



September 2024

Hingham Conservation Commission
Notice of Intent

Stephen Linskey - 322 Rockland Street, Hingham

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Notice of Intent Application



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1705218
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	322 ROCKLAND STREET		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.25887N	e. Longitude	70.84698W
f. Map/Plat #	23	g.Parcel/Lot #	1

2. Applicant:

Individual Organization

a. First Name	STEPHEN	b.Last Name	LINSKEY
c. Organization			
d. Mailing Address	322 ROCKLAND STREET		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	i. Fax	j. Email	smlbuildinginfo@aol.com

3.Property Owner:

more than one owner

a. First Name	STEPHEN	b. Last Name	LINSKEY
c. Organization			
d. Mailing Address	322 ROCKLAND STREET		
e. City/Town	HINGHAM	f.State	MA
g. Zip Code	02043		
h. Phone Number	i. Fax	j.Email	smlbuildinginfo@aol.com

4.Representative:

a. First Name	DANA	b. Last Name	ALTOBELLO
c. Organization	MERRILL ENGINEERS AND LAND SURVEYORS		
d. Mailing Address	427 COLUMBIA ROAD		
e. City/Town	HANOVER	f. State	MA
g. Zip Code	02339		
h.Phone Number	781-826-9200	i.Fax	j.Email
			daltobello@merrillinc.com

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

a.Total Fee Paid	750.00	b.State Fee Paid	362.50	c.City/Town Fee Paid	387.50
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6.General Project Description:

THE DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME AND CONSTRUCTION OF A NEW SINGLE-FAMILY HOME ALONG WITH MITIGATION MEASURES, ASSOCIATED LANDSCAPING, SITE GRADING AND A NEW PAVED DRIVEWAY.

7a.Project Type:

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



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

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

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
PLYMOUTH		17766	0003

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

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Weir River	
	1. Name of Waterway (if any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input checked="" type="checkbox"/> 200 ft. - All other projects	
3. Total area of Riverfront Area on the site of the proposed project		38251 square feet
4. Proposed Alteration of the Riverfront Area:		
4420	4377	43
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input checked="" type="checkbox"/> Salt Marshes	1. square feet	2160 2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

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

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

Project Involves Streams Crossings



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

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. Yes No

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

b. Date of map:4/4/2024

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

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

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b. Photographs representative of the site

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

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

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

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

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

2. Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP



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

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

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

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

b. Yes No

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

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

North Shore - Hull to New Hampshire:

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

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

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

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

a. Yes No

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

WEIR RIVER

b. ACEC Name

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

a. Yes No

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

a. Yes No

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

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

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

2. A portion of the site constitutes redevelopment

3. Proprietary BMPs are included in the Stormwater Management System

b. No, Explain why the project is exempt:

1. Single Family Home

2. Emergency Road Repair



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

D. Additional Information

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

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

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

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

SITE PLAN - 322	MERRILL ENGINEERS		
ROCKLAND STREET, AND LAND		DANA M. ALTOBELLO, PE	1"=20"
HINGHAM MA	SURVEYORS		

- 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.



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City/Town HINGHAM

E. Fees

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

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

5278

2. Municipal Check Number

Paid on EPEP

4. State Check Number

Stephen

6. Payer name on check First Name

9/11/24

3. Check date

5. Check date

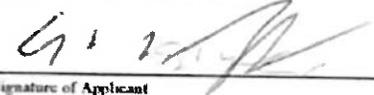
Linskey

7. Payer name on check Last Name

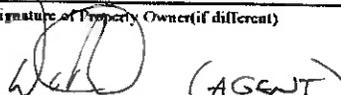
F. Signatures and Submittal Requirements

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

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


1. Signature of Applicant

9/11/2024
2. Date

3. Signature of Property Owner (if different)
 (AGENT)

4. Date

5. Signature of Representative (if any)

9/11/24
6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



Project Narrative

Project Narrative

322 Rockland Street, Hingham MA

Project Description

The owners of the private, residential property located at 322 Rockland Street, request permission from the Hingham Conservation Commission to raze and rebuild their single-family dwelling, add new patio space, and reconstruct the driveway. The locus property is approximately 38,800 sf. The property abuts a residential property to the northeast, the Weir River to the northwest, and more residential properties to the southeast. The Bordering Vegetative Wetlands, and Salt Marsh were identified by ECR, LLC on March 1, 2024 and the landward resource areas were flagged. The site is located within the FEMA F.I.R.M. Zone AE, elevation 10 and is also located within the weir river area of critical environmental concern. The property is developed with a single-family dwelling, a paved driveway, shed, and a deck. The Wetland Delineation Report notes that a small section of upper Salt Marsh/BVW appears to extend into an area currently maintained as lawn. The topography generally slopes from a high point at Rockland Street, with the rear yard sloping down to Wier River.

The applicants propose to build a smaller footprint house within the existing dwelling to become flood compliant with the current Zone AE (EL=10). The proposed dwelling will have a new driveway coming off the attached garage which primarily lies within the 100 foot buffer but has a small portion the is located in the 50 foot buffer. Currently the existing rear patio and stone wall is 10.5± feet from the salt marsh. A proposed patio is located in the rear yard of the property and has been set 2.5 feet away from the BVW. The paved driveway currently located in the rear yard is located 0.5 feet away from the BVW and is to be removed and will be replaced with lawn. Additionally the shed located to the northern side of the property will be removed and that along with the gravel path leading up to the structure will be replaced by lawn.

A portion of the proposed single family dwelling lies within 50' buffer zone to Salt Marsh/BVW and the rest of the work takes place within the 100' buffer. In addition, the property lies within the 100' Riparian Zone of the Wier River. A portion of the backyard which has been historically mowed will be restored to salt marsh providing 506 sf along the delineated edge of the BVW in the rear yard. The Salt Marsh/BVW will be replanted as necessary.

Currently there is 4,702± sf of impervious area on the property. The proposed work includes approximately 3,800 sf of impervious area within the 100 foot buffer to the resource of area which results in a reduction of impervious area by 900± sf. The minimum distance from an impervious area to the wetland increases from 0.5 feet to 2.5 feet. All proposed work is located within previously altered areas.

Mitigation Measures

For mitigation approximately 2,160 sf of historically maintained lawn will be restored to salt marsh on northwestern portion of the developed lot as shown on the Site Plan dated 6/13/24. The salt marsh resource area will be restored using New England Coastal Salt Tolerant Grass Mix. This mix will be applied by hand to the resource

area. The restoration area was based off of the net increase of impervious found within the 50'-100' buffer. The restoration area exceeds the 1:1 mitigation requirement for work within the 50'-100' buffer. The area of the mitigation plantings extends across the rear delineated BVW resource area.

No trees are proposed for removal within the resource areas and their buffer zones.

The impervious area will decrease from the existing 4,145 sf to 3,767 sf under proposed conditions.

A silt sock will be installed and maintained throughout construction between the limit of work and the resource areas. The material and equipment stockpile areas will be located to the south of the dwelling and surrounded with an additional silt sock.

Compliance with Performance Standards for Work in the Buffer Zone, Section 22.0(d), Hingham Wetland Regulations

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in the Buffer Zone as follows:

(1) The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.

The new dwelling was located as far as possible from wetland resource area's as possible to minimize impact to the resource areas and their buffer zones. The proposed structures within the 100' buffer to the resource area are located within previously developed land (lawn). The proposed Single Family dwelling is located within the same location of the existing house and is located 1 foot away from the front setback. The impervious area has been reduced by 900± sf from the overall existing impervious area in order to protect the wetlands. Impervious area within the 50' buffer has been reduced and relocated outside the 50' buffer to the extent practicable.

(2) Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, revegetation with native vegetation may be required.

The area of proposed work within the buffer zones is located over land developed as lawn and impervious area. A siltation barrier will be maintained along the limit of work to define and control the work area. Historically maintained lawn area (2,160± sf) will be restored to salt marsh.

(3) The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.

A 2,160 sf mitigation area within historically mowed lawn area is included on the plan with this submittal. Approximately 3,800 sf of impervious area is proposed within the 100' buffers to the resource area. The proposed restoration area extends the width of the property, between the

proposed work and the resource areas. The Site Plan exceeds the requirements of the Town of Hingham Mitigation Policy.

(4) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.

The project will not result in an adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species. The lot is already developed as a single-family home. All work is located over previously developed land with lawn or structure, and no rare species have been identified in the area of work. No NHESP Estimated & Priority Habitats are identified onsite, per MassMapper and the Wetland Delineation Report.

(5) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.

This application is presented to the Conservation Commission for their review.

Compliance with Performance Standards for Work in LSCSF, Section 20.1.(d), Hingham Wetland Regulations

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in LSCSF as follows:

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

The LSCSF is located over the entire property. The existing dwelling is being replaced with a flood compliant dwelling.

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

The lot is previously developed as a single-family home and all proposed work is within previously altered area's. This area is not considered significant to wildlife habitat, and is not mapped as estimated or priority habitat by NHESP.

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

The lot is already developed as a single-family home. The area of work within the LSCSF is currently developed with over existing structures or lawn. This area is not considered significant to pollution prevention. The restoration planting area provides additional protection between the limit of work and other resource areas.

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

The proposed dwelling is proposed 2 feet higher than the AE (10 foot) elevation making the new structure flood compliant.

(5) Activities proposed within VE-zones and/or AE-zones that are likely to have an adverse effect on the protected values and are therefore prohibited.

No prohibited activities are proposed and the structure will be elevated to have a finished floor elevation 2 feet higher than the flood elevation which will bring it into compliance with the local and state building code requirements.

Compliance with Performance Standards for filling, Section 23.6, Hingham Wetland Regulations

The proposed work complies with the Hingham Wetland Regulations Performance Standards for filling as follows:

(a) No fill shall be placed in any Resource Area or any buffer zone so as to alter the flow of surface water in a way that the Conservation Commission feels will adversely affect the wetland values of the Resource Area(s).

Existing elevations on site will be maintained as much as possible with a small amount of fill being proposed for access and to set the garage elevation at the flood elevation (EL=10). The proposed dwelling uses flood vents and will generally maintain the existing direction of flow on site. Flow is directed to Wier River for existing and proposed conditions.

(b) No filling or excavation or other alteration of salt marshes shall be permitted.

No fill in salt marsh is proposed. The only proposed alteration is the reseeding of the previously mowed salt marsh area by hand to preserve the salt marsh area.

(c) The Commission at its discretion may allow the filling of up to 2,500 square feet of Vegetated Wetland for a limited project...

No fill is proposed in vegetated wetlands.

(d) Compatible fill shall be used for beach and dune nourishment projects.

No beach or dune nourishment is proposed.

(e) Dumping of lawn wastes, brush or leaves or other materials or debris is not permitted in any Resource Area.

No dumping in the resource area is proposed. The owners understand resource areas are protected.

(f) The Commission is authorized to deny any filling of any Resource Area in order to protect the wetland values of the Resource Area.

This application is presented to the Conservation Commission for their review and considerable measures have been proposed to provide improvements and protections for the resource areas.

Compliance with the Wetlands Protection Act 310 CMR 10.58(4), Riverfront Area, General Performance Standards

The proposed work complies with the performance standards as follows:

1. *Protection of Other Resource Areas* – The proposed work is located within both a salt marsh buffer zone and a BVW buffer zone. The performance analysis of both zones was completed to make sure the project satisfies the requirements of both resource areas. Thus this standard is met.
2. *Protection of Rare Species* - As shown in MassMapper and as detailed in the Wetland Delineation Report, no rare species habitats, no endangered species and no vernal pools are identified on the site. This standard is met.
3. *Alternatives Analysis* – An Alternatives Analysis is provided to meet this standard.
4. *Redevelopment within Previously Developed Riverfront Area; Restoration and mitigation - Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas.*
 - A. *At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.*

The lot and the limit of work is within degraded riverfront area located entirely within the Riverfront buffer. Substantial reductions to the proposed impervious area within the 50 foot buffer over existing conditions has been proposed. A 2,160± sf area of historically mowed lawn will be restored to salt marsh.

- B. *Stormwater management is provided according to standards established by the Department.*

The site shows a reduced size of impervious area (-900± sf) thus this project is not subject to stormwater management.

- C. Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).*

The proposed work shown on the Site Plan is located further away from the existing impervious areas and structures to the Weir River. The plan is governed in accordance with 310 CMR 10.58 (5)(f).

- D. Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).*

This standard does not apply since the project is governed in accordance with 310 CMR10.58 (f).

- E. The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).*

This standard does not apply since the project is governed in accordance with 310 CMR10.58 (f).

- F. When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:*

1. removal of all debris, but retaining any trees or other mature vegetation;
2. grading to a topography which reduces runoff and increases infiltration;
3. coverage by topsoil at a depth consistent with natural conditions at the site; and
4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;

The project reduces the impervious area located on the property by 900 square feet. The mitigation of restoring the historic lawn to salt marsh and the removal of additional impervious debris on the riverfront area more than satisfies the 1:1 ratio required by section (f).

G. When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00, the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Executive Office of Energy and Environmental Affairs.

The applicant is proposing mitigation through the use of removal of debris, the reduction of impervious area, and the restoration of the Salt Marsh. The limit of work is entirely within degraded area thus the 2:1 mitigation does not apply to the Site.



Alternative Analysis

ALTERNATIVES ANALYSIS

322 Rockland Street, Hingham

1.0 INTRODUCTION

Stephen and Donna Linskey, the applicants of 322 Rockland Street, are proposing to raze and rebuild their single family home. The structure is located within the 100' Riverfront area. According to the Wetlands Protection Act 310 CMR 10.58(5), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work provides an improvement to the existing conditions and the total riverfront area within the lot is approximately 38,800 sf.

The proposed work results in an alteration area of approximately 9,051 SF within the Riverfront area. The existing impervious area on the existing property is 4,145 sf and is proposed to be reduced to 3,245 sf(-880± sf). The reduction in impervious area would be considered an improvement to the Riverfront area. Additional improvements to the riverfront area include the restoration of 2,160± sf of historically mowed lawn, back to salt marsh, the removal of a shed which is partially within the salt marsh and the relocation of the driveway which is currently within 1' of the salt marsh to the front yard over 50' away from the salt marsh.

The proposed activities meet the performance standards specified in the Wetlands Protection Act (WPA) 310 CMR 10.00. An alternatives analysis is required for work in the Riverfront Area and is provided below.

2.0 NO ACTION ALTERNATIVE

This alternative will not meet the projects needs as the client wants the house to be elevated above the FEMA flood zone AE (EL=10) due to safety issues and expensive maintenance costs. Thus, this is an unfeasible alternative.

3.0 ALTERNATIVE LOCATION

Alternative layouts for the house were considered when coming up with the design. The current plan is the best configuration as it allows for the house to be at the front yard setback and pulls the structure as far as possible from the Weir River. The current location of the house allows for less disturbance to the site as the house is within the current foot print of the existing dwelling. The minor grade changes by the driveway and the location of the house allow for the runoff coming from the street to flow in the same path under the proposed design as the existing conditions. Thus, the idea of an alternative location is an unfeasible alternative.

4.0 PREFERRED ALTERNATIVE

The proposed layout of the project was deemed the most favorable as it allows for the house to be placed away from the front yard setback and give the client access to the rear yard. The runoff created by the road flowing onto the applicants property can still get around the house in both directions, similar to the existing conditions. The project proposed satisfies the needs of the client and reduces the impacts on the resource area.



WetlandDelineationMemo

ECR

Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Merrill Engineers & Land Surveyors
FROM: Brad Holmes
DATE: March 1, 2024
RE: 322 Rockland Street, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 322 Rockland Street in Hingham (the Site) on February 22, 2024. The purpose of the review was to identify wetland resource areas on and near the site. The site is located along the north side of Rockland Street and contains a single-family home with driveway, shed, lawn area, etc. The site abuts the Weir River and its associated wetland resource areas. The weather on February 22nd was sunny, clear, and cold (approximately 35 degrees) with light wind and dry site conditions.

Wetland resource areas are located on and near the northwestern portion of the site. ECR placed Salt Marsh (SM) flags (pink & black ribbons) #SM1 to #SM12 along the limit of the vegetated Salt Marsh system located to the north and west of the home. ECR also placed pink pin flags #1 to #6 within the mowed Salt Marsh/maintained lawn area that is located upgradient of the SM flags. This portion of the maintained lawn or yard appears to be part of the Salt Marsh system. The Salt Marsh was delineated in accordance with the definition established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.32 pertaining to Salt Marsh. The delineation was performed by analyzing the extent of the highest high tide line characterized by plants that are well adapted to or prefer living in saline soils. The Salt Marsh is dominated by cord grasses (*Spartina spp.*) and Hightide Bush (*Iva frutescens*).

As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Salt Marsh
- 100 foot buffer zone to Salt Marsh
- Land Subject to Coastal Storm Flowage (FEMA flood zone AE)
- 200 foot Riverfront Area

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does contain a U.S.G.S. mapped river/stream, which is the Weir River. The Weir River is a tidal river and the Mean High Water elevation marks the start of the 200 foot Riverfront Area at the site.
4. The site is located within the Weir River Area of Critical Environmental Concern.

ECR

Environmental Consulting & Restoration, LLC



Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrwetlands.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager

Wetland Sketch





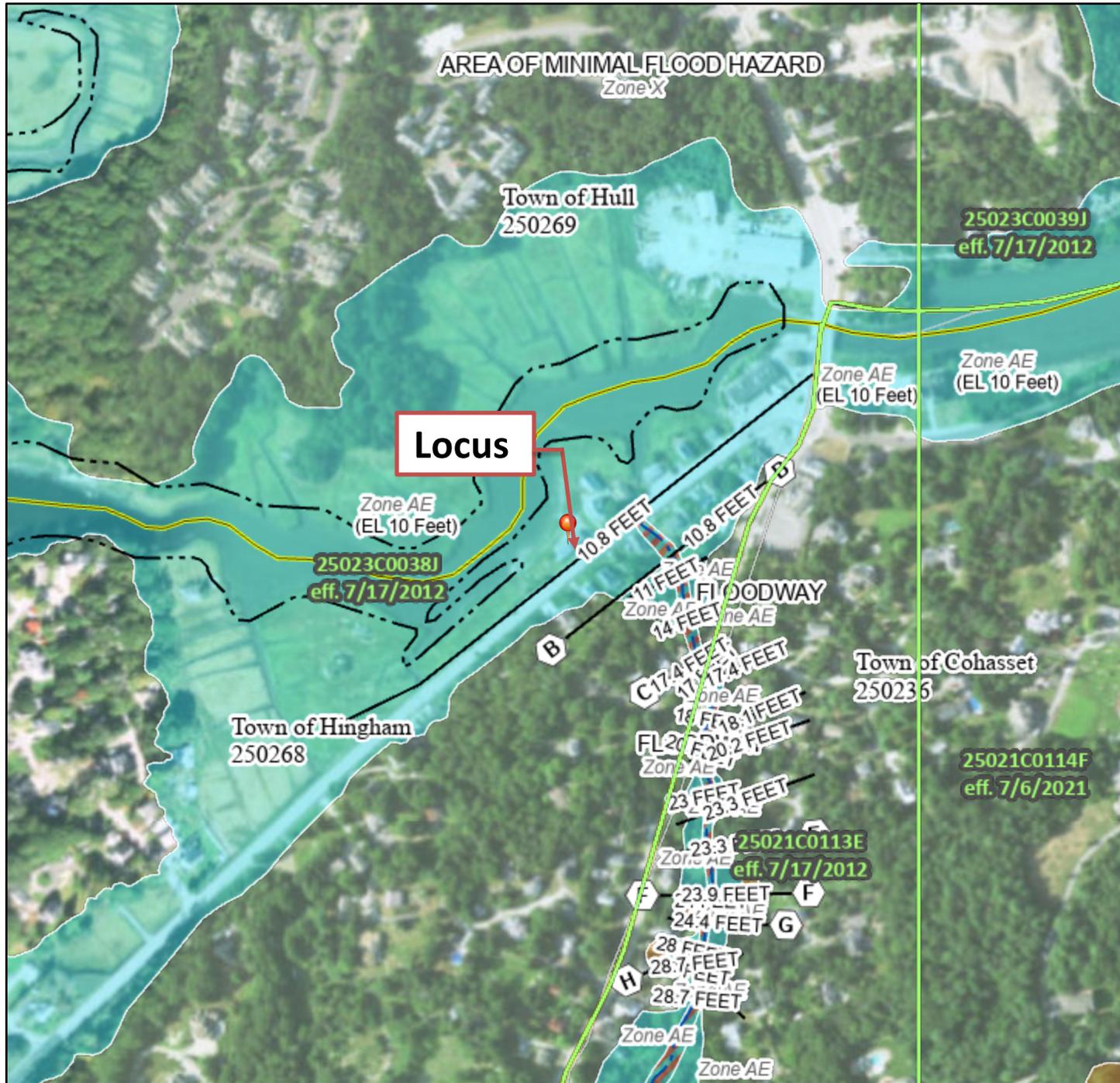
USGS Map



National Flood Hazard Layer FIRMette



70°51'8"W 42°15'45"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
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

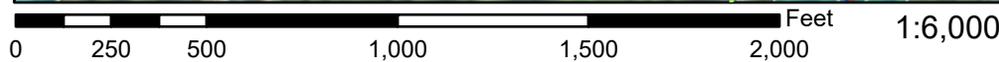


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 4/5/2024 at 4:08 PM 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.

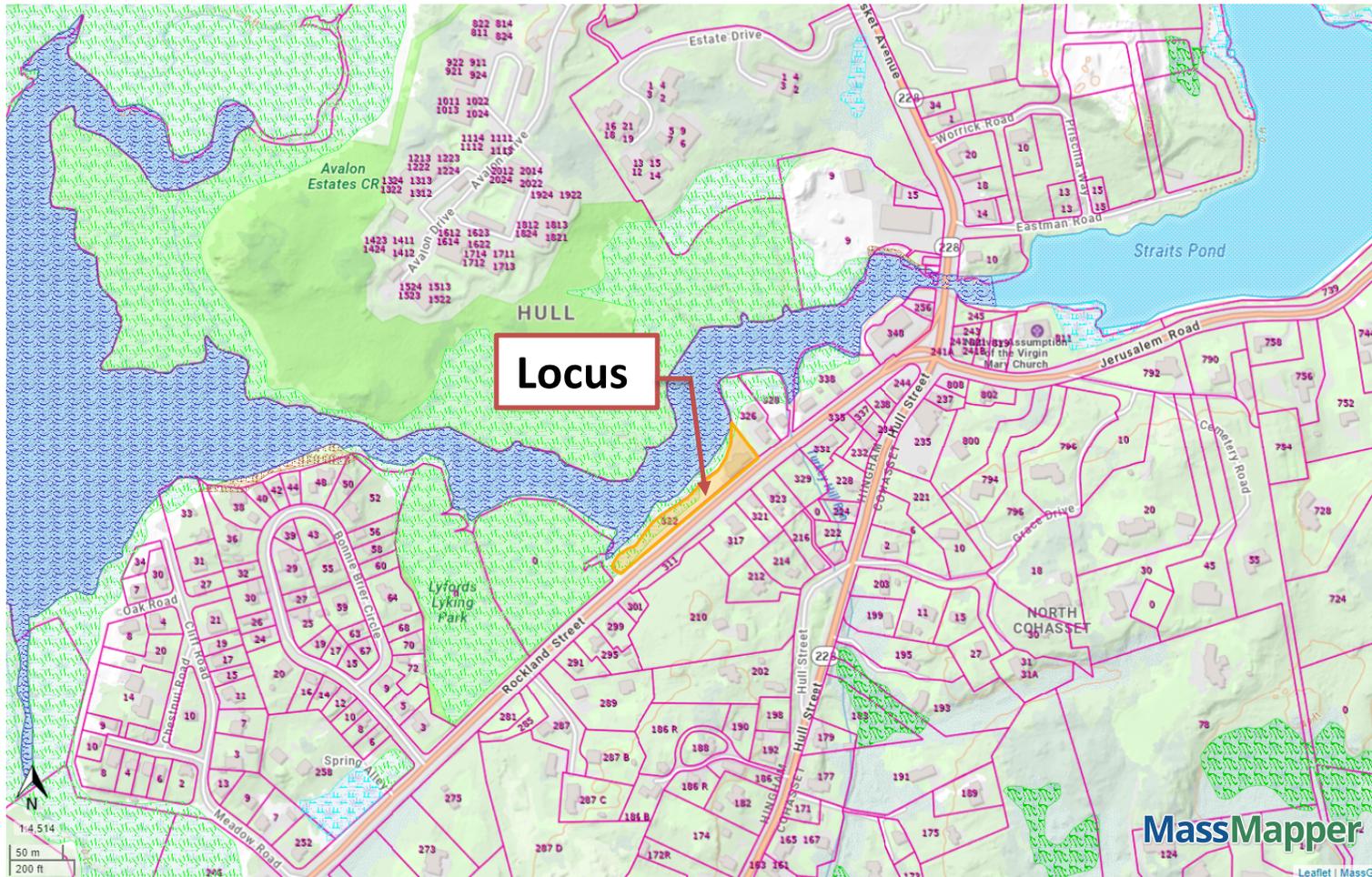
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



70°50'30"W 42°15'19"N

Basemap Imagery Source: USGS National Map 2023

322 Rockland Street, Hingham - Wetland & NHESP Map



DEP Wetlands Detailed With Outlines

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

NHESP Priority Habitats of Rare Species

-
-
-

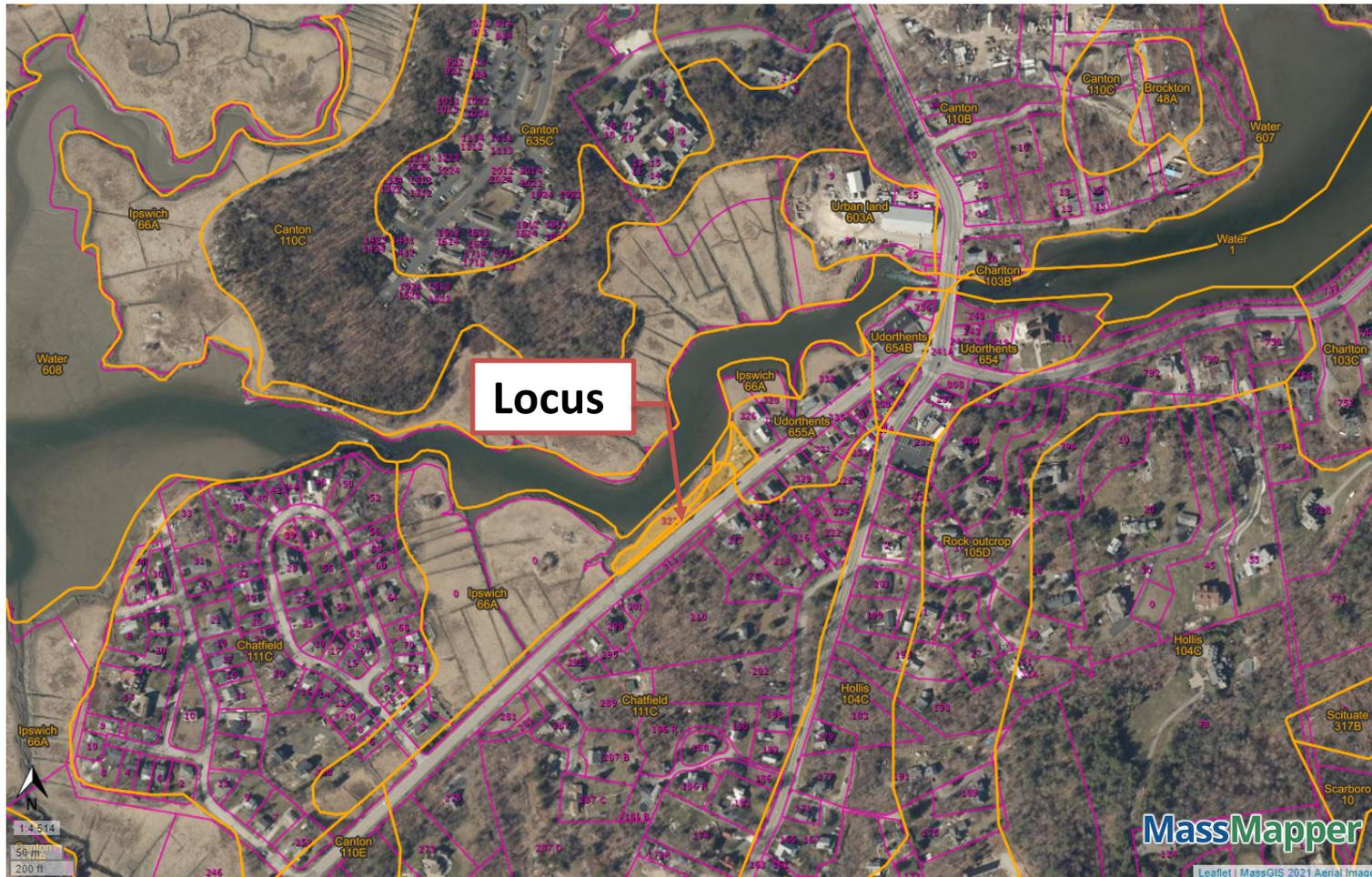
NHESP Estimated Habitats of Rare Wildlife

NHESP Certified Vernal Pools



Property Tax Parcels

322 Rockland Street, Hingham - Soils Map



Soils Outlines



Property Tax Parcels

Aerial Map





Site Photography









NOI Wetland & Local Filing Fees



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

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1705218
 City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name	STEPHEN	b. Last Name	LINSKEY
c. Organization			
d. Mailing Address	322 ROCKLAND STREET		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code		02043	
h. Phone Number		i. Fax	
j. Email	smlbuildinginfo@aol.com		

2. Property Owner:(if different)

a. First Name	STEPHEN	b. Last Name	LINSKEY
c. Organization			
d. Mailing Address	322 ROCKLAND STREET		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code		02043	
h. Phone Number		i. Fax	
j. Email	smlbuildinginfo@aol.com		

3. Project Location:

a. Street Address	322 ROCKLAND STREET	b. City/Town	HINGHAM
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Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

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

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

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

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) CONSTRUCTION OF SINGLE FAMILY HOUSE;	1	500.00	RFA MULTIPLIER 1.5	750.00
		City/Town share of filing fee \$387.50	State share of filing fee \$362.50	Total Project Fee \$750.00

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

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

NOTE: These Bylaw fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (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	A	1	\$250.00	\$250.00
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL \$350.00

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)



Local Forms and Documents



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

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

- WPA Form 3- Notice of Intent: [WPA Form 3: Wetlands Notice of Intent | Mass.gov](#) The application must be signed by the property owner. Submit the original and one copy to the Commission by hand delivery or certified mail.
- WPA Appendix B- *NOI Wetland Fee Transmittal Form* and two (2) separate checks for the following: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#)
 - *Payable to Town of Hingham*
 - *Please redact bank account information from photocopies*
 - *Note, a public legal notice is prepared and submitted by staff and the newspaper will invoice the applicant*
- A copy of the Certified Abutter List and the [‘Notification to Abutters Form’](#)
 - *Contact Conservation Office for abutters list which will be certified by the Assessor’s Office*
 - *Abutters must be notified by hand delivery, certified mail-return receipt, OR certificate of mailing at least 7 days prior to the hearing date*
 - *Certified mail receipts or certificate of mailing receipts shall be submitted to the Conservation Office with the application or presented to the Commission at the beginning of the public hearing*
- [‘Affidavit of Service’ Form](#) attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5
 - *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.

- 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)
- Proof of mailing the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) and the MA Division of Marine Fisheries (Gloucester), if applicable (certified mail receipt from the post office)
- The Conservation Commission's [Policy on Receipt of Information](#)
- Optional - [Voluntary 21 Day Waiver](#)

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


Date



**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 October 21, 2024 (date) for the following application:
322 Rockland Street (address).


Applicant Signature

Stephen Linsky
Print

9-11-2024
Date



Abutters List and Notification

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 322 Rockland Street

Parcel ID: 23-0-1

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

9/10/2024

Three handwritten signatures are present. The first signature is a simple scribble. The second signature is a cursive name, likely 'John'. The third signature is a cursive name, likely 'Ramon'.

Parcel ID: 23-0-1
LINSKEY STEPHEN M & DONNA
322 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 22-0-34
TOWN OF HINGHAM
TOWN OF HINGHAM (CONSERVATION)
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 23-0-10
ROBY THOMAS & ALISHA
301 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-11
CASCARANO JOHN JR
317 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-12
MITCHELL ERIC A & DONNA
321 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-13
BODIE STEVEN FRANCIS &
BODIE-MCWETHY FAMILY
323 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-14
FEELEY MICHAEL
329 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-2
FISKE GERARD H & ELEANOR
326 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-34
JOHNSON JOHN R
328 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 33-0-4
GOVONI STEVEN S &
299 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 33-0-5
ROBY THOMAS & ALISHA
301 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 33-0-7
210 HULL STREET LLC
41 BREWSTER ROAD
HINGHAM, MA 02043

AFFADAVIT OF SERVICE
Under the MA Wetlands Protection Act and
Hingham Wetlands Protection By-Law

(To be submitted to the Hingham Conservation Commission and the MA Department of Environmental Protection when filing an application requiring abutter notification)

I, **Karolyn Gear** _____, hereby certify under the pains and penalties of perjury
Name of person making Affidavit
that on _____ I gave notification to abutters in compliance with the second paragraph of
Date
the Massachusetts General Laws Chapter 131, Section 40, and the Hingham Wetlands Protection By-Law and
Wetland Regulations, by **Certificate of Mailing** _____ in connection with the following matter:
Type of Service

A Notice of Intent was filed under the MA Wetlands Protection Act and Hingham Wetlands Protection By-Law with the Hingham Conservation Commission on:

_____ for property located at **322 Rockland Street, Hingham** _____.
Date *Property Address*

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

Signature

Date