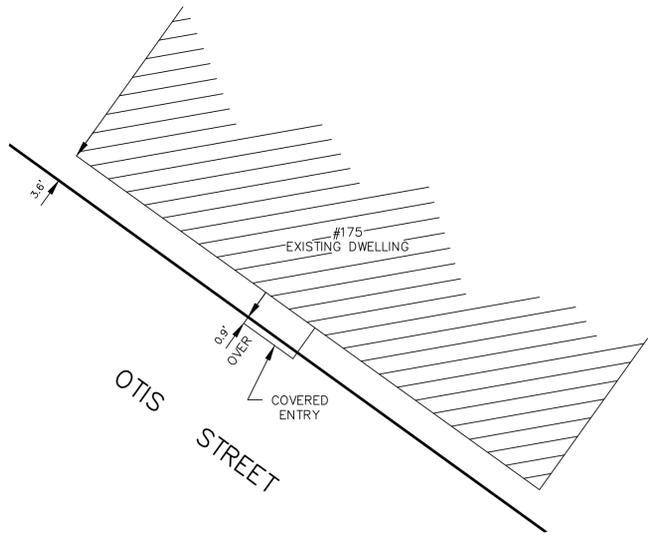
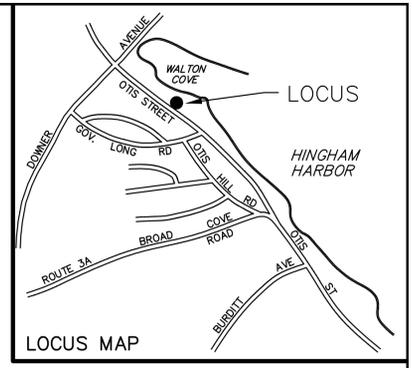
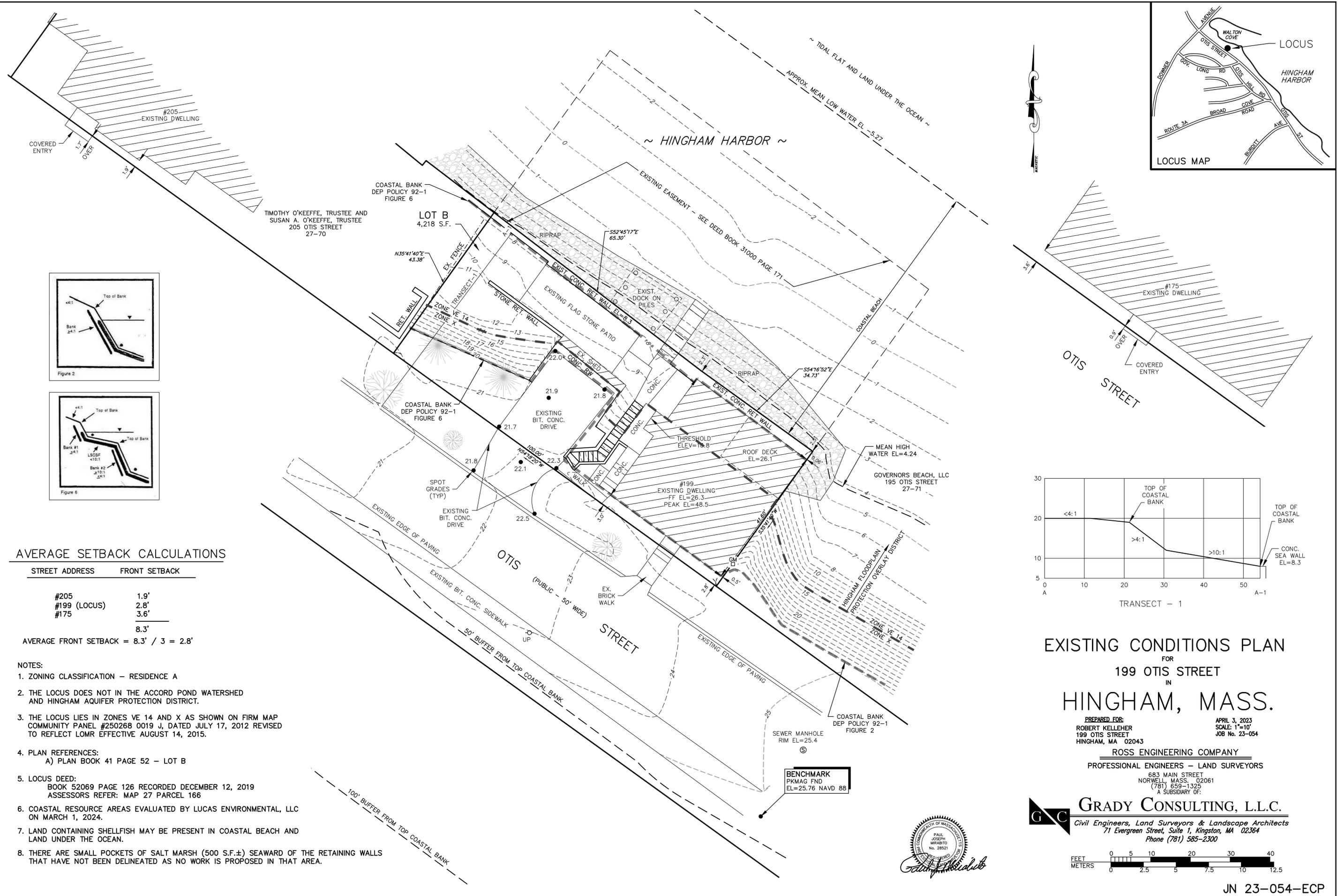
REVISIONS:	
REF #1	05.13.2024

PROJECT NUMBER:	
DATE:	03.09.24
SCALE:	3/8" = 1'-0"
DRAWN:	JS
CHECK:	ROH

DRAWING NUMBER:	S7
(N) BUILDING SECTION - GARAGE	
PROGRESS DOCUMENTS	



1 FROST WALL @ GARAGE DOOR



AVERAGE SETBACK CALCULATIONS

STREET ADDRESS	FRONT SETBACK
#205	1.9'
#199 (LOCUS)	2.8'
#175	3.6'
	8.3'

AVERAGE FRONT SETBACK = 8.3' / 3 = 2.8'

- NOTES:
1. ZONING CLASSIFICATION - RESIDENCE A
 2. THE LOCUS DOES NOT IN THE ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT.
 3. THE LOCUS LIES IN ZONES VE 14 AND X AS SHOWN ON FIRM MAP COMMUNITY PANEL #250268 0019 J, DATED JULY 17, 2012 REVISED TO REFLECT LOMR EFFECTIVE AUGUST 14, 2015.
 4. PLAN REFERENCES:
A) PLAN BOOK 41 PAGE 52 - LOT B
 5. LOCUS DEED:
BOOK 52069 PAGE 126 RECORDED DECEMBER 12, 2019
ASSESSORS REFER: MAP 27 PARCEL 166
 6. COASTAL RESOURCE AREAS EVALUATED BY LUCAS ENVIRONMENTAL, LLC ON MARCH 1, 2024.
 7. LAND CONTAINING SHELLFISH MAY BE PRESENT IN COASTAL BEACH AND LAND UNDER THE OCEAN.
 8. THERE ARE SMALL POCKETS OF SALT MARSH (500 S.F.±) SEAWARD OF THE RETAINING WALLS THAT HAVE NOT BEEN DELINEATED AS NO WORK IS PROPOSED IN THAT AREA.

EXISTING CONDITIONS PLAN
FOR
199 OTIS STREET
IN
HINGHAM, MASS.

PREPARED FOR:
ROBERT KELLEHER
199 OTIS STREET
HINGHAM, MA 02043

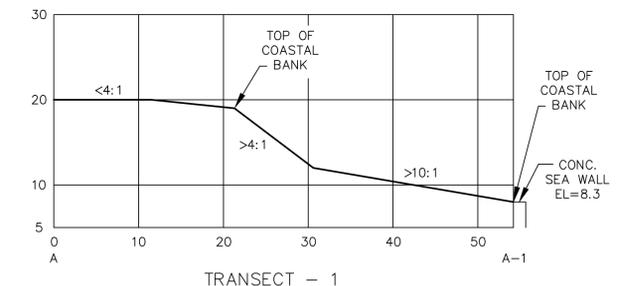
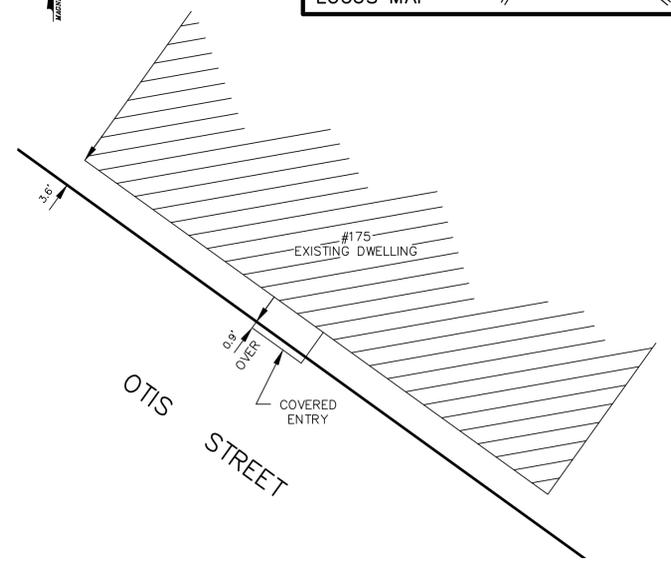
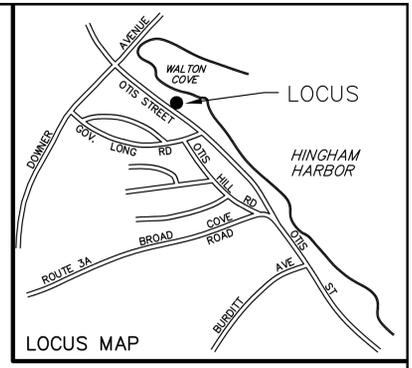
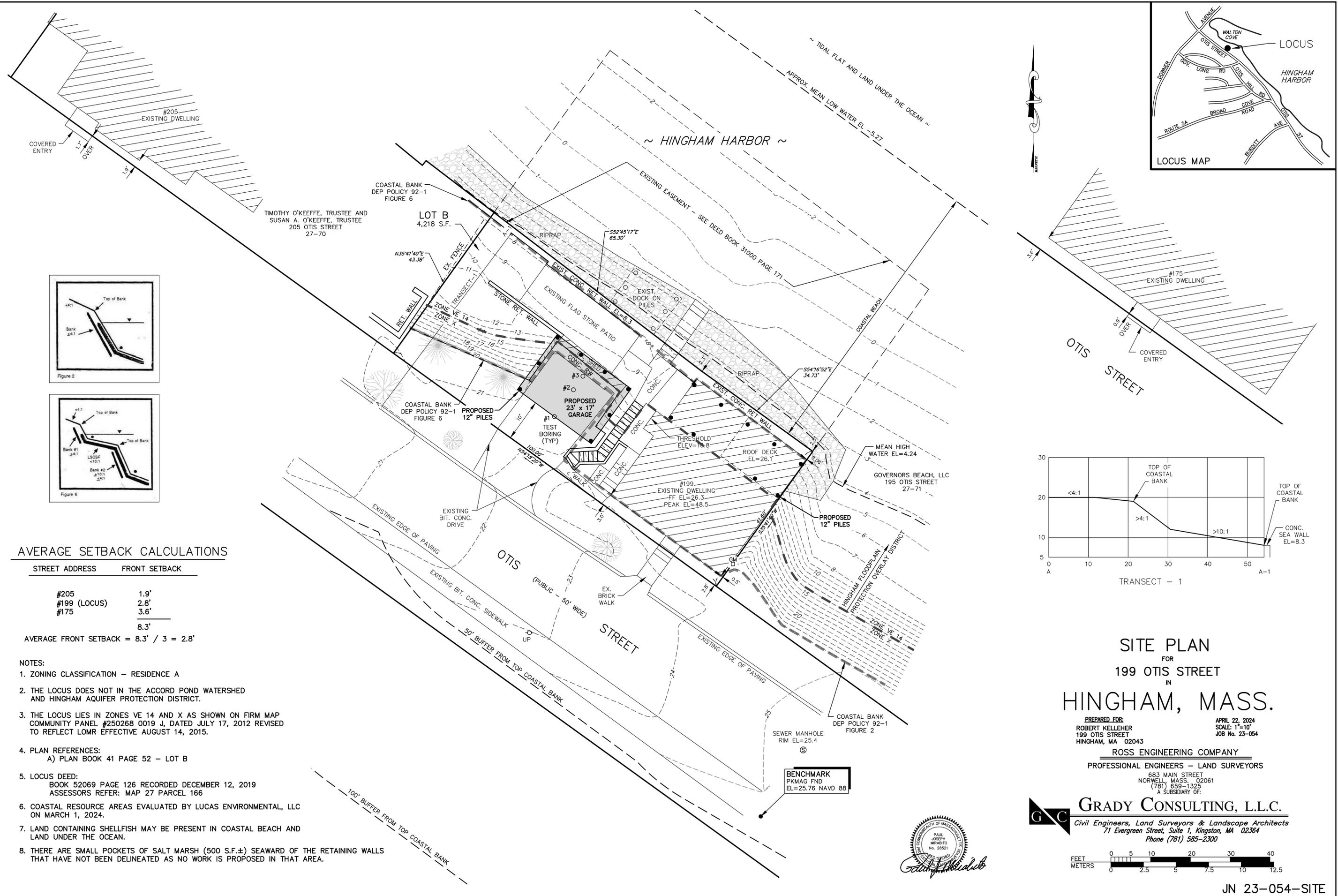
APRIL 3, 2023
SCALE: 1"=10'
JOB No. 23-054

ROSS ENGINEERING COMPANY
PROFESSIONAL ENGINEERS - LAND SURVEYORS

683 MAIN STREET
NORWELL, MASS. 02061
(781) 659-1325
A SUBSIDIARY OF:

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300





AVERAGE SETBACK CALCULATIONS

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AVERAGE	8.3' / 3 = 2.8'

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SITE PLAN
FOR
199 OTIS STREET
IN
HINGHAM, MASS.

PREPARED FOR:
ROBERT KELLEHER
199 OTIS STREET
HINGHAM, MA 02043

APRIL 22, 2024
SCALE: 1"=10'
JOB No. 23-054

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