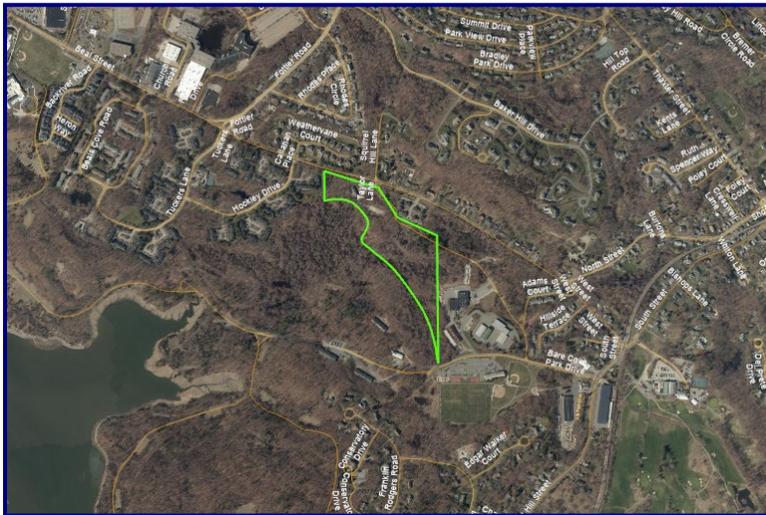


ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION

100 Beal Street Map 58, Lot 23 Hingham, Massachusetts



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

PREPARED FOR:
Hingham Housing Authority
80 Clay Street
Quincy, Massachusetts 02170

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

IN ASSOCIATION WITH:
Bohler Engineering, Inc.
Control Point Associates, Inc.

REPORT DATE: October 15, 2024





October 15, 2024

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

Re: Abbreviated Notice of Resource Area Delineation
100 Beal Street
Map 58, Lot 23
Hingham, MA 02043

Members of the Hingham Conservation Commission:

On behalf of the Hingham Housing Authority, and in association with Bohler Engineering, Inc. and Control Point Associates, Inc. (CPA), Lucas Environmental, LLC (LE) is pleased to submit this Abbreviated Notice of Resource Area Delineation (ANRAD) to confirm the delineation and identification of wetland resource areas for the subject property located at 100 Beal Street (Map 58, Lot 23) in Hingham, Massachusetts. This ANRAD is submitted in order to confirm the boundaries of wetland resource areas on the site that are regulated under the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.), and the Town of Hingham Wetlands Protection Bylaw (Article 22) and Wetland Regulations.

Professional Wetland Scientists (PWS) from Lucas Environmental, LLC (LE) conducted a site investigation on November 2, 2023 and August 6, 2024 to determine if wetland resources were present at the property. A Wetland Summary Letter with the Bordering Vegetated Wetland Determination Forms, prepared by LE, dated August 7, 2024, provides details on the resource areas examined and delineated (See Appendix A).

The site inspections identified the following wetland resource areas at the site:

- Three Bordering Vegetated Wetland (BVW);
- Two Isolated Vegetated Wetland (IVW); and
- Inland Bank, Land Under Water Bodies and Waterways (LUWW), and Riverfront Area (RFA) to one perennial stream.

The Applicant is seeking to confirm the accuracy of the characterization and delineation of the wetland resource areas delineated within the Study Area. The Applicant requests confirmation of the resource areas as shown on the ALTA/NSPS Land Title Survey, prepared by CPA, which include the following:

- Inland Bank/Mean Annual High Water (MAHW) line as delineated by flags BF1-1 to BF1 36 and BF1-100 to BF1-123;
- 100-Foot and 200-Foot Riverfront Area as offset from the delineated flags BF1-1 to BF1 36 and BF1-100 to BF1-123;



500A Washington Street, Quincy, MA 02169

- Bordering Vegetated Wetlands as delineated by flags WFA-1 to WFA-100 and WFB-1 to WFB-23;
- Isolated Vegetated Wetland D as delineated by flags WFD-1 to WFD-6;
- The 100-Foot Buffer Zone extending onto the property from the off-site BVW WFE-1 to WFE-4;
- The 100-Foot Buffer Zone extending onto the property from the off-site IVW C as delineated by flags WFC-1 to WFC-6;
- No other resource areas are present on the site.

Note that the Applicant is NOT seeing confirmation of any off-site flagging in the list above; however, the Applicant is seeking confirmation of the 100-Foot Buffer Zone and RFA that extend into the site from the off-site resource areas.

The Applicant respectfully requests that the Conservation Commission issue an Order of Resource Area Delineation under the Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw confirming the accuracy of the characterization and delineation of the areas noted above as described in this ANRAD application and shown on accompanying ALTA/NSPS Land Title Survey.

Enclosed please find one (1) original and one (1) copy of the ANRAD submittal and Survey Plans. The ANRAD application package includes the WPA Form 4A, local ANRAD forms, figures, Wetland Summary Letter and BVW Determination Forms, photographic documentation, abutter notification, and Survey Plans. A link to an electronic copy of the pdf file of the ANRAD application and supporting documentation will be provided concurrently with this submittal via email. We respectfully request that you place this matter on your agenda for the November 4, 2024, Public Hearing.

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

Sincerely,
LUCAS ENVIRONMENTAL, LLC

A handwritten signature in blue ink that reads 'Christopher M. Lucas'.

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

cc: MassDEP – SERO (electronic copy)
Hingham Housing Authority – Applicant/Owner (electronic copy)
Bohler Engineering (electronic copy)



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SECTION I – FORMS



TOWN OF HINGHAM

CONSERVATION COMMISSION

APPLICATION CHECKLIST

ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION

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

- WPA Form 4A:
<https://www.mass.gov/how-to/wpa-form-4a-abbreviated-notice-of-resource-area-delineation>
- N/A Two (2) separate checks for the following fees: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#) The project is fee exempt.
 - Payable to Town of Hingham
 - Please redact bank account information from photocopies
 - Note, a public legal notice is prepared and submitted by staff; the newspaper will invoice the applicant
- Proof (Certified Mail receipt from the post office) that a copy of the complete application was sent to the MA Department of Environmental Protection, Southeast Regional Office: 20 Riverside Drive, Lakeville MA, 02347 A copy will be concurrently emailed to MassDEP - SERO with submission to the Con Com.
- Abutter Notification Form: <http://www.hingham-ma.gov/DocumentCenter/View/795>
 - Contact Conservation Office for abutter list
 - Abutters to be notified by Certified Mail-Return Receipt OR Certificate of Mailing
 - Submit one copy to Conservation Office
 - Submit Proof of mailing to Conservation Office
- Affidavit of Service Form: <http://www.hingham-ma.gov/DocumentCenter/View/794>
 - Complete and submit to Conservation Office attesting that abutters were notified
This will be submitted prior to the Public Hearing.
- The Conservation Commission's [Policy on Receipt of Information](#)
- A brief narrative describing the property location, delineated resources, methodology used for delineation, and site photos
- Project plans that are prepared, signed, and stamped by a registered professional engineer (PE) or other registered professional, as required by the Conservation Commission, and include the following information (hard copies must be printed to scale):
 - The date the delineation was completed
 - Location of all known resource areas, including sequentially numbered flags
 - 50 and 100 foot buffer lines from resource areas
 - 200 foot Riverfront Area line, if applicable
 - FEMA Floodplain boundaries, if applicable
- Optional - [Voluntary Waiver of Deadlines](#)



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham
 City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

100 Beal Street
 a. Street Address

Hingham
 b. City/Town

02043
 c. Zip Code

Latitude and Longitude:

42.242111
 d. Latitude

-70.912132
 e. Longitude

58
 f. Assessors Map/Plat Number

23
 g. Parcel /Lot Number

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



2. Applicant:

James
 a. First Name

Marathas
 b. Last Name

Hingham Housing Authority
 c. Organization

80 Clay Street
 d. Mailing Address

Quincy
 e. City/Town

MA
 f. State

02170
 g. Zip Code

781.858.4008
 h. Phone Number

i. Fax Number

jmarathas@quincyha.com
 j. Email Address

3. Property owner (if different from applicant):

James
 a. First Name

Marathas
 b. Last Name

Hingham Housing Authority
 c. Organization

100 Beal Street
 d. Mailing Address

Hingham
 e. City/Town

MA
 f. State

02043
 g. Zip Code

781.858.4008
 h. Phone Number

i. Fax Number

jmarathas@quincyha.com
 j. Email Address

Check if more than one owner (attach additional sheet with names and contact information)

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

4. Representative (if any):

Christopher
 a. Contact Person First Name

Lucas
 b. Contact Person Last Name

Lucas Environmental, LLC
 c. Organization

500A Washington Street
 d. Mailing Address

Quincy
 e. City/Town

MA
 f. State

02169
 g. Zip Code

617.405.4140
 h. Phone Number

617.405.4465
 i. Fax Number

cml@lucasenviro.com
 j. Email Address

Fees will be calculated for online users.

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

N/A - Fee Exempt
 a. Total Fee Paid

N/A - Fee Exempt
 b. State Fee Paid

N/A - Fee Exempt
 c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
**WPA Form 4A – Abbreviated Notice of
 Resource Area Delineation**
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

 MassDEP File Number

 Document Transaction Number

 Hingham
 City/Town

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 3,337
 Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
 - a. MassDEP BVW Field Data Form (attached)
 - b. Other Methods for Determining the BVW boundary (attach documentation):
 1. 50% or more wetland indicator plants
 2. Saturated/inundated conditions exist
 3. Groundwater indicators
 4. Direct observation
 5. Hydric soil indicators
 6. Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

<u>Inland Bank/MAHW Line</u>	<u>1,507</u>
a. Resource Area	b. Linear Feet Delineated
<u>Isolated Vegetated Wetland (Local Only)</u>	<u>308</u>
c. Resource Area	d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ANRAD (Delineation Plans only)
2. 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.)
3. Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
**WPA Form 4A – Abbreviated Notice of
 Resource Area Delineation**
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham
City/Town

D. Fees

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

- 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 the attached 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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham
City/Town

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date 10/11/24

4. Date 10/10/24

6. Date 10/11/2024

For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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.

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) in accordance with the [Commission's Meeting Schedule and Deadlines](#) to facilitate the placement of the legal advertisement and to allow timely review by the Conservation Officer. 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 (hard copy and electronic copy) a minimum of 7 days prior to the meeting date, on Monday by 4PM. If the office is closed on Monday due to a holiday, the information is due on the preceding Thursday by 4PM. *Revisions submitted after the established deadline may not receive a timely 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

October 11, 2024

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 November 18, 2024 (date) for the following application:
ANRAD for 100 Beal Street, Hingham, MA (address).



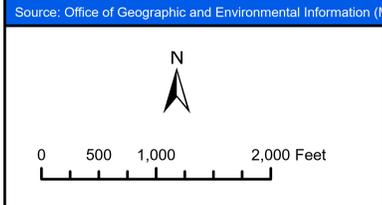
Applicant Signature

James Marathas
Print

10/11/24
Date



SECTION II – FIGURES



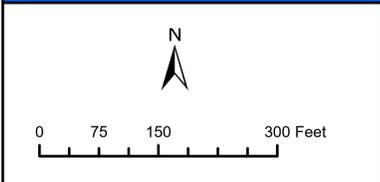
USGS Map
Notice of Intent
100 Beal Street
Hingham, Massachusetts

FIGURE 1

LUCAS
 ENVIRONMENTAL, LLC



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



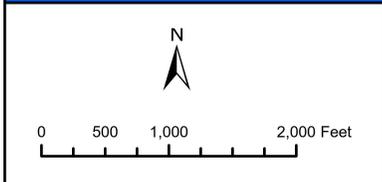
Aerial Map
Notice of Intent
100 Beal Street
Hingham, Massachusetts

FIGURE 2

LUCAS
ENVIRONMENTAL, LLC



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



NHESP Map
Notice of Intent
100 Beal Street
Hingham, Massachusetts

FIGURE 3

LUCAS
 ENVIRONMENTAL, LLC

National Flood Hazard Layer FIRMette

70°54'58"W 42°14'40"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



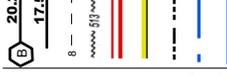
NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES



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

OTHER FEATURES



Cross Sections with 1% Annual Chance Water Surface Elevation
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

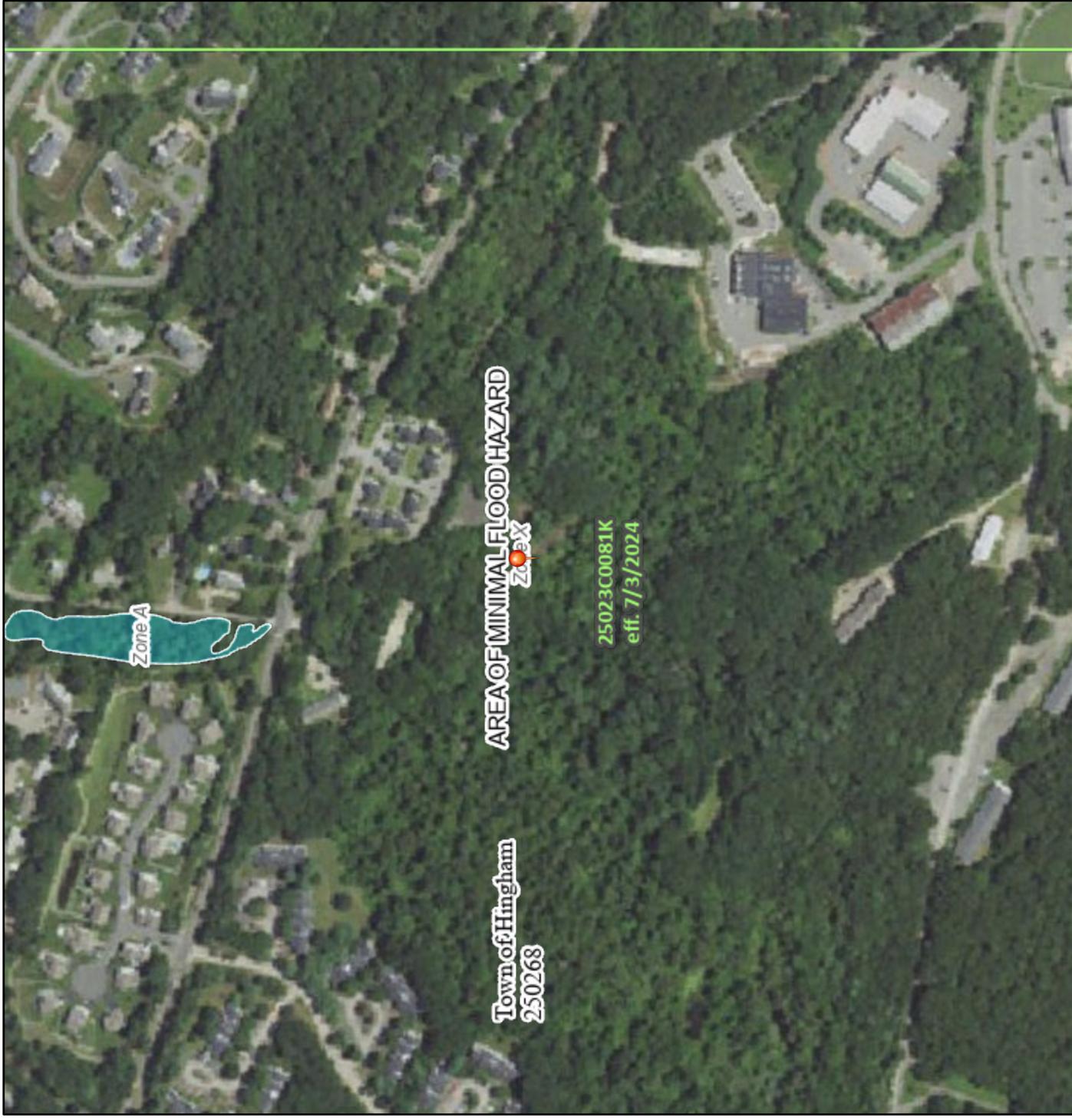


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 10/11/2024 at 4:16 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°54'21"W 42°14'13"N

Basemap Imagery Source: USGS National Map 2023

FIGURE 4



SECTION III – APPENDICES



APPENDIX A

WETLAND SUMMARY LETTER & BVW DETERMINATION FORMS



500A Washington Street, Quincy, MA 02169

August 7, 2024

Bohler Engineering, Inc.
Attn: Angela Botto
45 Franklin Street, 5th Floor
Boston, MA 02110

Re: Wetland Summary Letter
100 Beal Street
Hingham, MA 02043

Dear Ms. Botto,

Professional Wetland Scientists (PWS) from Lucas Environmental, LLC (LE) conducted a site investigation on November 2, 2023 and August 6, 2024 to determine if wetland resources were present at the property located at 100 Beal Street in Hingham, Massachusetts. Please note that this effort is specific to wetland resources; it does not evaluate constraints related to local planning or zoning requirements, historical or cultural significance, nor does it evaluate the potential for soil, air, or water contamination.

The wetland investigation was performed in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40) and regulations (310 CMR 10.00 *et seq.*); Section 404 of the Clean Water Act (33 U.S.C. 1344); Massachusetts Department of Environmental Protection (MassDEP) publication “Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands (2022); and the U.S. Army Corp of Engineers (USACE) Wetland Delineation Manual (1987); the Northcentral and Northeast Regional Supplement (2012); and the Town of Hingham Wetlands Protection Bylaw (Article 22) and Wetland Regulations.

The site investigation was limited to wetland areas within 100 feet and perennial streams within 200 feet of the site property (the “Study Area”).

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

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

1.0 EXISTING CONDITIONS

The property, located at 100 Beal Street, includes an apartment building and associated parking area and driveways located at the northwest end of the property, with the remainder of the approximately 15-acre parcel consisting of forested uplands and wetlands. The property is bound by Beal Street and residential development to the north, residential development to the northwest, the Hingham Municipal Lighting Plant to the east, and undeveloped land of Bare Cove Park to the south and southwest. An unnamed perennial stream is mapped on the current USGS Topographic Map (Weymouth Quadrangle, 2021) along the southwest property line and then flows north and west to Beal Cove.

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2021) under the Natural Heritage and Endangered Species Program (NHESP) indicates that the Study Area is not located within Priority Habitat of Rare Species or within Estimated Habitat of Rare Wildlife. A Certified Vernal Pool (CVP #3588) is mapped near the extreme southeast corner of the property.

Portions of the southern and eastern areas of the property are located within the Weymouth Back River Area of Critical Environmental Concern (ACEC), and the streams and wetlands within and draining to the ACEC are mapped as Outstanding Resource Waters (ORW). No MassDEP Wellhead Protection Areas or Watershed Protection Areas are mapped within the Study Area.

According to the July 3, 2024, FEMA Flood Insurance Rate Map (FIRM) for Plymouth County, Massachusetts, Map Number 25023C0081K, the entire Study Area is located in Zone X, Area of Minimal Flood Hazard, which is classified as areas outside the 0.2% annual chance floodplain (500-year floodplain). Therefore, Bordering Land Subject to Flooding (BLSF) is not to be present within the Study Area.

2.0 ENVIRONMENTAL RESOURCE AREAS

Wetland resource areas observed within and near the Study Area include Inland Bank, Bordering Vegetated Wetlands (BVW), Land Under Water Bodies and Waterways (LUWW), and Riverfront Area (RFA). Three (3) Isolated Vegetated Wetlands (IVW) are also present within the Study Area. IVWs are not regulated under the WPA unless the wetland meets the size and volume requirement to be regulated as Isolated Land Subject to Flooding (ILSF). Although calculations were not performed, it does not appear that the IVW's within the Study Area meet the criteria to be regulated as ILSF under the WPA; however, the volume requirement under the Bylaw (one-sixteenth acre-foot) is less than under the WPA (one-quarter acre-foot). IVWs are regulated under the Bylaw. Under the Wetlands Protection Act (WPA) and Bylaw, the 100-Foot Buffer Zone associated with Bank and BVW extends into portions of the Study Area. The 200-Foot Riverfront Area associated with the unnamed perennial stream also extends into the Study Area.

2.1 Inland Bank – WPA & Bylaw

Section 310 CMR 10.54 of the WPA defines a Bank as *the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland. The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level.* The delineated Bank of the perennial stream is described below. The Bylaw does not include any further definition of Bank.

2.2 Bordering Vegetated Wetlands – WPA & Bylaw

Section 310 CMR 10.55 of the WPA defines BVW as *“freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist...”* The delineated areas of BVW are described below. The Bylaw definition of Vegetated Wetlands is similar; however, it also includes IVW.

2.3 Land Under Water Bodies and Waterways – WPA & Bylaw

Section 310 CMR 10.56 of the WPA defines LUWW as *the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock. The physical characteristics and location of Land Under Water Bodies and Waterways specified in 310 CMR 10.56(2)(a) are critical to the protection of the interests specified in 310 CMR 10.56(1). The boundary of Land Under Water Bodies and Waterways is the mean annual low water level.* This resource area is located below the lower edge of Bank or the Mean Annual High Water (MAHW) line of the perennial stream, therefore it is not field delineated. The Bylaw does not include any further definition of LUWW relative to rivers or streams.

2.4 Riverfront Area – WPA & Bylaw

Under Section 310 CMR 10.58 of the WPA, the Riverfront Area is *the area of land between a river's mean annual high-water line measured horizontally (outward from the river and a parallel line located 200 feet away). The riverfront area may include or overlap other resource areas or their buffer zones. The riverfront area does not have a buffer zone.* Furthermore, the MAHW line is *the line that is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of pointbars, changes in bank materials, or bank undercuts.* The unnamed stream is depicted as perennial on the most recent USGS mapping (Weymouth, MA Quadrangle, 2021). Therefore the 200-Foot Riverfront Area extends landward from the MAHW line, which is coincident with the Inland Bank described below as Stream 1. The Bylaw definition of Riverfront Area is the same as the WPA.

However, Section 21.1(4) of the Regulations states: “*Notwithstanding any provisions of 310 CMR 10.58, the Commission shall presume that the mean annual high water line of a non-tidal river is coincident with the outer (landmost) boundary of any Bordering Vegetated Wetland (as defined in these regulations) that may be adjacent to the river. This presumption may be overcome upon a clear showing that the mean annual high water line is closer to the river. Such evidence may include hydrological measurements and calculations prepared by a registered professional engineer and/or hydrologist, and/or stream flow stage data from U.S. Geological Survey stream gauges and survey. For non-tidal rivers lacking any Bordering Vegetated Wetland, the inner boundary of the 200-foot Riverfront Area shall be the top of Inland Bank as determined by the first observable break in slope or the mean annual flood level, whichever is lower.*” The delineated MAHW line has been appropriately identified and delineated within the limits of the BVW.

2.5 Resource Area Descriptions

The following sections describe the delineated resources (BVW, Bank, and Bylaw regulated IVW) that were identified. BVW Determination Forms were completed and are included with this letter.

Stream 1 – Unnamed Perennial Stream

The unnamed perennial stream flows northwest generally along the western property line, then westerly away from the Study Area into Beal Cove. The Banks/MAHW line of the northern/eastern streambank was field delineated with blue survey flagging numbered sequentially from BF1-1 to BF1-36 and BF1-100 to BF1-123. Vegetation growing along the stream includes red maple (*Acer rubrum*), sweet pepperbush (*Clethra alnifolia*), northern arrowwood (*Viburnum recognitum*), silky dogwood (*Cornus amomum*), northern spicebush (*Lindera benzoin*), and skunk cabbage (*Symplocarpus foetidus*).

The MAHW line was delineated based on evidence of bankfull conditions and coincides with Inland Bank. The Bank along the stream is generally well defined. The stream varies in width from approximately eight to fifteen feet and observed depths were approximately six to ten inches. The stream bed consists largely of muck and fine sediments.

Wetland A – BVW

Wetland A is a red maple swamp Palustrine Forested Wetland (PFO) bordering on Stream 1. The wetland is delineated with pink survey tape numbered sequentially with flag series WFA-1 to WFA-100. Common vegetation within this wetland includes red maple, northern spicebush, glossy buckthorn (*Frangula alnus*), willows (*Salix sp.*), highbush blueberry (*Vaccinium corymbosum*), green ash (*Fraxinus pennsylvanica*), sweet pepperbush, northern arrowwood, common greenbrier (*Smilax rotundifolia*), meadowsweet (*Spiraea alba*), tussock sedge (*Carex stricta*), sensitive fern (*Onoclea sensibilis*), royal fern (*Osmunda regalis*), multiflora rose (*Rosa multiflora*), and skunk cabbage.

The wetland/upland boundary is generally located along a variable topographic break with several areas of broader transitional zones. Wetland soils consist of deep organic soil (histosol). Indicators of wetland hydrology include water-stained leaves, shallow soil saturation, free water in the soil test hole, and drainage patterns.

Common upland vegetation includes red oak (*Quercus rubra*), black cherry (*Prunus serotina*), white pine (*Pinus strobus*), Norway maple (*Acer platanoides*), white oak (*Quercus alba*), gray birch (*Betula alleghaniensis*), American hop-hornbeam (*Ostrya virginiana*), American beech (*Fagus grandifolia*), staghorn sumac (*Rhus typhina*), Oriental bittersweet (*Celastrus orbiculatus*), Tatarian honeysuckle (*Lonicera tatarica*), multiflora rose, American pokeweed (*Phytolacca americana*), garlic mustard (*Alliaria petiolata*), and tall goldenrod (*Solidago altissima*).

Wetland B – BVW

Wetland B is a PFO located in the west-central portion of the Study Area between Beal Street and Wetland A. The wetland is delineated with pink survey tape numbered sequentially with flag series WFB-1 to WFB-23. Common vegetation consists primarily of American elm (*Ulmus americana*), common buckthorn (*Rhamnus cathartica*), northern arrowwood, common greenbrier, and Tatarian honeysuckle. Soils generally consist of a depleted matrix and redoximorphic features under a dark A horizon. Indicators of wetland hydrology include shallow soil saturation, inundation, and drainage patterns. Water flows through this wetland via culverts located at the north and south ends of the wetland and drains to Wetland A.

Wetland C – IVW

Wetland C is a small Palustrine Scrub-Shrub (PSS) wetland located just off-site along the northeast corner of the property. The wetland boundary was delineated with pink survey tape numbered sequentially with flag series WFC-1 to WFC-6. Plant species observed include primarily willow and glossy buckthorn. Soils have been excavated and are shallow with depletions.

Wetland D – IVW

Wetland D is a small PFO wetland located along the property line and Beal Street. The wetland boundary was delineated with pink survey tape numbered sequentially with flag series WFD-1 to WFD-6. Vegetation observed includes red maple, glossy buckthorn, northern arrowwood, common greenbrier, and poison ivy. Observed soil consists of a deep, dark A-horizon over a B-horizon with a depleted matrix. Hydrological indicators include water-stained leaves.

Wetland E – BVW

Wetland E is located off-site on the north side of Beal Street and consists of a drainage swale that drains to a culvert under Beal Street. The southern end of the wetland swale was delineated with pink survey tape numbered sequentially with flag series WFE-1 to WFE-4.

2.6 Hingham Wetlands Protection Bylaw

Under the Hingham Wetlands Protection Bylaw: *“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. 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 Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting*



500A Washington Street, Quincy, MA 02169

native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.”

The Bylaw Regulations define project-specific performance standards and setbacks for septic systems, pools and tennis courts, landscaping, docks and piers, underground storage tanks, filling, and structures.

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

Sincerely,
LUCAS ENVIRONMENTAL, LLC

A handwritten signature in blue ink that reads 'Christopher M. Lucas'.

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

Enclosures: BVW Determination Forms

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 100 Beal Street City/Town: Hingham Sampling Date: 11/02/23
 Applicant/Owner: Hingham Housing Authority Sampling Point or Zone: WFA-12 WET
 Investigator(s): Lucas Environmental, LLC Latitude / Longitude: _____
 Soil Map Unit Name: 52A - Freetown Muck NWI or DEP Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Depth (inches) <u>0.00</u>
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Depth (inches) <u>0.00</u>
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology <input checked="" type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation <input type="checkbox"/> Hydrological records <input checked="" type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	Indicators of the Influence of Water <input type="checkbox"/> Direct observation of inundation <input checked="" type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input checked="" type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Red Maple	Acer rubrum	FAC	85.5	Yes	Yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
<u>85.5</u> = Total Cover					
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Green Brier	Smilax rotundifolia	FAC	63.0	Yes	Yes
2. Northern Arrowwood	Viburnum recognitum	FAC	38.0	Yes	Yes
3. Glossy Buckthorn	Frangula alnus	FAC	20.5	No	Yes
4.					
5.					
6.					
7.					
8.					
9.					
<u>121.5</u> = Total Cover					
<u>Herb Stratum</u>		Plot size <u>5</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Skunk Cabbage	Symplocarpus foetidus	OBL	20.5	Yes	Yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<u>20.5</u> = Total Cover					

VEGETATION – continued.

<u>Woody Vine Stratum</u>	Plot size _____				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
0.0 = Total Cover					

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Dominance Test:	Number of dominant species 4	Number of dominant species that are wetland indicator plants 4	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.00
	FACW species		X 2	= 0.00
	FAC species		X 3	= 0.00
	FACU species		X 4	= 0.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = 0.00		Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland vegetation criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 100 Beal Street City/Town: Hingham Sampling Date: 11/02/23

Applicant/Owner: Hingham Housing Authority Sampling Point or Zone: WFA-12 UPL

Investigator(s): Lucas Environmental, LLC Latitude / Longitude: _____

Soil Map Unit Name: 659B - Udorthents, gravelly NWI or DEP Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydic Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation <input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	Indicators of the Influence of Water <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Norway Maple	Acer platanoides	FACU	85.5	Yes	No
2. Black Cherry	Prunus serotina	FACU	20.5	No	No
3. Black Oak	Quercus velutina	UPL	20.5	No	No
4.					
5.					
6.					
7.					
8.					
9.					
			<u>126.5</u> = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Tatarian Honeysuckle	Lonicera tatarica	FACU	20.5	Yes	No
2. European Privet	Ligustrum vulgare	FACU	10.5	Yes	No
3. Shagbark Hickory	Carya glabra	FACU	10.5	Yes	No
4.					
5.					
6.					
7.					
8.					
9.					
			<u>41.5</u> = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Garlic Mustard	Allaria petiola	FACU	20.5	Yes	No
2. Tatarian Honeysuckle	Lonicera tatarica	FACU	20.5	Yes	No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			<u>41.0</u> = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>	Plot size _____				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Dominance Test:	Number of dominant species 6	Number of dominant species that are wetland indicator plants 0	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Prevalence Index:	Total % Cover (all strata)	Multiply by:	Result
	OBL species	X 1	= 0.00
	FACW species	X 2	= 0.00
	FAC species	X 3	= 0.00
	FACU species	X 4	= 0.00
	UPL species	X 5	= 0.00
	Column Totals	(A) 0	(B) 0
Prevalence Index		B/A = 0.00	Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland vegetation criterion met? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

PHOTOGRAPHIC DOCUMENTATION

PHOTOGRAPHIC DOCUMENTATION

DATE: November 2, 2023



Photograph 1: View of the existing building on the site.



Photograph 2: Access roadway from Beal Street to the existing building.

PHOTOGRAPHIC DOCUMENTATION

DATE: November 2, 2023



Photograph 3: View of an area of the parking lot associated with the existing building.



Photograph 4: View of existing pavement and disturbed area of the site.

PHOTOGRAPHIC DOCUMENTATION

DATE: November 2, 2023



Photograph 5: View of a previously paved roadway through the site, along the western property line in the central portion of the site.



Photograph 6: View of an asphalt/pavement area of the site near Wetland A, in the vicinity of WFA-51.

PHOTOGRAPHIC DOCUMENTATION

DATE: November 2, 2023



Photograph 7: View of Wetland A, near flag WFA-6.



Photograph 8: View of Wetland A, near flag WFA-45.

PHOTOGRAPHIC DOCUMENTATION

DATE: November 2, 2023



Photograph 9: View of Wetland A, near flag WFA-33.



Photograph 10: View of Wetland A, near flags WFA-15/16, showing the exiting culvert draining Wetland B.

PHOTOGRAPHIC DOCUMENTATION

DATE: November 2, 2023



Photograph 11: View of the culvert within Wetland B, near flags WFB-16/17, hydraulically connected to Wetland A.



Photograph 12: View of Wetland B.

PHOTOGRAPHIC DOCUMENTATION

DATE: November 2, 2023



Photograph 13: View of the perennial stream, near flag BF1-16.



Photograph 14: View of the perennial stream, near flag BF1-123.

ABUTTER INFORMATION

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:

_____ has filed a _____
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: _____

The proposed work includes: _____

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: 7:30AM- 4:30PM
Tuesday: 7:30AM - 7:00PM
Fridays: closed

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 _____ at (_____) _____ between the hours of _____ and _____ on the following days: _____.

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

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

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

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

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 100 Beal Street

Parcel ID: 58-23

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.

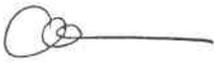
As used herein the term "abutter" means:

- ✓ 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.

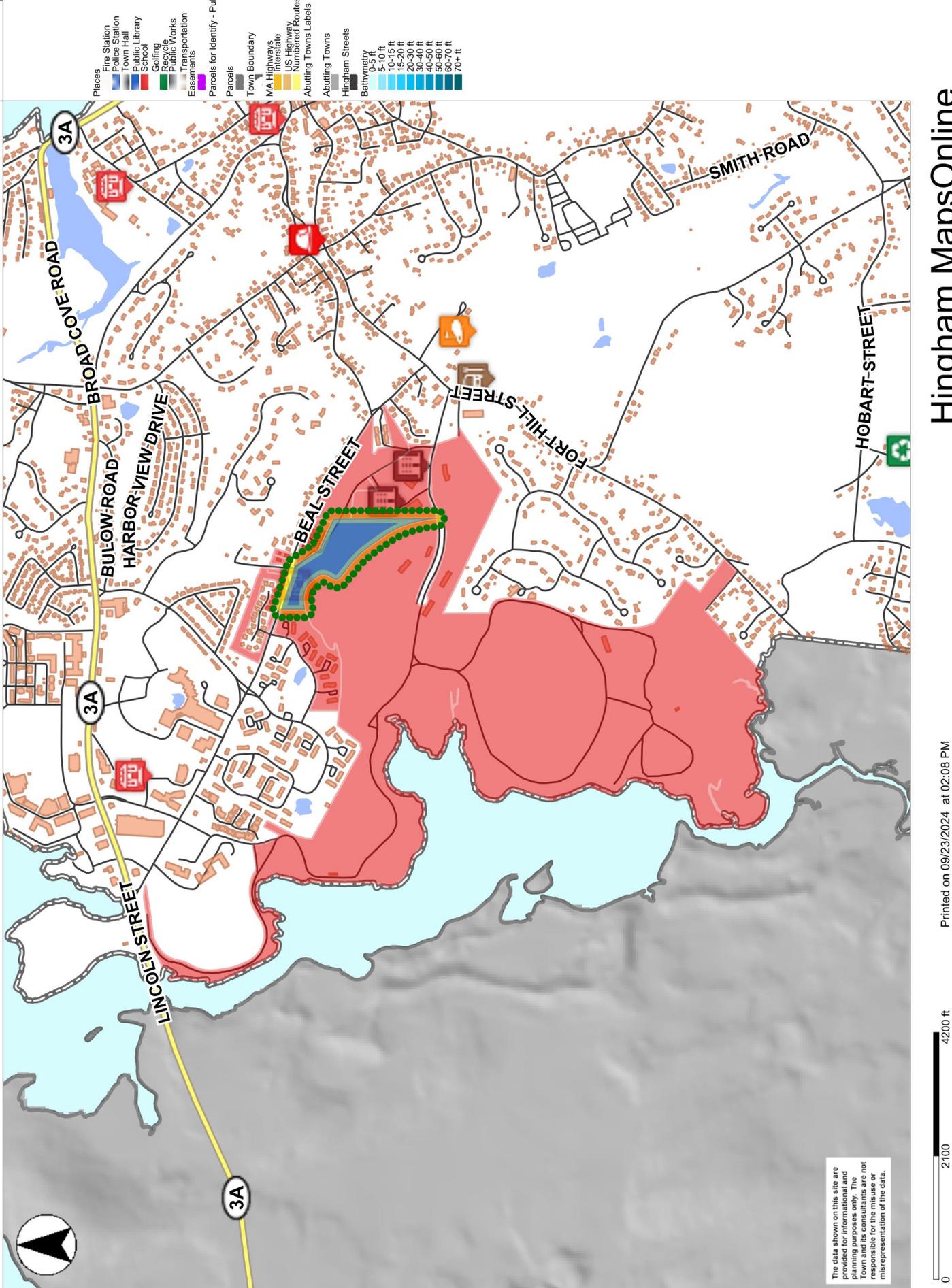
BOARD OF ASSESSORS

CERTIFICATION DATE





9-27-24



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



Printed on 09/23/2024 at 02:08 PM

Parcel ID: 58-0-23
HINGHAM HOUSING AUTHORITY
100 BEAL STREET
HINGHAM, MA 02043

Parcel ID: 58-0-10
TOWN OF HINGHAM
210 CENTRAL STREET
FORECLOSED FY 78 83.62
HINGHAM, MA 02043

Parcel ID: 58-0-115
HICKEY THOMAS J & REGINA
HICKEY FAMILY TRUST
15 WEATHERVANE COURT
HINGHAM, MA 02043

Parcel ID: 58-0-117
VICKERS ADAM & HILL
17 WEATHERVANE COURT
HINGHAM, MA 02043

Parcel ID: 58-0-119
JOYCE DANIEL E & CAITLYN
19 WEATHERVANE COURT
HINGHAM, MA 02043

Parcel ID: 58-0-121
BOTELLO CHRISTOPHER J &
21 WEATHERVANE COURT
HINGHAM, MA 02043

Parcel ID: 58-0-9
WEATHERVANE AT CHESTNUT
19 WEATHERVANE COURT
HINGHAM, MA 02043

Parcel ID: 58-1-81
ROSEMARY SULLIVAN TT
G & G REALTY TRUST
2201 C HOCKLEY DR
HINGHAM, MA 02043

Parcel ID: 58-10-81
KATE M ROEDEL LE
CARL F ROEDEL TT ROEDEL
2210 D HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-11-81
S EDWARD EATON TRUST
2101 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-12-81
SCHEMBRI ANN MARIE TT
FARRELL FAMILY
2102 D HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-13-81
BRICKER ERIC N
2103 A HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-14-81
TADEMA-WIELANDT LYNDA D
2104 REALTY TRUST
50 POINT VIEW LANE
LAMOINE, ME 04605

Parcel ID: 58-15-81
PARSONS JOHN S JR &
2105 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-16-81
SAJADI SHAHRZAD TT
CITY & CHILDREN TRUST
2106 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-17-81
MAHER MAUREEN
2107 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-18-81
PHILBIN JOHN J TT
JOHN J PHILBIN REVOCABLE
1863 N BISSELL STREET
CHICAGO, IL 60614

Parcel ID: 58-19-81
GRAVEL THOMAS H &
12 EAST 12TH STREET
APT 4N
NEW YORK, NY 10003

Parcel ID: 58-2-81
GIBSON CAROLINE
2202 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-20-81
RYAN ROBERT D
2303 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-21-81
ATTERIDGE KAILEY
2304 A HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-22-81
MCMULLAN BARBARA A
2305 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-23-81
GLEAVES-DEVONISH DIANNE L
2306 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-24-81
MOHER GEORGE LENNOX &
MARGARET J BIROSAK-MOHER
2307 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-25-81
MURRAY LINDA D
KERR PATRICK J
2401 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-26-81
MOONAN JAMES J & MARILYN
2402 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-27-81
MCGRADY JOSEPH M & JANET
2403 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-28-81

Parcel ID: 58-29-81
OBAYASHI DIANE L
2405 A HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-3-81
YOUNG ARTHUR W III TT
CYC 2013 IRREVOCABLE
2203 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-30-81
CHU SUSIE S & CHU SHEE
2406 HOCKLEY DRIVE
2406 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-31-81
DEFRANCO PAULA J
2407 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-32-81
CASEY EILEEN M
2408 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-33-81
CBS REAL ESTATE LLC
2409 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-34-81
FRASER ALMA E TT
ALMA FRASER FAMILY TRUST
2501 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-35-81
DEROSA-COAKLEY LINDA G
2502 D HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-36-81
WELSH GAIL A & MICHAEL T
2503 A HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-37-81
CASALE KAREN L
2504 A HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-38-81
LASCHEVER JONATHAN &
26 MANOR PLACE
BRANFORD, CT 06405

Parcel ID: 58-39-81
GORMAN COLLEEN E
2506 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-4-81
MATERA JEANNE
2204 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-40-81
MULHALL MARY ANN TT
MARY ANN MULHALL TRUST
2507 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-41-81
LETENDRE BRIAN TT
BRIAN LETENDRE REVOCABLE
2601 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-42-81
NOONE ANNE K
2602 D HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-43-81
ATLANTIC HOME BUYERS LLC
78 OAK STREET
PLYMOUTH, MA 02360

Parcel ID: 58-44-81
LOMBARDI LONKA &
2604 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-45-81
DELAWTER DEWITT E &
THE DELAWTER REALTY TRUST
300 HIGH STREET
HINGHAM, MA 02043

Parcel ID: 58-46-81
MCDONAGH MARYELLEN
2606 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-47-81
BOCH RICHARD JR & ANNA
2607 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-48-81
STACK MARY TT
STACK FAMILY TRUST
2701 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-49-81
NORBERG NANCY J TT
JNMN LIVING TRUST
2702 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-5-81
WADMAN DEREK E &
DEREK E WADMAN REVOCABLE
2205 A HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-50-81
MELCHIN THERESA
2703 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-51-81
SLATER GAIL M
2704 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-52-81
GOODMAN JILL T
2705 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-53-81
STIVERS JUNE H TT
2706 HOCKLEY DRIVE
77 HAVEMEYER LANE
UNIT 404
STAMFORD, CT 06902

Parcel ID: 58-54-81
GREENGLASS BARBARA S &
BARBARA S GREENGLASS
2801 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-55-81
CARR BRUCE &
CARR FAMILY TRUST
2802 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-56-81
MAYNARD KATHLEEN M &
2803 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-57-81
OSTRANDER THOMAS P &
2804 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-58-81
HILLIER GREGORY P
AYERS JADE M
2805 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-59-81
KELLEY MATTHEW C
2806 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-6-81
MITROV MARKO & ZOLDAK
2206 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-60-81
RAWDON KATHLEEN
2901 HOCKLEY DR
HINGHAM, MA 02043

Parcel ID: 58-61-81
BROWN EDWARD S & ELLEN
2902 D HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-62-81
BAKER MARIANNE
2903 A HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-63-81
MALLETT IRENE C TT
IRENE C MALLETT
2904 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-64-81
PAGLIACCIA JULIET E &
THE RAYBURN IRREVOCABLE
2905 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-65-81
BRYANTON DONALD
10 ROYAL LAKE DRIVE UNIT #3
BRAINTREE, MA 02184

Parcel ID: 58-66-81
DUNCAN KAREN FAITH TT
KAREN FAITH DUNCAN 2013
151 MAIN STREET
KINGSTON, MA 02364

Parcel ID: 58-67-81
FOLEY JUNE M TT
JUNE M FOLEY REVOCABLE
3001 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-68-81
AMONTEA ADAM
3002 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-69-81
HOCKLEY DRIVE REALTY LLC
3003 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-7-81
ONEIL J ONEIL J M &
ONEIL HINGHAM TRUST
2207 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-70-81
LACOURSIERE CLIFFORD
8 PINEBROOK WAY
DUXBURY, MA 02332

Parcel ID: 58-71-81
SHEERIN PATRICIA L TT
KLS REALTY TRUST
3005 A HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-72-81
AMARAL ROBERT J &
3006 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-73-81
MILLER DAVID L & CIERA E
3007 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-74-81
DELAWTER DEWITT E &
THE DELAWTER REALTY TRUST
300 HIGH STREET
HINGHAM, MA 02043

Parcel ID: 58-75-81
NUSSBAUM DAVID & ENGLES
C/O DAVID NUSSBAUM
25 POWERS LANE
COHASSET, MA 02025

Parcel ID: 58-76-81
MEYER LISA K TT
REVOCABLE TRUST OF LISA
3010 D HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-77-81
JACKSON MARY ANNE TT
THE MARY ANNE JACKSON
3101 C HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-78-81
REICHEL RAYMOND G &
REICHEL 2017 FAMILY TRUST
3102 D HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-79-81
THORELL JENNIFER E
C/O MICHAEL MONTEIRO
24 MIDDLE STREET
HINGHAM, MA 02043

Parcel ID: 58-8-81
YOUNG KATHERINE M
2208 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-80-81
CHMIELINSKI JOANNA R
3104 A HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-81-81
TALBOT PATRICIA A &
MARY JANE PURCELL
3105 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-82-81
PROSPER AMY COLLEEN
3106 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-83-81
EGAN ROBERT M & RICHARD
3107 HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 58-9-81
WEISENBECK KURT E &
2209 B HOCKLEY DRIVE
HINGHAM, MA 02043

Parcel ID: 59-0-7
IBERGER TIMOTHY &
1 SQUIRREL HILL LANE
HINGHAM, MA 02043

Parcel ID: 59-0-8
TEDESCHI MARK GEORGE &
85 BEAL STREET
HINGHAM, MA 02043

Parcel ID: 59-1-38
KAPLAN TIMOTHY & DAYANA
1 TAYLOR LANE
HINGHAM, MA 02043

Parcel ID: 59-2-38
BRINKLEY SHANNON
2 TAYLOR LANE
HINGHAM, MA 02043

Parcel ID: 59-3-38
DONLAN PAUL EDMOND JOHN
3 TAYLOR LANE
HINGHAM, MA 02043

Parcel ID: 59-4-38
ANDREWS CRAIG H &
4 TAYLOR LANE
HINGHAM, MA 02043

Parcel ID: 59-5-38
NASR KHALID
5 TAYLOR LANE
HINGHAM, MA 02043

Parcel ID: 59-6-38
HESSION CATHERINE TT
CATHERINE HESSION 2014
6 TAYLOR LANE
HINGHAM, MA 02043

Parcel ID: 59-7-38
GWENDOLYN I. BALDRY TT
THE GWENDOLYN I. BALDRY
7 TAYLOR LANE
HINGHAM, MA 02043

Parcel ID: 59-8-38
HEALEY QUYNH TRAN
8 TAYLOR LANE
HINGHAM, MA 02043

Parcel ID: 59-CDM-38
WESTON DELOPMENT GROUP
PO BOX 250
SHREWSBURY, MA 01545

Parcel ID: 69-0-44
TOWN OF HINGHAM DPW
DPW
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 69-0-50
TOWN OF HINGHAM
SELECTMENS
210 CENTRAL STREET
HINGHAM, MA 02043

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