



GRADY CONSULTING, L.L.C.

Registered Professional Civil Engineers & Land Surveyors

June 28, 2024

Conservation Commission
Town Hall
Hingham, MA 02043

RE: Notice of Intent – 8 Franklin Rodgers Road
Applicant – Lauren & Andy McEleny

Dear Commission Members:

On behalf of the applicant, we hereby submit this Notice of Intent for the construction of a single family house, with a driveway, grading, and stormwater management at the above referenced lot. Enclosed please find the following:

1. 1 copy of the Notice of Intent form
2. 2 full size copies of the Site Plan, dated June 5, 2024.
3. 1 11'x17' copy of the Site Plan
4. 1 copy of the Stormwater Report
5. 1 copy of the Application Checklist
6. 1 copy of the Policy on Receipt of Information
7. Check for \$512.50 payable to the Town of Hingham
 - a. \$262.50 (town share of N.O.I. fee)
 - b. \$250.00 (Bylaw fee)
8. 1 copy of Certified Abutters List (to be provided upon receipt)

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

Gabriel A. Padilla
Project Engineer

Enc.

Cc: Lauren & Andy McEleny
8 Franklin Rodgers Road
Hingham, MA 02043



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*

TO BE
PROVIDED
UPON
RECEIPT

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*

TO BE
PROVIDED
UPON
NOTIFICATION

[‘Affidavit of Service’ Form](#) attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5

- *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](#)

N/A Optional - [Voluntary 21 Day Waiver](#)



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):

<u>8 Franklin Rodgers Road</u>	<u>Hingham</u>	<u>02043</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42°13'55"N</u>	<u>70°54'48"W</u>	
d. Latitude	e. Longitude	
<u>77</u>	<u>0-15</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Lauren & Andy</u>	<u>McElany</u>	
a. First Name	b. Last Name	
c. Organization		
<u>8 Franklin Rodgers Road</u>		
d. Street Address		
<u>Hingham</u>	<u>MA</u>	<u>02043</u>
e. City/Town	f. State	g. Zip Code
<u>(617) 529-9047</u>	<u>laurenmcElany@yahoo.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Gabriel</u>	<u>Padilla</u>	
a. First Name	b. Last Name	
<u>Grady Consulting, LLC</u>		
c. Company		
<u>71 Evergreen St., Ste 1</u>		
d. Street Address		
<u>Kingston</u>	<u>MA</u>	<u>02364</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 585-2300</u>	<u>GPadilla@gradyconsulting.com /</u>	
h. Phone Number	i. Fax Number	<u>DGrady@gradyconsulting.com</u>

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

<u>\$500</u>	<u>\$237.50</u>	<u>\$262.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
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A. General Information (continued)

6. General Project Description:

Construction of a single family house with associated driveway, grading, and stormwater controls

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

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. 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	b. Certificate # (if registered land)
41680	291
c. Book	d. Page Number

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

- 1. 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.
- 2. 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.



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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 _____	2. square feet _____
	3. cubic yards dredged _____	

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



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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 BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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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

- 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.

- 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**

- 6/28/2024
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*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

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

- 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/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.



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

North Shore - Hull to New Hampshire border:

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

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



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

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

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.



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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

a. Plan Title

Grady Consulting, LLC

Darren Grady

b. Prepared By

c. Signed and Stamped by

June 5, 2024

1"=40'

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6/28/2024
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.



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

8 Franklin Rodgers Road
 a. Street Address
 Hingham
 b. City/Town

 c. Check number

 d. Fee amount

2. Applicant Mailing Address:

Lauren & Andy
 a. First Name
 McElany
 b. Last Name

 c. Organization
 8 Franklin Rodgers Road
 d. Mailing Address
 Hingham
 e. City/Town
 MA
 f. State
 02043
 g. Zip Code
 (617) 529-9047
 h. Phone Number

 i. Fax Number
 Laurenmcelany@yahoo.com
 j. Email Address

3. Property Owner (if different):

 a. First Name

 b. Last Name

 c. Organization

 d. Mailing Address

 e. City/Town

 f. State

 g. Zip Code

 h. Phone Number

 i. Fax Number

 j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2a) Construction of Single Family House	1	\$500	\$500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$500
State share of filing Fee:	\$237.50
City/Town share of filing Fee:	\$262.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$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.)

Narrative – Lot 77-0-15

8 Franklin Rodgers Road, Hingham

The proposed project is for the construction of a single-family dwelling with associated stormwater controls with work within the buffer zone of a Bordering Vegetated wetland (BVW).

The wetlands delineation was performed by Pinebrook Consulting of Plymouth, MA on March 29, 2024 and subsequently field located by Grady Consulting, LLC on April 11, 2024. The affected area within the buffer zone project is located more than 50 ft of a Bordering Vegetated Wetland (BVW). No work is proposed within the BVW.

The Project has been designed to comply with the performance standards for both the Regulations and the Bylaw. The lot is an existing lot of record shown as Lot 50 on a plan entitled “Definitive Subdivision Plan of Conservatory Park Hingham, Mass” dated September 25, 1989 and filed with the Norfolk County Deeds in Book 34 Page 638-648.

The work within the buffer zone includes removal and replacement of existing driveway, drainage mitigation, removal of an existing structure, construction of a new single family home, and landscaping. The closest point of work to the resource area is 51 ft for the installation of silt sock for the construction of the proposed dwelling.

A 12-in diameter silt sock erosion control barrier is proposed at the limit of the proposed work to mitigate erosion and sedimentation of the resource area during construction and until slope stabilization has occurred. A crushed stone construction entrance is proposed to limit sediment on the adjacent roads and drainage systems.

The project as proposed protects the wetlands, water resources, and adjoining land areas in Hingham by controlling activities deemed by the Conservation Commission likely to have a significant or cumulative effect upon resource area values.

No work is proposed within the wetlands resource area.

Public or private water supply: The site is not located within a Zone I or Zone II of a water supply. This project will not create any adverse effects to water supplies.

Groundwater and groundwater quality: There will be no negative impacts to groundwater from the proposed project. Erosion control (silt sock) is proposed to mitigate sedimentation of the resource area during construction until slope stabilization has occurred. The infiltration system is proposed 2 ft above the groundwater elevation.

Surface water and surface water quality: Erosion control (silt sock) is proposed to mitigate sedimentation of the resource area during construction until slope stabilization has occurred. There will be no negative impacts to groundwater from the proposed project.

Flood Control: By graphic plotting only, this property is located in zone X, area of minimal flood hazard as depicted on flood insurance rate map, community panel No. 25023C0081J which bears an effective date of July 17, 2012.

Erosion and sedimentation control: The project proposes a silt sock erosion control barrier between the proposed work and the resource area to mitigate erosion and sedimentation of the resource area during construction. The erosion controls will remain in place until the site is stabilized with vegetation.

Prevention of water pollution: The project provides water pollution protection. A natural vegetated buffer is proposed to remain to the greatest extent feasible.

Storm drainage: The work proposed within the jurisdiction of the Commission is associated with the construction of a single-family dwelling. Single-family dwelling projects are exempt from state stormwater regulations. The project, as proposed, provides peak flow attenuation as well as groundwater recharge and water quality volume treatment.

Fisheries: The project does not contain these resources.

Wildlife Habitat: The proposed project will not alter or have an adverse effect on wildlife habitat. The project proposes an undisturbed buffer to the greatest extent feasible between the project and the BVW.

Recreation: The property is a residential use and is not currently used for recreational purposes. The project will maintain this use of the property.

Agriculture: The site does not provide any agricultural resources.

Aesthetics: The property is a residential use and the proposed project is in harmony with other single-family dwellings in the area.

Fish/shellfish habitat: The site does not contain any of these resources.

Rare plant and animal species: The site is not located within a priority habitat as depicted on the latest NHESP maps.

Riverfront Areas: This site is not located within a riverfront area.



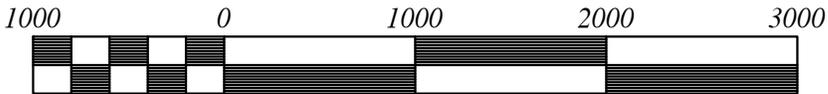
GRADY CONSULTING, L.L.C.

◆ Civil Engineers Land Surveyors & Landscape Architects ◆



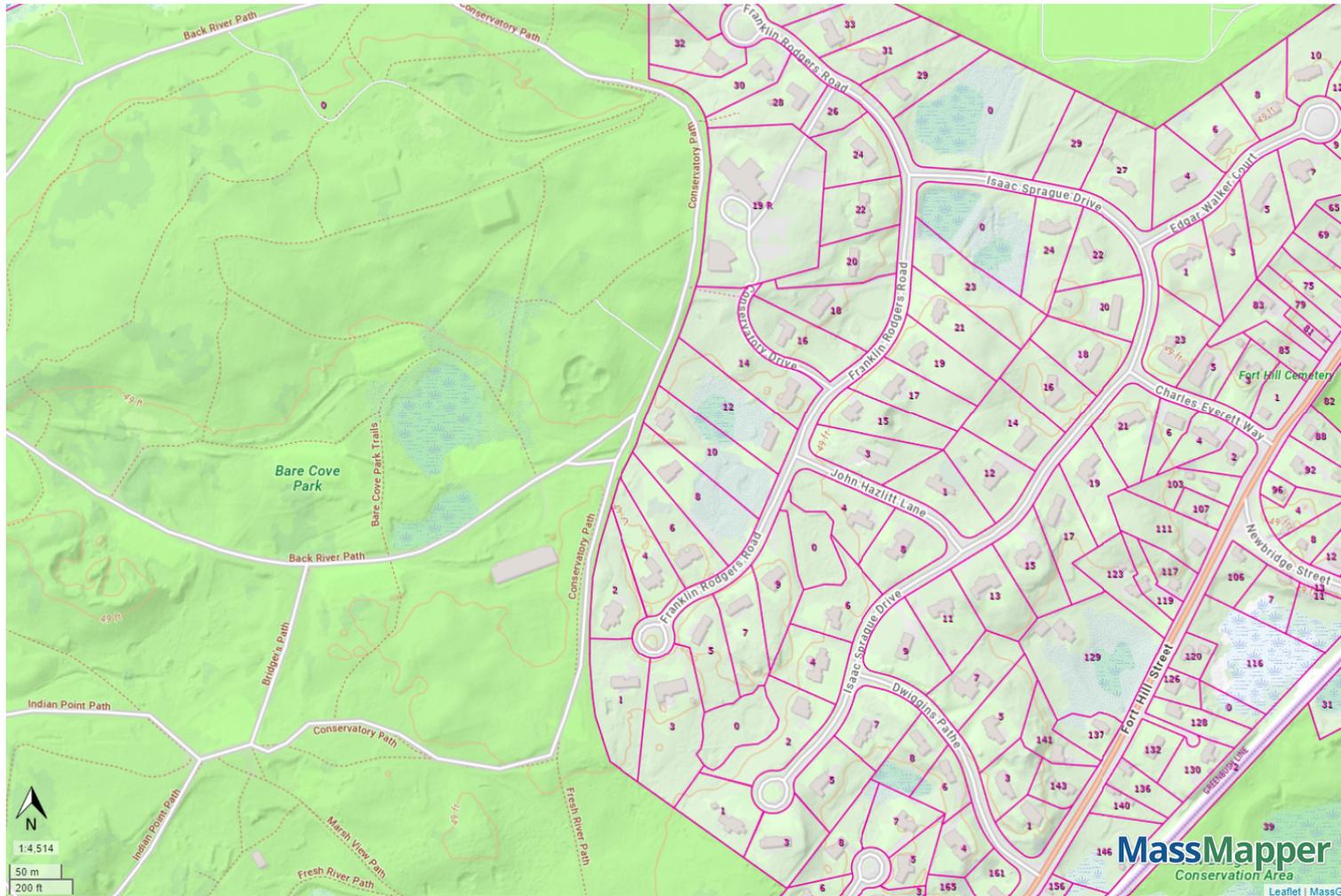
USGS PLAN

SCALE: 1"=1000'



Scale 1" = 1000'

NHESP



NHESP Estimated Habitats of Rare Wildlife



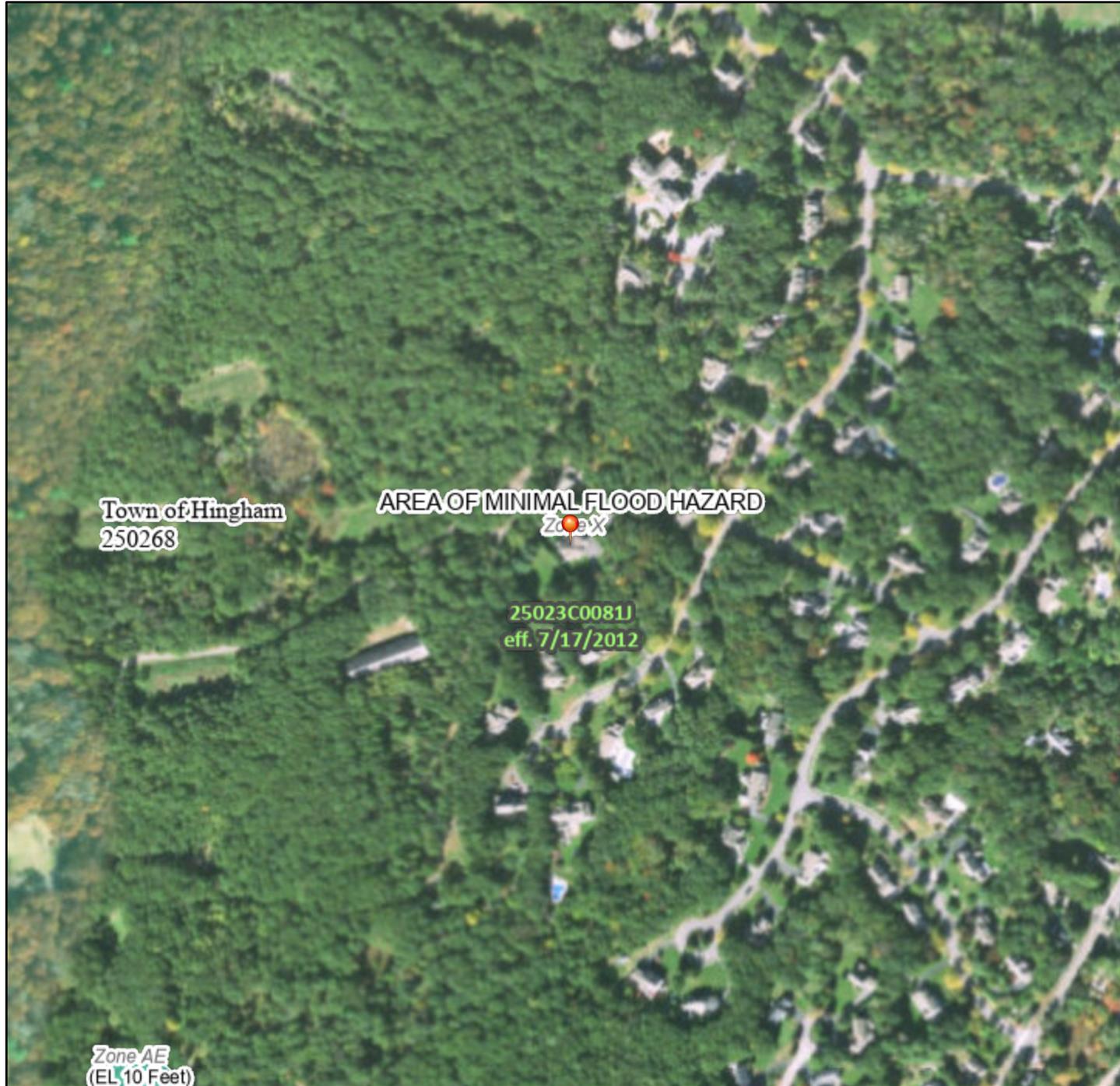
Property Tax Parcels



National Flood Hazard Layer FIRMMette



70°55'7"W 42°14'9"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		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>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

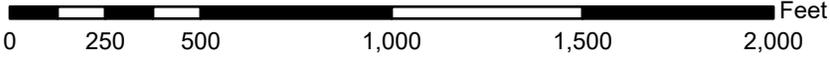
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 6/4/2024 at 9:58 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.



1:6,000

70°54'30"W 42°13'42"N

Basemap Imagery Source: USGS National Map 2023



March 31, 2024

Lauren McElaney
8 Franklin Rogers Road
Hingham, Massachusetts 02043

RE: Wetland Delineation for #8 Franklin Rodgers Road
Hingham, Massachusetts

Dear Lauren:

On March 29, 2024; at your request; I delineated (flagged) the boundary of the wetland resource area on/off the above-referenced property (hereinafter referred to as the site). The resource area; which is located on/off the easterly side of the site, in the vicinity of the existing single-family dwelling; is defined under Part 1., 2.0 of the Hingham Wetlands Protection By-law (Chapter 22) (By-law) as an isolated wetland (IW) and was delineated with pink flags labeled WF-1 thru WF-10. The boundary of the IW is defined more by the slope and the presence of hydrological indicators such, as standing water and buttressed roots, rather than by the presence of wetland plant species. The IW; which is a shallow depression; supports plant species such as: red maple (*Acer rubrum*), shagbark hickory (*Carya ovata*), black cherry (*Prunus serotina*), red cedar (*Juniperus virginiana*) and pignut hickory (*Carya glabra*) trees/saplings; cat brier (*Smilax rotundifolia*), tartarian honeysuckle (*Lonicera tartarica*) and multiflora rose (*Rosa multiflora*) in the shrub/vine layer; and garlic mustard (*Allaria petiolata*), dewberry (*Rubus hispidus*) and bottle grass (*Elymus hystrix*) in the herbaceous layer, within, and on the upper edge of, the wetland. The IW; the majority of which is located on the abutting property at #10 Franklin Rodgers Road; appears to be a result of runoff from the both the roadway and the developed properties being trapped between the existing rock wall and driveways associated with #10 and #8 Franklin Rodgers Road (see attached sketch of the wetland flags/IW).

According to the most recent Massachusetts Natural Heritage Atlas (15th Edition August 1, 2021), the site is not mapped within priority/estimated habitat for rare wildlife/species and there are no vernal pools on the site.

If you have any questions regarding this delineation and/or you need additional information, please feel free to call me at any time. I am glad I could assist you with this project and let me know if you need any help in the future.

Sincerely,
PINEBROOK CONSULTING

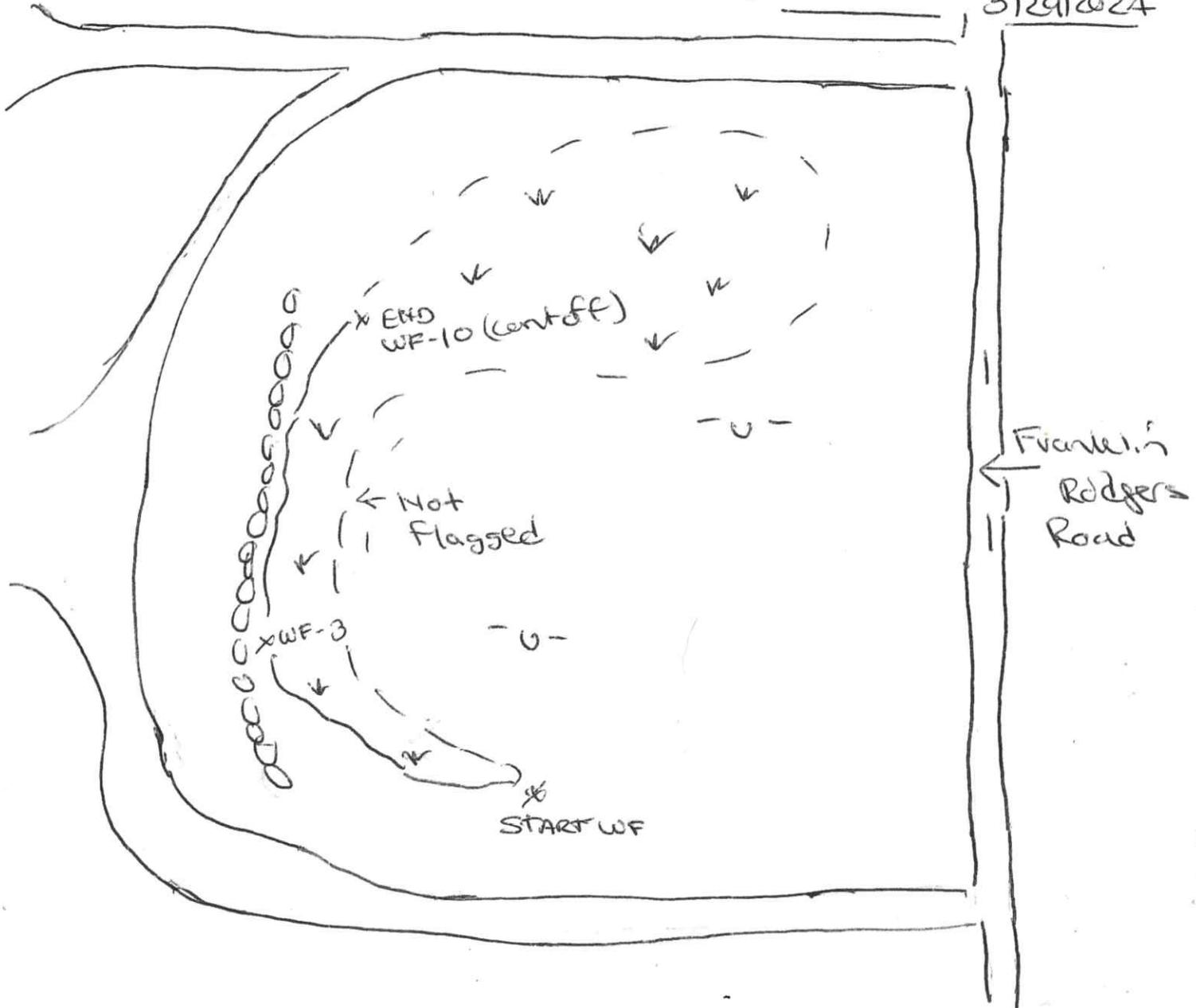
Brooke Monroe, Environmental Scientist

Sketch of Wetland
Flags / I w
#8 Franklin Rodgers Rd
Higham, MA
3/29/2024

#10

~~XXXXXXXXXXXX~~

#8



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:

Lauren & Andy McEleny 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: 8 Franklin Rodgers Road
The proposed work includes: Construction of a single family dwelling, with associated grading, stormwater mitigation, and landscaping

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 Grady Consulting, LLC at (781) 585 2300 between the hours of 9:00 and 3:30 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.

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 8 Franklin Rodgers Road

Parcel ID: 77-0-15

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

7-8-24

Parcel ID: 77-0-15
MCELANEY ANDREW JAMES
8 FRANKLIN RODGERS RD
HINGHAM, MA 02043

Parcel ID: 77-0-1
TOWN OF HINGHAM- REC
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 77-0-14
KOSOSKI DAVID & KRISTINE
10 FRANKLIN RODGERS RD
HINGHAM, MA 02043

Parcel ID: 77-0-16
TARRANT HEATHER E &
6 FRANKLIN RODGERS ROAD
HINGHAM, MA 02043

Parcel ID: 77-0-17
MENCONI MICHAEL J & LYNN
9 FRANKLIN ROGERS ROAD
HINGHAM, MA 02043

Parcel ID: 77-0-30
HILL PETER K & HILL
4 JOHN HAZLITT LANE
HINGHAM, MA 02043

Parcel ID: 86-0-13
SCOTT W MURPHY REVOCABLE
BARBARA R. MURPHY
5 FRANKLIN RODGERS RD
HINGHAM, MA 02043

Parcel ID: 86-0-14
DOHERTY ADAM R & AMY E
7 FRANKLIN RODGERS RD
HINGHAM, MA 02043

Parcel ID: 86-0-9
GOULDING MATTHEW W &
4 FRANKLIN RODGERS RD
HINGHAM, MA 02043

HINGHAM WETLAND REGULATIONS

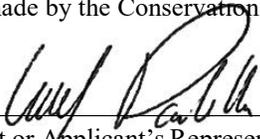
APPENDIX C

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

6/28/2024

Date

GRADY CONSULTING, LLC

12060

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/28/2024		8 Franklin Rodgers Road - Bylaw Fee		250.00
DATE 06/28/24		VENDOR Town of Hingham - Conservation Commissio	TOTAL	250.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

GRADY CONSULTING, LLC

71 EVERGREEN STREET, SUITE 1
KINGSTON, MA 02364
781-585-2300

South Shore Bank
1530 Main Street
Weymouth, MA 02190

53-7144/2113

12060

PAY **Two Hundred Fifty and no/100**

DATE	AMOUNT
06/28/24	12060 \$250.00

TO THE ORDER OF **TOWN OF HINGHAM - CONSERVATION COMMISSION
210 CENTRAL STREET
HINGHAM MA 02043-2762**



Domen Grady
AUTHORIZED SIGNATURE

Security features included. Details on back.

Downton, Samantha

From: Backhaus, Peter J (DEP) <Peter.J.Backhaus@mass.gov>
Sent: Friday, July 12, 2024 11:01 AM
To: laurenmcclany@yahoo.com; GPadilla@gradyconsulting.com;
DGrady@gradyconsulting.com
Cc: Conservation; Schuler, Sylvia; Palmer, Shannon
Subject: 8 Franklin Rodgers Rd, Hingham - NOI Deficiency Notification

Upon review of the Notice of Intent (WPA Form 3) submission for the construction of construction of a new single-family house at 8 Franklin Rodgers Road (Map 77, Lot 0-15) in Hingham, it has been determined that additional information will be required to address the following deficiencies before a DEP file number can be issued:

- Please supply proof of abutter notification (a certified abutter list with letter, mailing receipt, and/or stamped certified mailing sheet is sufficient for the Department – we do not need copies of the green cards if you are waiting on them).

The abutter notification materials should be submitted to the MassDEP Southeast Regional Office (electronic submissions are accepted at the MassDEP SERO via SERO_NOI@mass.gov or you may reply directly to this email). You will also need to provide a copy to the Hingham Conservation Commission to their specified NOI application requirements. Our review is otherwise complete, and we will issue a file number upon receipt of the adequate proof of abutter notification. Please reach out with any further questions or concerns.

Regards,
Peter



Peter J. Backhaus, PhD, PWS
Environmental Analyst, Wetlands
MassDEP Southeast Regional Office
(857) 278-8577
Peter.J.Backhaus@mass.gov
20 Riverside Drive
Lakeville, MA 02347

GRADY CONSULTING, LLC

12058

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/28/2024		8 Franklin Rodgers Road - NOI Fee		262.50

DATE 06/28/24 VENDOR Town of Hingham - Conservation Commissio TOTAL 262.50

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GRADY CONSULTING, LLC

71 EVERGREEN STREET, SUITE 1
KINGSTON, MA 02364
781-585-2300

South Shore Bank
1530 Main Street
Weymouth, MA 02190

53-7144/2113

12058

PAY **Two Hundred Sixty Two and 50/100**

DATE AMOUNT

06/28/24 12058 \$262.50

TO THE ORDER OF **TOWN OF HINGHAM - CONSERVATION COMMISSION
210 CENTRAL STREET
HINGHAM MA 02043-2762**



Darren Grady
AUTHORIZED SIGNATURE

Security features included. Details on back.

8/77



TOWN OF HINGHAM
CONSERVATION COMMISSION

RECEIVED

JUL 16 2024

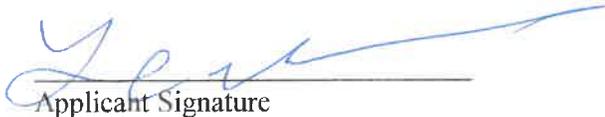
TOWN OF HINGHAM
CONSERVATION COMMISSION

**VOLUNTARY 21 DAY WAIVER
(Public Hearing or Meeting)**

As set forth under the MA Wetlands Protection Act Regulations, 310 CMR 10.05(5), and the Town of Hingham Wetland Regulations, Section 7.6, the Conservation Commission is required to hold a public hearing or public meeting within 21 days of receipt of the minimum submittal requirements for a Notice of Intent, Abbreviated Notice of Resource Area Delineation, or Request for Determination for Applicability.

Due to the Commission's established meeting schedule and increasing number of filings, the Hingham Conservation Commission hereby requests the applicant waive the aforementioned 21 day requirement. This is a voluntary option that will assist the Conservation Commission in scheduling the hearing or meeting and conducting a thorough review of the application. If you choose to waive this deadline, your application will still be heard and decided upon in a timely manner.

The undersigned hereby waives the 21 day time period for the Commission to hold a public hearing or meeting and agrees to a hearing date no later than August 12, 2024 (date) for the following application:
8 Franklin Rodgers Road (address).


Applicant Signature

Lauren McElaney
Print

7/15/24
Date