

**NOTICE OF INTENT**  
**Addition to Single Family Dwelling**

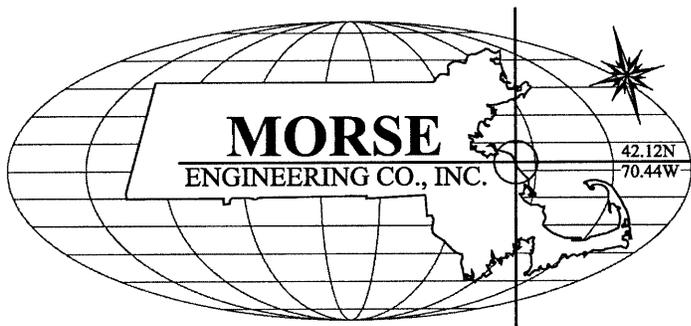
**Massachusetts Wetlands Protection Act  
M.G.L. c. 131, §40 &  
Town of Hingham Wetlands Protection Bylaw**

**Project Location**  
**237-239 South Street**  
**Assessor's Parcel: 70-0-3**

**Applicants/Owners**  
**Richard & Pamela Amster**  
**237 South Street**  
**Hingham, MA 02043**

*Date: May 29, 2024*

*Prepared by:*



10 New Driftway, Suite 303  
P.O. Box 92  
Scituate, MA 02066  
Tel. 781.545.0895  
GMorse@Morsecoinc.com

*Registered Professional Engineers, Land Surveyors  
Project Managers & Environmental Consultant*

[www.morsecoinc.com](http://www.morsecoinc.com)

**TABLE OF CONTENTS**

	<u>Page</u>
Hingham NOI Application Checklist.....	3
Project Narrative.....	4-5
WPA Form 3 – Notice of Intent .....	6-14
Figure 1: USGS Map.....	15
Figure 2: FEMA Flood Map.....	16
Figure 3: NHESP Map.....	17

**APPENDIX A**

- NOI Wetland Fee Transmittal Form
- Town of Hingham By-Law Fee Schedule
- Copy of Filing Checks

**APPENDIX B**

- Certified List of Abutters
- Abutter Notification Form
- Assessors Map
- Affidavit of Service Form
- Locus Deed
- Conservation Commission’s Policy on Receipt of Information



# TOWN OF HINGHAM CONSERVATION COMMISSION

## APPLICATION CHECKLIST NOTICE OF INTENT

Please submit **one (1) original, one (1) hard copy, and one (1) electronic copy** of the following information to the Hingham Conservation Commission. Electronic copies should be sent to [conservation@hingham-ma.gov](mailto:conservation@hingham-ma.gov).

- WPA Form 3: <https://www.mass.gov/how-to/wpa-form-3-wetlands-notice-of-intent>
- Two (2) separate checks for the following fees: 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; the newspaper will invoice the applicant*
- Proof (Certified Mail receipt from the post office) that a copy of the complete application was sent to the MA Department of Environmental Protection, Southeast Regional Office: 20 Riverside Drive, Lakeville MA, 02347
- NA  Proof (Certified Mail receipt from the post office) that a copy of the complete application was sent to the MA Natural Heritage & Endangered Species Program and the MA Division of Marine Fisheries (Gloucester), if applicable
- Abutter Notification Form: <http://www.hingham-ma.gov/DocumentCenter/View/795>
  - Contact *Conservation Office for abutter list*
  - *Abutters to be notified by Certified Mail-Return Receipt OR Certificate of Mailing*
  - *Submit one copy to Conservation Office*
  - *Submit Proof of mailing to Conservation Office*
- Affidavit of Service Form: <http://www.hingham-ma.gov/DocumentCenter/View/794>
  - *Complete and submit to Conservation Office attesting that abutters were notified*
- The Conservation Commission's Policy on Receipt of Information
- Narrative describing the property location, delineated resources, methodology used for delineation, site photos, and project summary. The narrative should include: a report on the resource areas (per the Resource Area Delineation Policy), existing/proposed impervious and pervious surface calculations, mitigation (per the Buffer Zone Mitigation Policy), tree removal/replacement (per the Tree Removal and Replacement Policy), stormwater management.
- Project plans prepared, signed, and stamped by a registered professional engineer (PE) or other registered professional, including the following information (hard copies must be printed to scale):
  - *The date the delineation was completed*
  - *Location of all known resource areas, including sequentially numbered flags*
  - *50 and 100 foot buffer lines from resource areas*
  - *200 foot Riverfront Area line, if applicable*
  - *FEMA Floodplain boundaries, if applicable*
  - *Location of existing site amenities above and below the ground*
  - *Location of proposed site amenities and alterations above and below the ground*
  - *Shortest distance from proposed disturbed areas to known resource areas*
  - *Topography in 2 foot contour intervals*
  - *Temporary erosion and sediment controls*
  - *Trees of 6 inch or greater DBH*
  - *Construction setbacks*
  - *The drainage basin in which the site is located*
- NA  Stormwater report, if applicable
- Optional - Voluntary Waiver of Deadlines

# PROJECT NARRATIVE

## 237 – 239 South Street

### Hingham, MA

#### 1.0 Project Summary

The project application proposes to construct a new addition to an existing two-family dwelling located at 237-239 South Street in Hingham, Massachusetts. The property is labeled as Assessor's Parcel 70-0-03 and is approximately 14,493 square feet in size. The site has frontage along South Street to the south east, and is abutted by developed residential properties to the north and south and by the MBTA Commuter Rail to the west.

As it currently stands, the property includes a two-family dwelling constructed circa 1800, with an associated paved driveway, deck and patio, and mixture of lawn and landscaped areas. The dwelling is served by public, subsurface gas and water services, and overhead wires. The topography on-site slopes downgradient to the northwest towards the MBTA Commuter Rail.

The resource areas on-site include Bordering Land Subject to Flooding, specifically a FEMA Zone AE (El. 16.7), based on Flood Insurance Rate Map Panel 25023C 0082J dated July 17, 2012. There is also an off-site Bordering Vegetated Wetland, that lies across the abutting MBTA Commuter Rail and whose buffer zone extends onto the property. The site does not contain any: Outstanding Resource Waters, Areas of Critical Environmental Concern, DEP Zones I, II, or A, NHESP Priority or Estimated Habitats, or NHESP Certified or Potential Vernal Pools.

The proposed work includes the construction of a 10-foot-deep by 12.3-foot-long addition off the rear of the house, which partially extends into the FEMA Zone AE. The addition includes a lower-level entry with an elevated room that connects to the first floor. The foundation will be 10" reinforced concrete walls on 12" x 24" footings below the frostline. No change is proposed in regard to grading or existing topography, and the only proposed work within the 100-foot buffer to the BVW includes a stockpile and staging area.

#### 2.0 Wetland Resource Areas & Impacts

##### *Bordering Vegetated Wetlands (BVW) (310 CMR 10.55)*

The proposed work lies partially within the 100' buffer to a Bordering Vegetated Wetland. Bordering Vegetated Wetlands are often significant to public and private water supplies, flood control, storm damage prevention, the protection of wildlife habitats and fisheries. Bordering Vegetated Wetlands also contribute to pollution control and the removal of harmful substances. Vegetation, soils, and hydrologic indicators were used to establish the vegetated wetland boundary.

The only work proposed within the buffer zone includes the placement of an erosion control barrier and a potential stockpile and staging area. This staging area is proposed on a previously disturbed lawn area, and will not present negative impacts to wildlife habitats, pollution control, storm damage prevention, or any private or public water supplies. No increase in impervious area, or removal of mature vegetation, is proposed within the buffer zone.

*Hingham Wetland Regulations Section 22(d): Buffer Zone Performance Standards*

1. No structures are proposed within the buffer zone, only temporary construction activities on previously disturbed lawn areas.
2. The proposed staging area is on previously disturbed lawn, and no work is being done in the buffer zone that would affect existing vegetation.
3. No permanent alterations are proposed within the buffer zone that would impact the resource area in question, and the majority of the buffer zone in question is occupied by the MBTA Commuter Rail.
4. The project is not located in the vicinity of any NHESP Estimated or Priority Habitat for Endangered Species, and the wetland in question is separated from the project area by the MBTA Commuter Rail.

*Bordering Land Subject to Flooding (BLSF) (310 CMR 10.57)*

The proposed work partially lies in a FEMA Zone AE (El. 16.7) that is considered Bordering Land Subject to Flooding. Bordering Land Subject to Flooding provides temporary storage areas for flood water, and are significant to flood control and storm damage prevention.

The proposed work within the BLSF includes 80 square feet of the proposed addition. The addition results in a loss of approximately 2.1 cubic yards of flood storage. Compensatory flood storage equaling 2.1 cubic yards is proposed in the rear yard, to ensure no loss in the flood plains total storage volume.

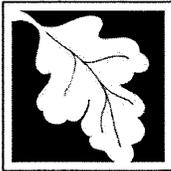
### **3.0 Construction Phase Mitigating Measures**

The following are mitigating measures that will be employed to ensure that impacts to wetland interests protected under the Town of Hingham Wetlands Rules and Regulations and the Wetlands Protection Act are minimized to the extent possible.

#### Erosion and Sedimentation Control

The potential for temporary impacts to wetlands due to erosion and migration of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices. These include:

1. Install staked 12" diameter mulch sock and/or silt fence (as directed by Conservation Agent) at the upland edge of the limit of work as shown on the Site & Septic Design Plan. This erosion control barrier shall be installed prior to earthwork at the site. An additional stockpile of siltation fence, and stakes will be stored on site for use in repairing the erosion control barrier as needed. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
2. Clearly define the limits of work in the field in order to minimize the extent of clearing and soil disturbance.
3. Regrade, loam, and seed exposed soil areas immediately following construction.



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

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

237 / 239 South Street	Hingham	02043
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.239773	-70.900441
	d. Latitude	e. Longitude
70	0-3	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

Richard & Pamela	Amster	
a. First Name	b. Last Name	
237-239 South Street Realty Trust		
c. Organization		
237 South Street		
d. Street Address		
Hingham	MA	02043
e. City/Town	f. State	g. Zip Code
(617) 388-1073	ramster@mit.edu	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

_____	_____	
a. First Name	b. Last Name	
_____		
c. Organization		
_____		
d. Street Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

Paul G.	Gunn, P.E.	
a. First Name	b. Last Name	
Morse Engineering Company, Inc.		
c. Company		
P.O. Box 92		
d. Street Address		
Scituate	MA	02066
e. City/Town	f. State	g. Zip Code
(781) 545-0895	(781) 545-9895	pgunn@morsecoinc.com
h. Phone Number	i. Fax Number	j. Email address

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

\$110	\$42.50	\$67.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

**A. General Information (continued)**

6. General Project Description:

The applicant proposes to construct an addition within Bordering Land Subject to Flooding.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

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

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration 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. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

57367

c. Book

b. Certificate # (if registered land)

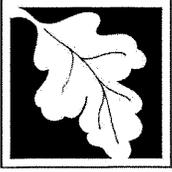
14

d. Page Number

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

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**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

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 3. cubic yards dredged	2. square feet

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	80 1. square feet 56 3. cubic feet of flood storage lost	200 2. square feet 56 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.  Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland**
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
  - 100 ft. - New agricultural projects only
  - 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:

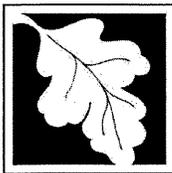
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

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)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



**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

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 Beach	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

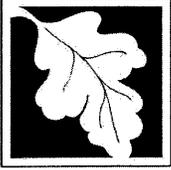
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
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 type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4.  Restoration/Enhancement  
 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 enter the additional amount here.

\_\_\_\_\_ a. square feet of BWV \_\_\_\_\_ b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_ a. number of new stream crossings \_\_\_\_\_ b. number of replacement stream crossings



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

### C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### 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 and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- 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

- MassMapper 2024  
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

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

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

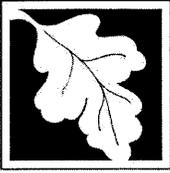
(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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

### C. Other Applicable Standards and Requirements (cont'd)

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" 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

- (f) 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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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 #                      b. Date submitted to NHESP

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

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

- a.  Not applicable – project is in inland resource area only                      b.  Yes                       No

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

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

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

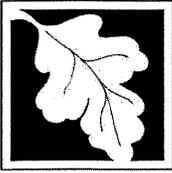
North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project 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.

- c.  Is this an aquaculture project?                      d.  Yes                       No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

### C. Other Applicable Standards and Requirements (cont'd)

4. 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 MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. 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
6. 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
7. 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. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  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

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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.

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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

**D. Additional Information (cont'd)**

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.

Site Plan for Proposed House Additions

a. Plan Title

Morse Engineering Company, Inc.

Paul G. Gunn, P.E.

b. Prepared By

c. Signed and Stamped by

5/16/2024

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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.

**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:

4593

2. Municipal Check Number

5/29/2024

3. Check date

4592

4. State Check Number

5/29/2024

5. Check date

Morse Engineering Company, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

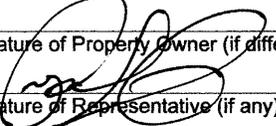
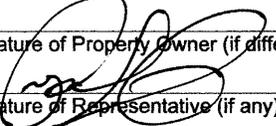
Document Transaction Number

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	<u>5/6/24</u> _____ 2. Date
 _____ 3. Signature of Property Owner (if different)	_____ 4. Date
 _____ 5. Signature of Representative (if any)	<u>5/29/24</u> _____ 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.

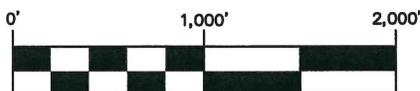
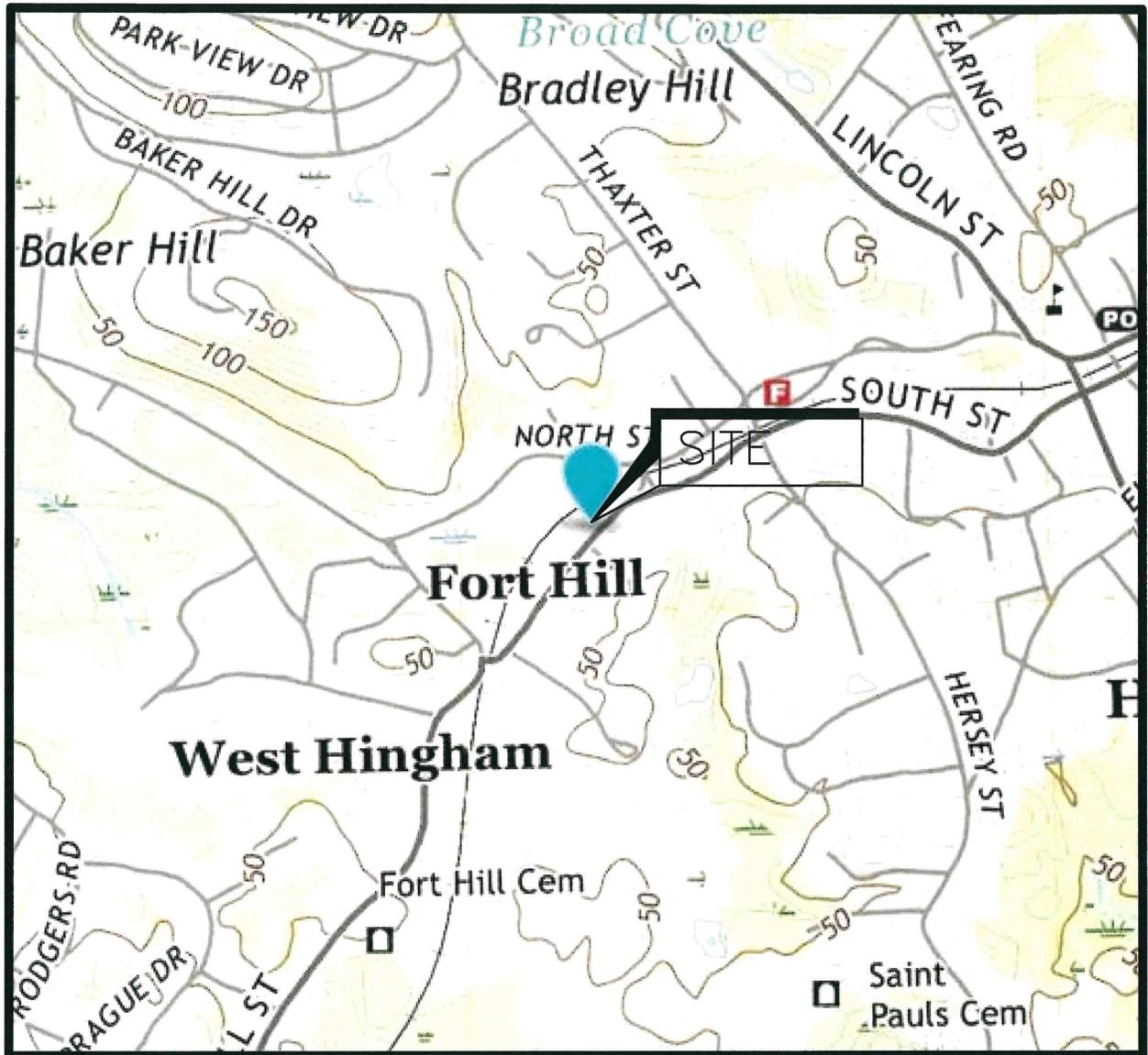
**For MassDEP:**

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.



SCALE: 1" = 1,000'

U.S. GEOLOGICAL SURVEY  
7.5 X 15 MINUTE SERIES

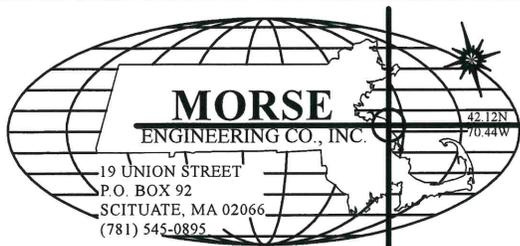
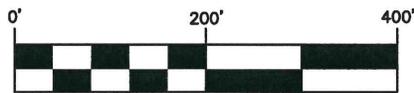


FIGURE - 1

**USGS LOCUS MAP**  
**237 - 239 SOUTH STREET**  
**HINGHAM, MASSACHUSETTS**



SCALE: 1" = 200'

FLOOD INSURANCE RATE MAP (F.I.R.M.)  
 PANEL NO: 25023C 0082J  
 EFFECTIVE DATE: JULY 17, 2012

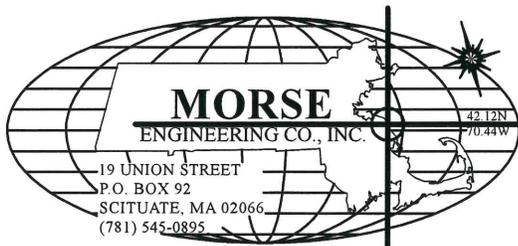
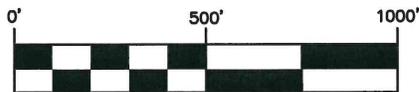
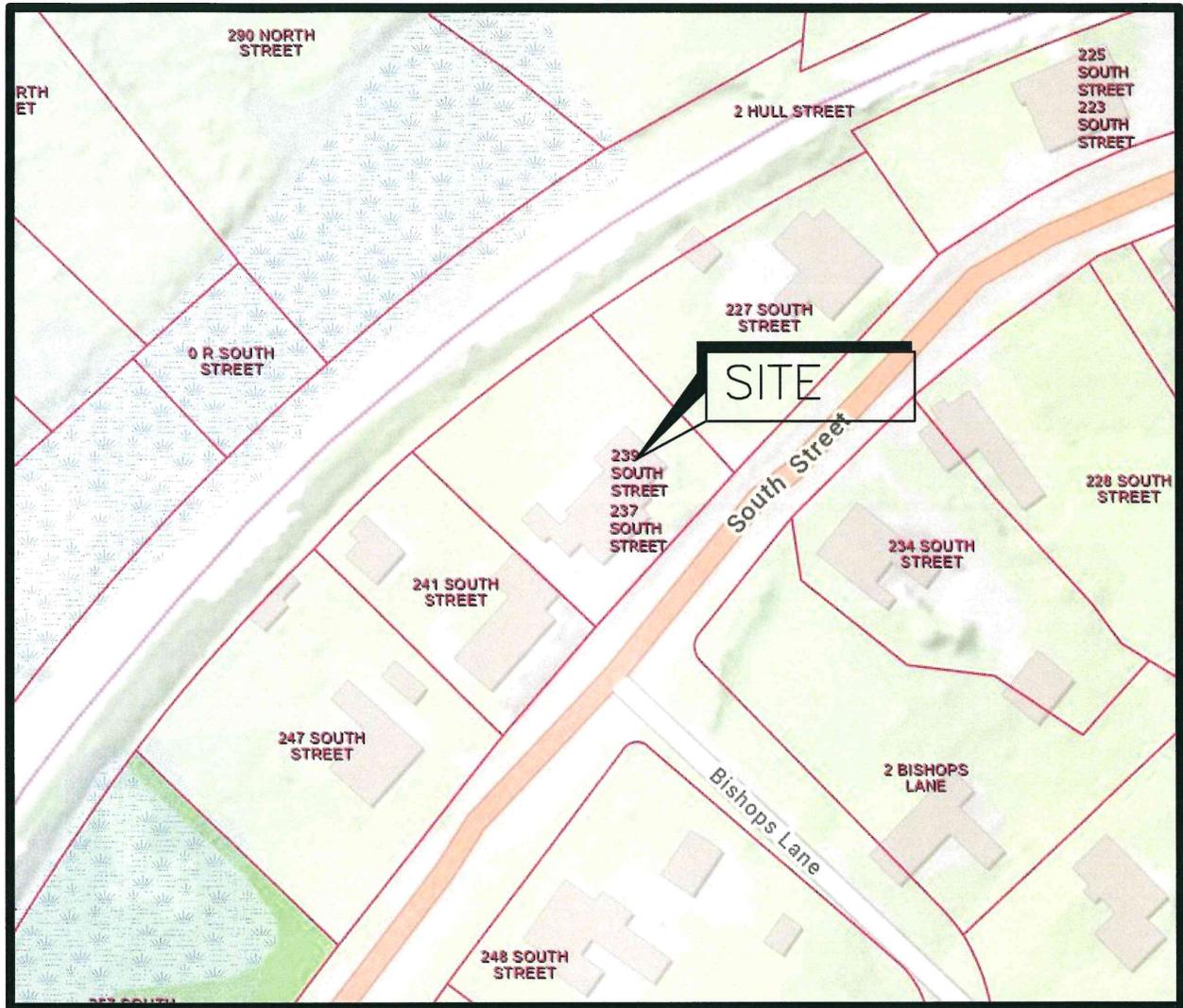


FIGURE - 2  
**FEMA FLOOD MAP**  
**237 - 239 SOUTH STREET**  
**HINGHAM, MASSACHUSETTS**



SCALE: 1" = 500'

NATURAL HERITAGE & ENDANGERED SPECIES ATLAS  
MASS GIS

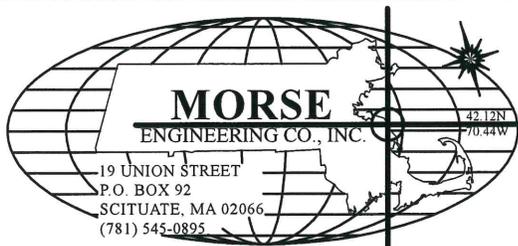


FIGURE - 3

**NHESP MAP**  
**237 - 239 SOUTH STREET**  
**HINGHAM, MASSACHUSETTS**

**APPENDIX A**

- NOI Wetland Fee Transmittal Form
- Town of Hingham By-Law Fee  
Schedule
- Copy of Filing Checks





**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees (continued)**

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1.) Category 1 - SFH Addition	1	\$110	\$110

**Step 5/Total Project Fee:** \$110

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$110</u>
State share of filing Fee:	<u>\$42.50</u>
City/Town share of filling Fee:	<u>\$67.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee <b>less</b> \$12.50
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**TOWN OF HINGHAM  
REVISED WETLANDS PROTECTION BY-LAW FEES  
February 10, 2017**

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

**NOTE:** These Bylaw fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (WPA; 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	1	\$100.00	\$100.00
2			\$250.00	
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL \$100.00

**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)

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

MORSE ENGINEERING COMPANY, INC.

P.O. Box 92  
Scituate, MA 02066

4592

DATE 5/29/24

PAY TO THE ORDER OF

Town of Hingham

\$ 67.50

Sixty and Seven and 50/100

DOLLARS

ROCKLAND TRUST  
ROCKLAND, MASSACHUSETTS

MEMO:

237-239 South

*Cyril K. Sweeney*  
MP AUTHORIZED SIGNATURE

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

MORSE ENGINEERING COMPANY, INC.

P.O. Box 92  
Scituate, MA 02066

4593

DATE 5/29/24

PAY TO THE ORDER OF

Commonwealth of Massachusetts

\$ 42.50

Forty Two and 50/100

DOLLARS

ROCKLAND TRUST  
ROCKLAND, MASSACHUSETTS

MEMO:

237-239 South

*Cyril K. Sweeney*  
MP AUTHORIZED SIGNATURE

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

MORSE ENGINEERING COMPANY, INC.

P.O. Box 92  
Scituate, MA 02066

4591

DATE 5/29/24

PAY TO THE ORDER OF

Town of Hingham

\$ 100.00

One Hundred and 00/100

DOLLARS

ROCKLAND TRUST  
ROCKLAND, MASSACHUSETTS

MEMO:

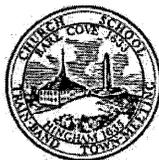
237-239 South St

*Cyril K. Sweeney*  
MP AUTHORIZED SIGNATURE

## **APPENDIX B**

- Certified List of Abutters
- Abutter Notification Form
- Assessors Map
- Affidavit of Service Form
- Locus Deed
- Conservation Commission's Policy on  
Receipt of Information

TOWN OF HINGHAM  
BOARD OF ASSESSORS



CERTIFICATION SHEET

**Property Address: 237 – 239 South Street**

**Parcel ID: 70-0-3**

**Requestor:**

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

MAY 20, 2024

Parcel ID: 70-0-3  
AMSTER RICHARD L JR &  
237-239 SOUTH STREET  
237 SOUTH STREET  
HINGHAM, MA 02043

Parcel ID: 54-0-9.A  
COMMONWEALTH OF  
MBTA REAL ESTATE DEPT  
10 PARK PLAZA RM. 5750  
BOSTON, MA 02116-3969

Parcel ID: 60-0-65  
PETERSEN SCOTT G &  
290 NORTH STREET  
HINGHAM, MA 02043

Parcel ID: 60-0-66  
FLOWERS JOHN & ELIZABETH  
280 NORTH STREET  
HINGHAM, MA 02043

Parcel ID: 69-0-2  
MASSACHUSETTS BAY TRANS  
PO BOX 845142  
BOSTON, MA 02284

Parcel ID: 70-0-1  
MASS BAY TRANSPORATION  
PO BOX 845142  
BOSTON, MA 02284

Parcel ID: 70-0-18  
MAKELA MATTI VEIKKO  
248 SOUTH STREET  
HINGHAM, MA 02043

Parcel ID: 70-0-2  
DECOURCEY MATTHEW J &  
227 SOUTH STREET  
HINGHAM, MA 02043

Parcel ID: 70-0-24  
THE KAJA K. FICKES  
KAJA K. FICKES & DANIAL  
2 BISHOPS LANE  
HINGHAM, MA 02043

Parcel ID: 70-0-25  
GILFOY JED H & CATHERINE  
234 SOUTH STREET  
HINGHAM, MA 02043

Parcel ID: 70-0-4  
DEVINE PAUL P JR  
76 KIMBALL BEACH ROAD  
HINGHAM, MA 02043

Parcel ID: 70-0-5  
DARU RUTH A & DAVID L  
247 SOUTH STREET  
HINGHAM, MA 02043



# TOWN OF HINGHAM CONSERVATION COMMISSION

## NOTIFICATION TO ABUTTERS UNDER THE MA WETLANDS PROTECTION ACT

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131 § 40, you are hereby notified of the following:

Richard Amster has filed a Notice of Intent  
(Applicant Name) (Application Type)

with the Conservation Commission for the Town of Hingham to perform work that may affect or is within an Area Subject to Protection under the Wetlands Protection Act (M.G.L. 131 § 40) and the Town of Hingham Wetlands Protection Bylaw.

The proposed project is located at 237 - 239 South Street  
(Project Address or Assessor Lots)

The proposed work includes an addition  
(Project Description)

The application may be examined at the Town of Hingham Conservation Commission Office at 210 Central Street. Copies are available for a fee and may take up to five business days to be produced. To request copies, review the project or obtain information about the public hearing call or visit the Conservation Office during the following business hours:

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

You may also request copies of the application from the applicant at:

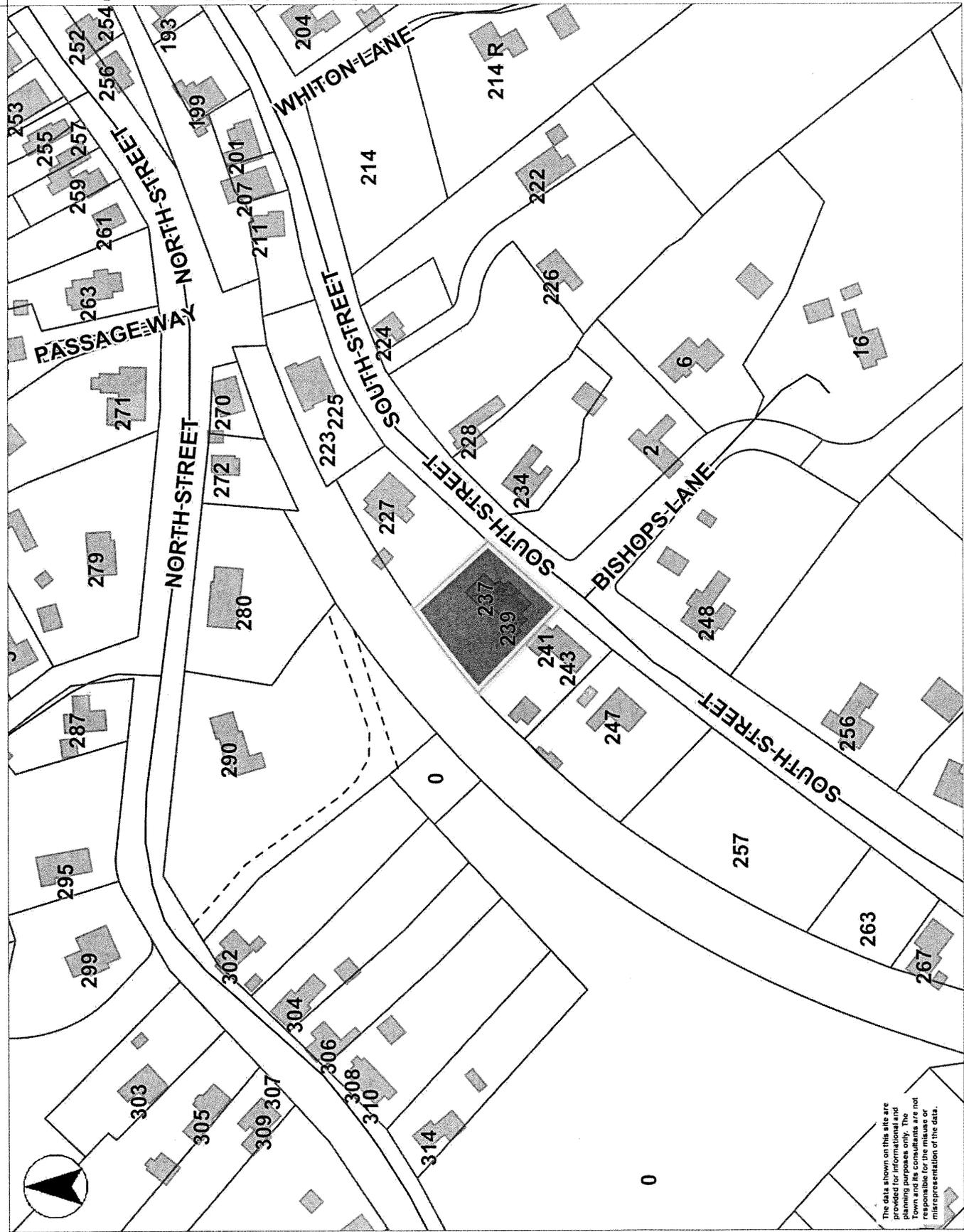
Morse Engineering 781-545-0895  
(Phone number and/or email address)

The public hearing before the Conservation Commission for this project is currently scheduled for:

June 24<sup>th</sup>, 2024  
(Hearing date)

Information regarding the date, time and place of the public hearing may be obtained by calling the Conservation Office at (781) 741-1445. A legal notice including the date, time, and place of the public hearing will be published at least five (5) business days in advance of the hearing in the PATRIOT LEDGER. The meeting agenda will be posted at Town Hall at least forty-eight (48) hours in advance of the public hearing. To see the agenda, go to <http://www.hingham-ma.gov/> and select the events calendar. The Department of Environmental Protection Southeast Regional Office can also provide information about this application or the Wetlands Protection Act. DEP is located at 20 Riverside Drive, Lakeville, MA 02347 and can be reached by telephone at (508) 946-2700.

- Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
  - Golfing
  - Recycle
  - Public Works
  - Transportation
  - Easements
- Parcels for Identity - Public
- Parcels
- Town Boundary
- MA Highways
- US Highway
- Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Hingham Streets
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 05/16/2024 at 09:52 AM



TOWN OF HINGHAM  
 CONSERVATION COMMISSION

**AFFIDAVIT OF SERVICE**

Under the Massachusetts Wetlands Protection Act  
 and the Town of Hingham Wetlands Bylaw

I, Paul Gunn, P.E. (Morbe Engineering)  
 (Name)

hereby certify under the pains and penalties of perjury that on 5/30/2024  
 (Date of Notice)

I gave notification to abutters in compliance with the second paragraph of M.G.L. c. 131, § 40, in  
 connection with the following matter:

Notice of Intent  
 (Application Type)

by Certified Mail  
 (Type of Notification or Delivery)

Filed with the Hingham Conservation Commission on 5/30/24  
 (Date of Application)

For the property located at 237 - 239 South Street  
 (Property address or location)

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this  
 Affidavit of Service

[Signature] 5/30/24  
 (Signature) (Date)

Property Address: 237-239 South Street, Hingham, Massachusetts 02043

\*\*\* Electronic Recording \*\*\*  
Doc#: 00087178  
Bk: 57367 Pg: 14 Page: 1 of 2  
Recorded: 10/27/2022 03:02 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 10/27/2022 03:02 PM  
Ctrl#  
Fee: \$.00 Cons: \$1.00  
\*\*\*\*\*

**QUITCLAIM DEED**

We, **Richard L. Amster, Jr. and Pamela Amster**, husband and wife, of 237-239 South Street, Hingham, Massachusetts 02043, for nominal consideration of less than One Hundred Dollars (\$100.00), Grant to **Richard L. Amster, Jr. and Pamela Amster as Trustees of the 237-239 South Street Realty Trust**, u/d/t dated October 21, 2022, with a mailing address of 237-239 South Street, Hingham, Massachusetts 02043 and recorded with the Plymouth County Registry of Deeds in a Trustee's Certificate in Book 57363, Page 233,

With *QUITCLAIM COVENANTS*

A certain parcel of land with the buildings thereon situated on South Street in Hingham, Plymouth County, Massachusetts, containing about one-third of an acre and bounded and described as follows:

Southeasterly by South Street;

Southwesterly by land formerly of devisees of Caleb Hobart, deceased;

Northwesterly by land formerly of the New York, New Haven and Hartford Railroad; and

Northeasterly by land formerly of Caroline A. Fuller, deceased.

Grantors named herein do hereby voluntarily release all rights of homestead, if any, whether created by Declaration of Homestead or by operation of law, as set forth in M.G.L. Chapter 188, and state under the pains and penalties of perjury that there is no other person entitled to such rights. However, Grantors DO NOT waive any Homestead rights pursuant to G.L.c. 188 section 11 relating to the protection of any and all proceeds, if any.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantors by Deed dated July 14, 2021 and recorded with the Plymouth County Registry of Deeds in Book 55336, Page 96.



**Appendix C**  
**Hingham Conservation Commission**  
**POLICY ON RECEIPT OF INFORMATION**

1. All filings/applications must be complete and in the Commission office no less than by Monday noon two weeks prior to the requested meeting to facilitate the placement of the legal ad and to allow timely review by Town departments and the Conservation Commission in advance of the hearing. The Conservation staff will review applications/filings for administrative completeness at the time of submittal, when time permits, and *may reject* incomplete applications. Incomplete applications may not be scheduled for the requested date. If the office is closed on Monday due to a holiday, then the information is due on the prior Thursday before noon.

2. Due to the increasing number of public filings and the complexity of projects under review, the Hingham Conservation Commission may request the applicant to voluntarily waive the mandated twenty-one (21) day hearing and decision deadlines in order that each project receive a fair and thorough review by signing a Voluntary Waiver of 21-Day Deadline form.

3. Requests for additional information; may be made by the Commission members or their agent. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative listed on the filing as promptly as possible.

4. Additional information, submitted to fulfill the request(s) in #3 above, must be received by the Commission in advance of the continued hearing in order to allow review by department staff. This additional information must be in hand by the Monday noon (a minimum of 7 days) prior to the meeting and stamped in by the Conservation Office. If the office is closed on Monday due to a holiday, then the information is due on the prior Thursday before noon.

*Revisions arriving after these deadlines may not receive a review,  
thereby resulting in a continuance to the next available meeting.*

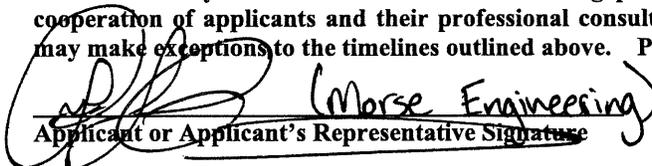
***If it is a PEER REVIEW, REVISIONS ARE DUE IN 2 WEEKS BEFORE THE MEETING.***

5. The Conservation Commission sometimes votes to retain an expert to assist in reviewing projects at any procedural stage (permit review, compliance review, monitoring, enforcement, and corrective action, etc.) where it feels independent and or expert advice and review is needed. The decision of whom to hire and at what terms belongs solely to the Commission and it will be voted on as to who is responsible for the consultant's expenses, the Commission or the applicant.

6. All documents must have a date submitted and if there has been a revision, it must be noted on all pages in a header or footer. All plans need to be stamped, signed and dated. If a binder is submitted, the front cover and spine must have information dealing with the filing/application, dates, and revision dates noted. All plans and documents must be date stamped in by the Conservation Office. If this information is not present, the documents are considered incomplete and may not receive a review, there by resulting in a continuance to the next available meeting.

7. Please note that all information and revisions submitted to the Conservation Commission for a project subject to the jurisdiction of the Mass. Wetlands Protection Act must also be sent to the DEP - Southeast Regional Office in Lakeville, MA as of 5/1/06.

The Hingham Conservation Commission is committed to a thorough and timely review of each project and will make every effort to ensure that the hearing process is completed with due diligence. We seek the cooperation of applicants and their professional consultants in achieving our goal. The Conservation staff may make exceptions to the timelines outlined above. Please sign and include with your filing. Thank you.

  
Applicant or Applicant's Representative Signature

5/29/24  
Date