NOTICE OF INTENT

ALLEN & MAJOR ASSOCIATES, INC.

Proposed Office Building
55 Industrial Park Road
Hingham, MA

Site Locus

APPLICANT:
Fifty-Five Saxon Hingham LLC
25 Recreation Park Drive
Hingham, MA 02043

PREPARED BY:
Allen & Major Associates, Inc.
10 Main Street
Lakeville, Massachusetts 02347

NOTICE OF INTENT

Proposed Office Building
Hingham, MA

PROPONENT:
Fifty-Five Saxon Hingham LLC
Sylvia Driver
25 Recreation Park Drive
Hingham, MA 02043

PREPARED BY:
Allen & Major Associates, Inc.
10 Main Street
Lakeville, Massachusetts 02347

ISSUED:
October 17, 2024

A&M PROJECT NO.:
1179-20A

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SECTION 1.0

NOI APPLICATION & WPA FORM 3

PROJECT NARRATIVE

Existing Conditions

The project site is located at 55 Industrial Park RD in Hingham, MA, and is identified on the Hingham Assessor's Map as Map 201 Lot 7. The project site is a single lot with 250 feet of frontage on Industrial Park Road, entirely within the town of Hingham. The parcel is located approximately 360 feet from the intersection of Industrial Park Road and Pond Park Road. The site currently includes two buildings with asphalt parking areas and a driveway. The property is currently 145,328 S.F. and will remain the same. The site relies upon four subcatchment drainage areas that all drain to the same study point as the wetlands resource area at the southwest portion of the site. There are two detention ponds and an infiltration system that currently mitigates the flows.

The parcel is abutted by five properties. On the western border there is Falcon LLC #45 industrial park road, parcel id: 201-0-6, land court cert. #127364, deed bk.636/pg.164 . In the southwestern border there is 20 pond park road LLC, #20 pond park road, parcel id: 201-0-10, land court cert. #118433, deed bk.42426/pg.219. In the southernmost border, there is John M. Lund trust, #10 old mine rock way, parcel id: 207-0-14, land court cert. #103233, deed bk.516/pg.33. In the Southeastern border there is Siemens CORP., #99 industrial park road, parcel id: 207-0-8, land court cert. #128171, deed bk.50861/pg.126. The last Abutter on the eastern border is PCM LLC, #65 industrial park road, parcel id: 201-0-8, land court cert. #112328, deed bk.49415/pg.204.

The site topography generally flows from east to west towards the wetlands resource area.

The project is developed with two buildings. One building serves as an office building while the other was permitted as storage. Large areas of asphalt cover the site for parking and circulation, but only the front portion of the lot is striped as defined paring. Impervious area coverage is noted at 43,931± S.F. The existing buildings feed to an existing septic leaching field and are fed by municipal water and electric through the Town of Hingham.

Proposed Project

Through this Notice of Intent (NOI), the proposed project includes razing the two buildings, one of which is wholly located within a FEMA flood zone A, clearing of existing vegetation to allow for landscape improvements and visibility along Industrial Park Road and construction of a two-story office. Other improvements to the site include construction of the surface parking as required by zoning (70 spaces) with 11 of those spaces requested to be designated as "reserve" and only constructed if necessary as allowed under the Bylaw.

The existing onsite septic system will be expanded in compliance with the State Environmental Code and the Hingham Board of Health. This will be completed under separate application through the Board of Health. The onsite stormwater systems will be expanded upon to be in compliance with current regulations and increase the onsite recharge of stormwater runoff.

This NOI is required because the project proposes to conduct work within the state jurisdictional 100' buffer zone (only) to the bordering vegetated wetlands located at the south and west portion of the site. The limits of the existing developed areas of the site have been maintained to minimize any expansion into buffer zone. The project also removes the existing building from the FEMA flood zone and relocates it outside of the Bordering Land Subject to Flooding. Simultaneously, the building position is located further from the BVW resource area. The proposed parking fields are designed to mimic the existing grades as closely as possible to minimize any filling within the BLSF boundary.

Resource Areas were identified by Brad Holmes of Environmental Consulting & Restoration LLC.

On completion of construction, the proposed impervious area will be approximately 37,289± S.F. and a reduction from current conditions.

ENVIRONMENTAL DUE DILIGENCE

A review of the latest Massachusetts Natural Heritage Atlas; 15th Edition, notes that there are no Estimated Habitats and Priority Habitats on-site and directly adjacent to the site.

The "ECR Wetland Delineation Memo" that is attached to this document says "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:

- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW
- Bordering Land Subject to Flooding (FEMA flood zone A)"

MASSACHUSETTS WETLAND REGULATIONS

Massachusetts Regulations & Conformance to Performance Standards

Bank 310 CMR 10.54

Bank: As defined at 310 CMR 10.54 (2), *a Bank is the portion of the land surface, which normally abuts and confines a water body. The upper boundary of Bank is the first observable break in slope. If proposed activities alter 10% or 50 feet (whichever is less) or more of the bank, a wildlife habitat assessment would be required.*

No work or disturbance is proposed within the resource area of a flagged Bank and therefore demonstration of compliance with the Massachusetts performance standards for this resource is not required.

Bordering Vegetated Wetlands 310 CMR 10.55; Subsection 4

Bordering Vegetated Wetlands: *As defined at 310 CMR 10.55 (2)(a), are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes.*

10.55(4)(a): *Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.*

No work or disturbance is proposed within the resource area of the flagged BVW and therefore demonstration of compliance with the Massachusetts performance standards for this resource is not required.

Bordering Land Subject to Flooding 310 CMR 10.57; Subsection 4

Bordering Land Subject to Flooding: As defined at 310 CMR 10.57 (2)(a)(1) *Bordering Land Subject to Flooding is an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland.*

Bordering Land Subject to Flooding.

Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.

Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek.

The work or disturbance proposed within the resource area of the BLSF is minor and compensatory flood storage is provided and therefore demonstration of compliance with the Massachusetts performance standards for this resource answered.

Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.

The proposed disturbance within the resource area of the BLSF will not restrict the flow and not increase flood stage velocity and therefore demonstration of compliance with the Massachusetts performance standards for this resource is not required.

Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions.

The proposed disturbance within the resource area of the BLSF will not impair important wildlife functions and therefore demonstration of compliance with the Massachusetts performance standards for this resource is not required. Removal of the building from the BLSF increases the opportunity for function of the BLSF. Parking shall reside at elevations that do not fill the BLSF areas that trigger compensatory floor storage.

Estimated Habitats of Rare Wildlife 310 CMR 10.59; Subsection 4

The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).

MASSDEP STORMWATER PERFORMANCE STANDARDS

The site design includes analysis of the existing and proposed stormwater systems for compliance with the MassDEP Stormwater Standards. The Stormwater Report will show by means of narrative, calculations, and exhibits that there is no increase in peak rate of runoff from the site at the study point for all design storm events. The stormwater management system (SMS) incorporates structural and non-structural Best Management Practices to provide stormwater quality treatment and conveyance. See separate Stormwater Report for a detailed analysis of how the project meets the MassDEP Stormwater Standards.

Additionally, appropriate erosion controls will be installed prior to construction and an operation and maintenance plan has been developed. These erosion controls include silt sacks in all downgradient catch basins, silt fence and straw wattles and riprap tracking pads at construction entrances. See the Erosion Control Plan for proposed erosion control measures.

HINGHAM CONSERVATION COMMISSION TREE REMOVAL POLICY

The Hingham Conservation Commission maintains a Tree Removal and Replacement Policy. The policy regulates removal of trees within the Commission's jurisdiction that are six inch diameter or greater at breast height. The applicant retained the services of Daniel E. Cathcart a registered consulting arborist with Plant Healthcare Consultants, Inc. to review the site. Mr. Cathcart identified approximately 319 trees on the site that were 6 inches or greater as outlined in his findings included at the rear of this report. Each tree was numerically tagged in the field corresponding to the diameter and species. A large

number of the trees were found to be in poor condition and/or dead. As part of this application for NOI, the applicant requests a waiver from the tree removal policy for mitigation for removal of any tree identified to be in poor health as the trees should be removed regardless of the intent of this project. Approximately 40 dead trees are noted on the report. 4 trees located in the northwestly corner of the site would be removed and mitigated with additional tree plantings as outlined on the landscape plan prepared by Sean Papich. These trees are noted as 1, 5, 6, and 7 on the arborist report.

HINGHAM BUFFER ZONE MITIGATION POLICY

The proposed work alters areas that are currently covered by impervious surfaces (buildings or asphalt). Where removal of native vegetation is proposed, it is located outside of the Conservation Commissions buffer zone and therefore not subject to the Mitigation Policy.

NARRATIVE CONCLUSION

The applicant respectfully submits the proposed project for the review of the Conservation Commission. The site development will provide both temporary and permanent local jobs and tax revenue. By developing the site, the proposed project will revitalize this currently vacant parcel into an upgraded facility without negatively impacting the existing resource areas. To the extent practicable, disturbances to buffer zones have been avoided, minimized, or mitigated as necessary. This project will meet the Performance Standards of the Wetlands Protection Act as well as the MA Stormwater Performance Standards. On the property presently, stormwater from the site currently flows to a detention basin. The proposed stormwater management system incorporates structural and non-structural Best Management Practices. The proposed stormwater management systems will provide stormwater quality treatment that is a benefit to the site and the BVW. Through careful site design, the adverse impacts have been minimized and the interests of the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands regulations have been protected. Though the project is classified as redevelopment, it would meet all standards imposed of new developments.

WETLAND REPORT

ECR

Environmental Consulting & Restoration, LLC

WETLAND DELINEATION MEMO

TO: Don Smith

FROM: Brad Holmes

DATE: May 8, 2024

RE: 55 Industrial Park Road, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 55 Industrial Park Road in Hingham (the site) on January 4, 2024. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the south of Industrial Park Road and consists of a commercial property with buildings, paved parking, landscaped areas, etc. The weather on January 4th was sunny, clear, and cold (approximately 35 degrees) with light wind and dry site conditions. ECR performed an additional site review on May 7, 2024.

Wetland resource areas are located within the western and southern portions of the site. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped ribbons) #A1 to #A32 along the limit of the wetland extending from Industrial Park Road along the western limit of the site and through the southern portion of the property. The BVW is associated with U.S.G.S. mapped intermittent stream (light blue line) that connects to a U.S.G.S. mapped pond. This pond is more than 10,000 square feet and meets the criteria of a Pond per the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.04.

The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants.

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:

- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW
- Bordering Land Subject to Flooding (FEMA flood zone A)

Also, a review of the MassMapper 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. The pond at the site is mapped by MaNHESP as a Potential Vernal Pool. Review of this area on May 7th confirms that the waterbody is significantly deep and functions as a pond and not a seasonal vernal pool, which dry completely by the middle or end of summer each year, or at least every few years.

3. The site does contain a U.S.G.S. mapped intermittent stream. Note, this intermittent stream does not appear on the Massachusetts Streamstats Program.
4. The site is not located within an Area of Critical Environmental Concern.

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

WPA FORM 3

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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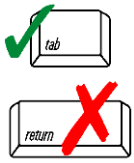
Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



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

A. General Information

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

55 Industrial Park Road — a. Street Address
Hingham — b. City/Town
02043 — c. Zip Code

Latitude and Longitude:
42.175273 — d. Latitude
-70.916817 — e. Longitude

201 — f. Assessors Map/Plat Number
007 — g. Parcel /Lot Number

2. Applicant:

Sylvia — a. First Name
Driver — b. Last Name
Fifty-Five Saxon Hingham LLC — c. Organization
25 Recreation Park Drive — d. Street Address
Hingham — e. City/Town
MA — f. State
02043 — g. Zip Code
(570) 412-1800 — h. Phone Number
i. Fax Number
SDriver@saxon-partners.com — j. Email Address

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

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

4. Representative (if any):

Phil — a. First Name
Cordeiro — b. Last Name
Allen & Major Associates Inc. — c. Company
100 Commerce Way — d. Street Address
Woburn — e. City/Town
MA — f. State
01801 — g. Zip Code
508.509.5222 — h. Phone Number
i. Fax Number
pcordeiro@allenmajor.com — j. Email address

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

$1,050.00 — a. Total Fee Paid
$512.50 — b. State Fee Paid
$537.50 — c. City/Town Fee Paid

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A. General Information (continued)

6. General Project Description:

The project site has been master-planned for this addition. Christian Book plans to consolidate their storage building that is located a short distance way. Thus, minimizing truck traffic on Summit Street. In this Notice of Intent (NOI), the proposed project seeks to construct an addition to the building encompassing 82,760 sf on the west side of the existing building. The detention basin will be

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

1. ☐ Single Family Home
2. ☐ Residential Subdivision
3. ☒ Commercial/Industrial
4. ☐ Dock/Pier
5. ☐ Utilities
6. ☐ Coastal engineering Structure
7. ☐ Agriculture (e.g., cranberries, forestry)
8. ☐ Transportation
9. ☐ Other

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

1. ☐ Yes ☒ No

If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

a. County	b. Certificate # (if registered land)
Plymouth	
c. Book	d. Page Number
0418	0131

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

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

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced

f. ☐ Riverfront Area — 1. Name of Waterway (if available) - **specify coastal or inland**

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: N/A square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
0	0	0

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

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

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

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

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ 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. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

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

a. square feet of BVW
b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

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

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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

   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

   August 01, 2021
   b. Date of map

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

   c. Submit Supplemental Information for Endangered Species Review*

      1. ☐ Percentage/acreage of property to be altered:

         (a) within wetland Resource Area _____ percentage/acreage

         (b) outside Resource Area _____ percentage/acreage

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

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

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

   (b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review).
Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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

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

(c) ☐ MESA filing fee (fee information available at https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review).
Make check payable to "Commonwealth of Massachusetts - NHESP" and ***mail to NHESP*** at above address

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

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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

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

a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

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

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

a. ☐ Yes ☒ No

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

a. ☐ Yes ☒ No

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

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

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

2. ☒ A portion of the site constitutes redevelopment

3. ☐ Proprietary BMPs are included in the Stormwater Management System.

b. ☐ No. Check why the project is exempt:

1. ☐ Single-family house

2. ☐ Emergency road repair

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

D. Additional Information

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

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

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

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)

2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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
And the City of Peabody-Wetlands & Rivers Protection Ordinance Ch 32

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham
City/Town

D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Office Building
a. Plan Title

Allen & Major Associates, Inc.
b. Prepared By

Phil Corderio, PE
c. Signed and Stamped by

October 17, 2024
d. Final Revision Date

1"=30'
e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. ☒ Attach NOI Wetland Fee Transmittal Form

9. ☒ Attach Stormwater Report, if needed.

E. Fees

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

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

133
2. Municipal Check Number

10-17-2024
3. Check date

132
4. State Check Number

10-17-2024
5. Check date

Fifty-Five Saxon Hingham LLC
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 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the City of Peabody-Wetlands & Rivers Protection Ordinance Ch 32

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham
City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date: 10/17/2024

3. Signature of Property Owner (if different)

4. Date

Digitally signed by Philip Cordeiro
Date: 2024.10.17 17:14:22-04'00'

5. Signature of Representative (if any)

6. Date

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

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

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

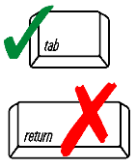
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

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



A. Applicant Information

1. Location of Project:

55 Industrial Park Road	Hingham
a. Street Address	b. City/Town
	$1050
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Sylvia	Driver	
a. First Name	b. Last Name	
Fifty-Five Saxon Hingham LLC		
c. Organization		
25 Recreation Park Drive		
d. Mailing Address		
Hingham	MA	02043
e. City/Town	f. State	g. Zip Code
(781) -875-3300		Dcalhoun@saxon-partners.com
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

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

B. Fees

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

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

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

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

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

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

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

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

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 3b.	1	1050.00	1050.00

Step 5/Total Project Fee: 1050.00

Step 6/Fee Payments:

Total Project Fee:	$1,050.00 (a. Total Fee from Step 5)
State share of filing Fee:	$512.50 (b. 1/2 Total Fee **less $**12.50)
City/Town share of filling Fee:	$537.50 (c. 1/2 Total Fee **plus** $12.50)

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

NOI WETLAND FEE TRANSMITTAL FORM

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

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

NOTE: These Bylaw fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40). The Bylaw fee and the Town's share of the WPA fee should 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			$100.00	
2			$250.00	
3		Commercial	$525.00	
		Subdivision	$1,000.00	
4			$725.00	
5			$3.00/foot	
Circle activities below.				TOTAL

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)

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.

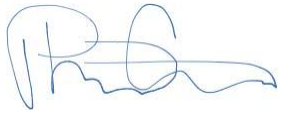
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office (hard copy and electronic copy) a minimum of 7 days prior to the meeting date, on Monday by 4PM. If the office is closed on Monday due to a holiday, the information 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

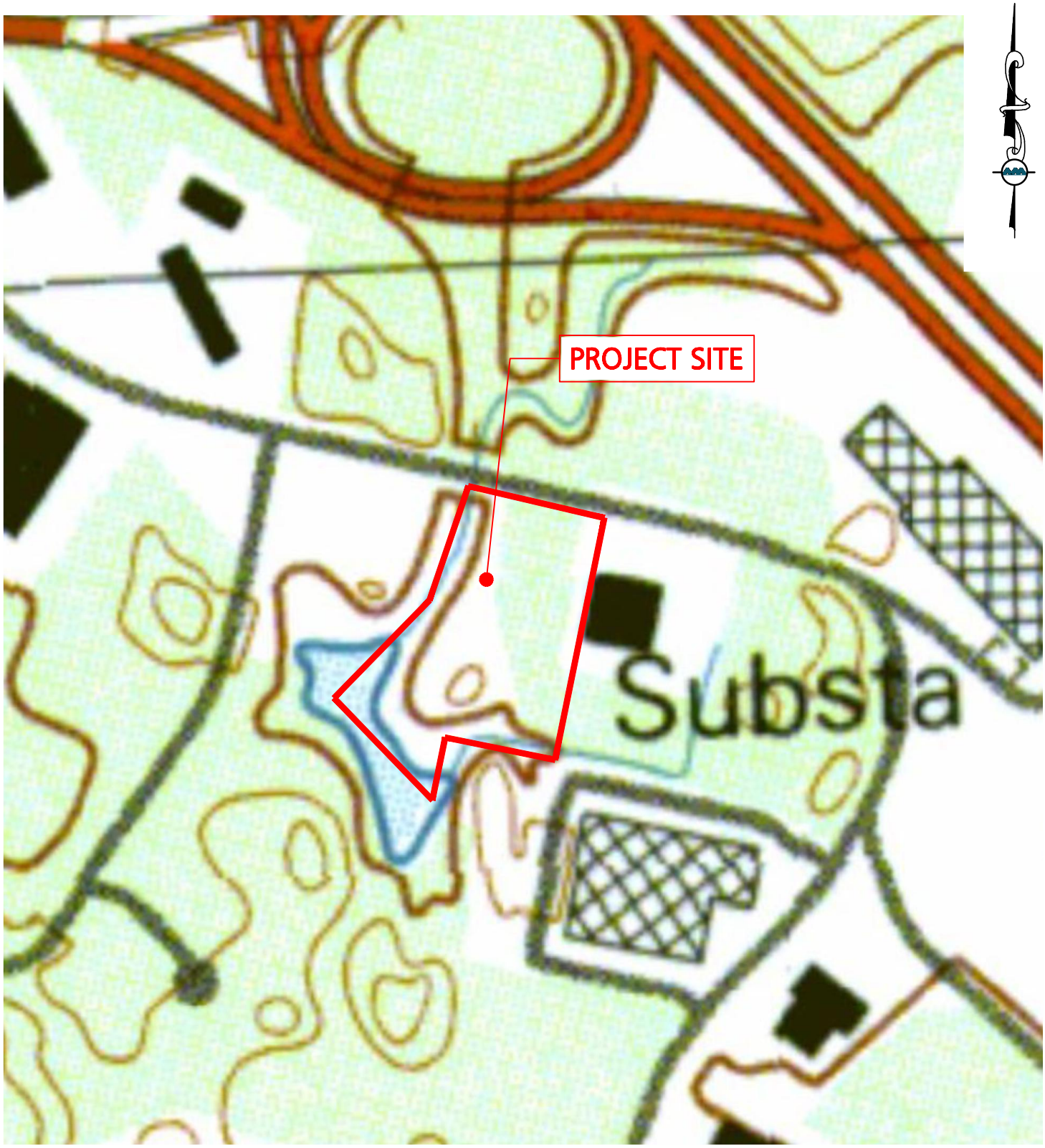
October 17, 2024

Date

SECTION 2.0

EXHIBITS

USGS SITE LOCUS MAP



PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.

civil engineering ◆ land surveying environmental consulting ◆ landscape architecture

www.allenmajor.com

100 COMMERCE WAY
P.O. BOX 2118
WOBURN MA 01888-0118
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

PROJECT:

55 INDUSTRIAL PARK ROAD
HINGHAM, MA

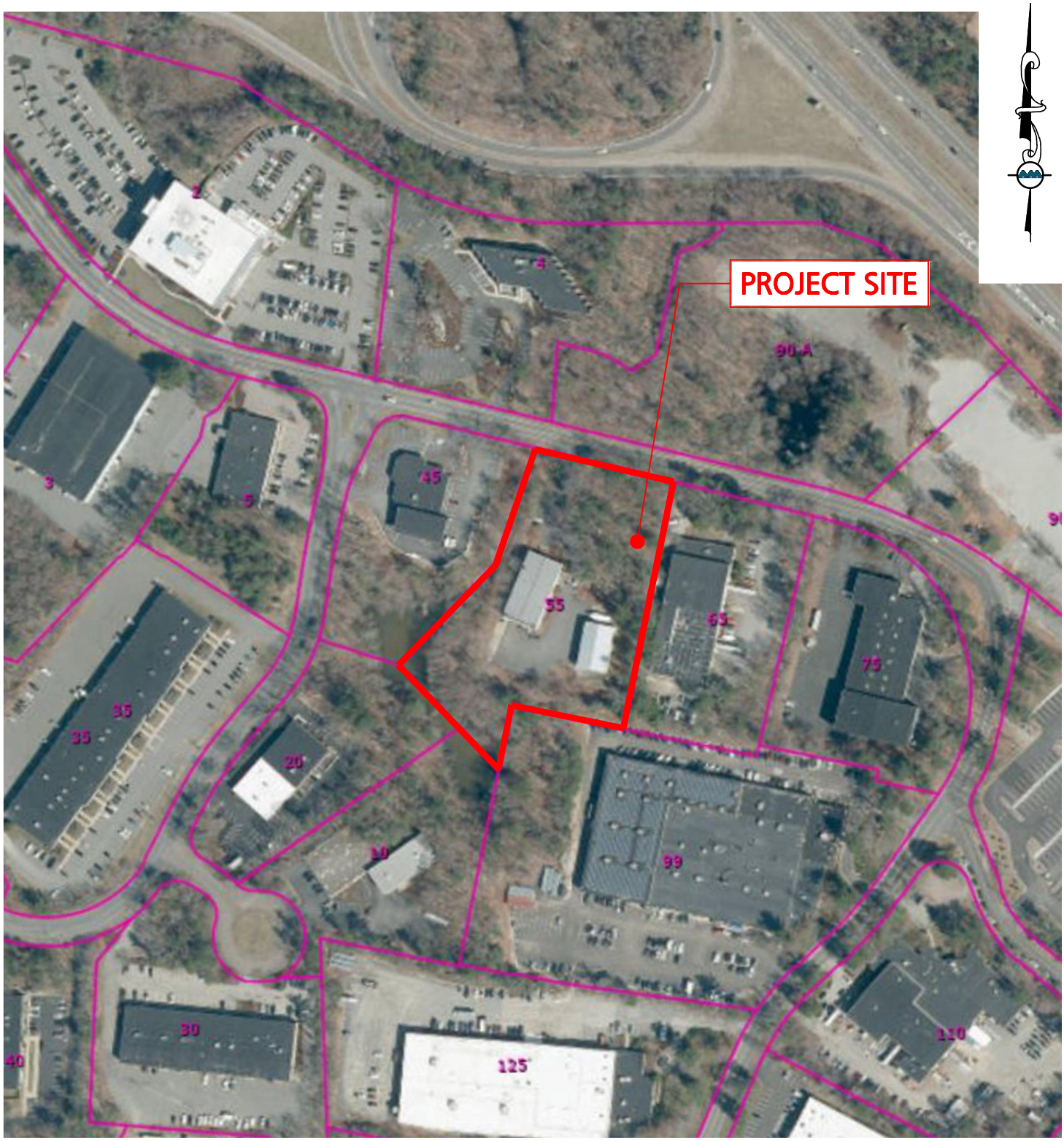
USGS SITE LOCUS MAP

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1"=250'	DWG. NAME:	EXHIBITS
DESIGNED BY:	SMF	CHECKED BY:	PLC

SHEET No.

EX-1

AERIAL PHOTO



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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

PROJECT:

55 INDUSTRIAL PARK ROAD
HINGHAM, MA

AERIAL PHOTO

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1"=250'	DWG. NAME:	EXHIBITS
DESIGNED BY:	SMF	CHECKED BY:	PLC

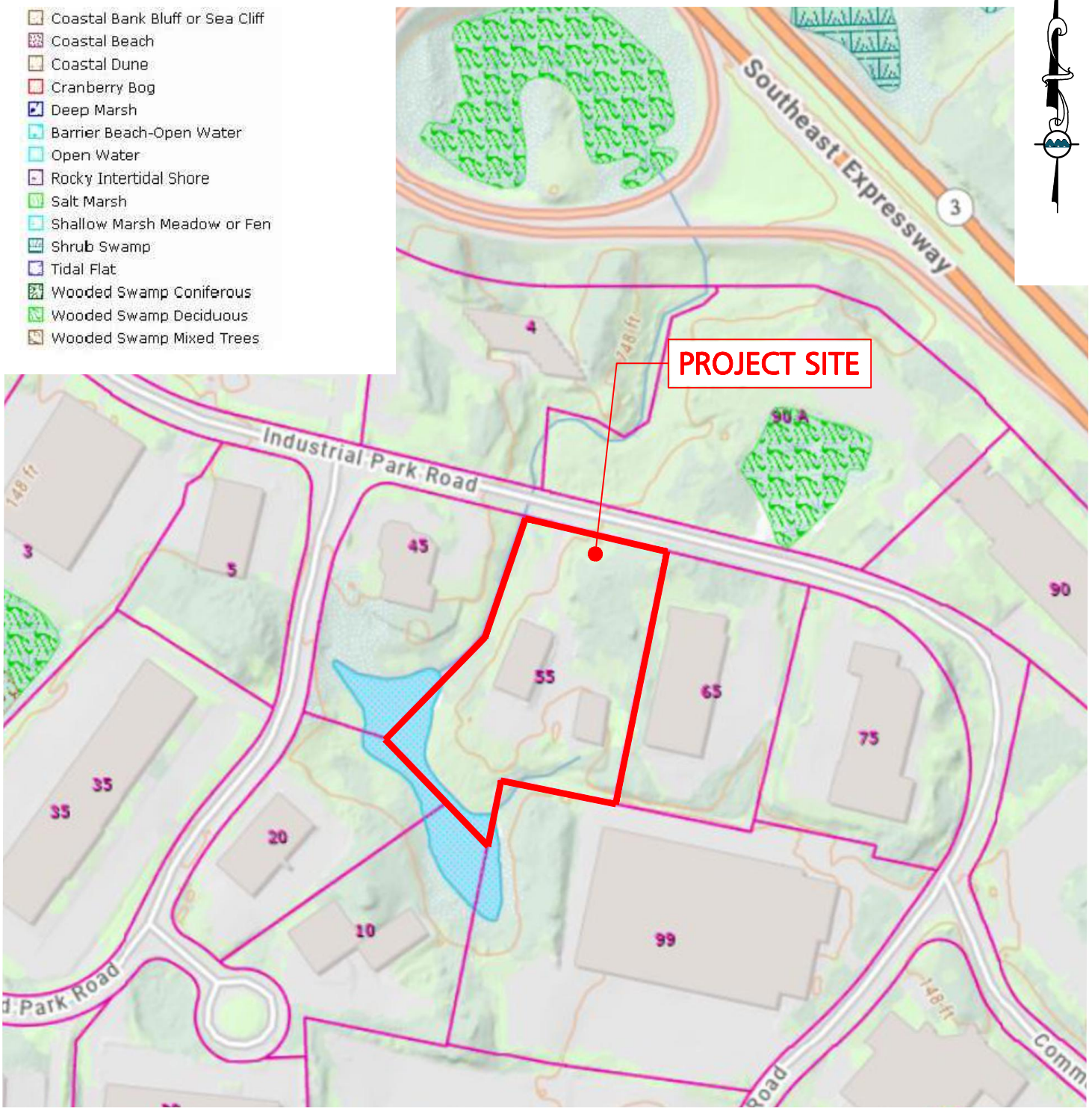
SHEET No.

EX-2

MASSDEP WETLANDS MAP

LEGEND

- 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



MA MAPPER DEP WETLANDS

PREPARED BY:

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FAX: (781) 935-2896

WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

PROJECT:

55 INDUSTRIAL PARK ROAD
HINGHAM, MA

WETLANDS MAP

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1"=250'	DWG. NAME:	EXHIBITS
DESIGNED BY:	SMF	CHECKED BY:	PLC

SHEET No.

EX-3

FEMA FLOOD INSURANCE RATE MAP

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free o encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

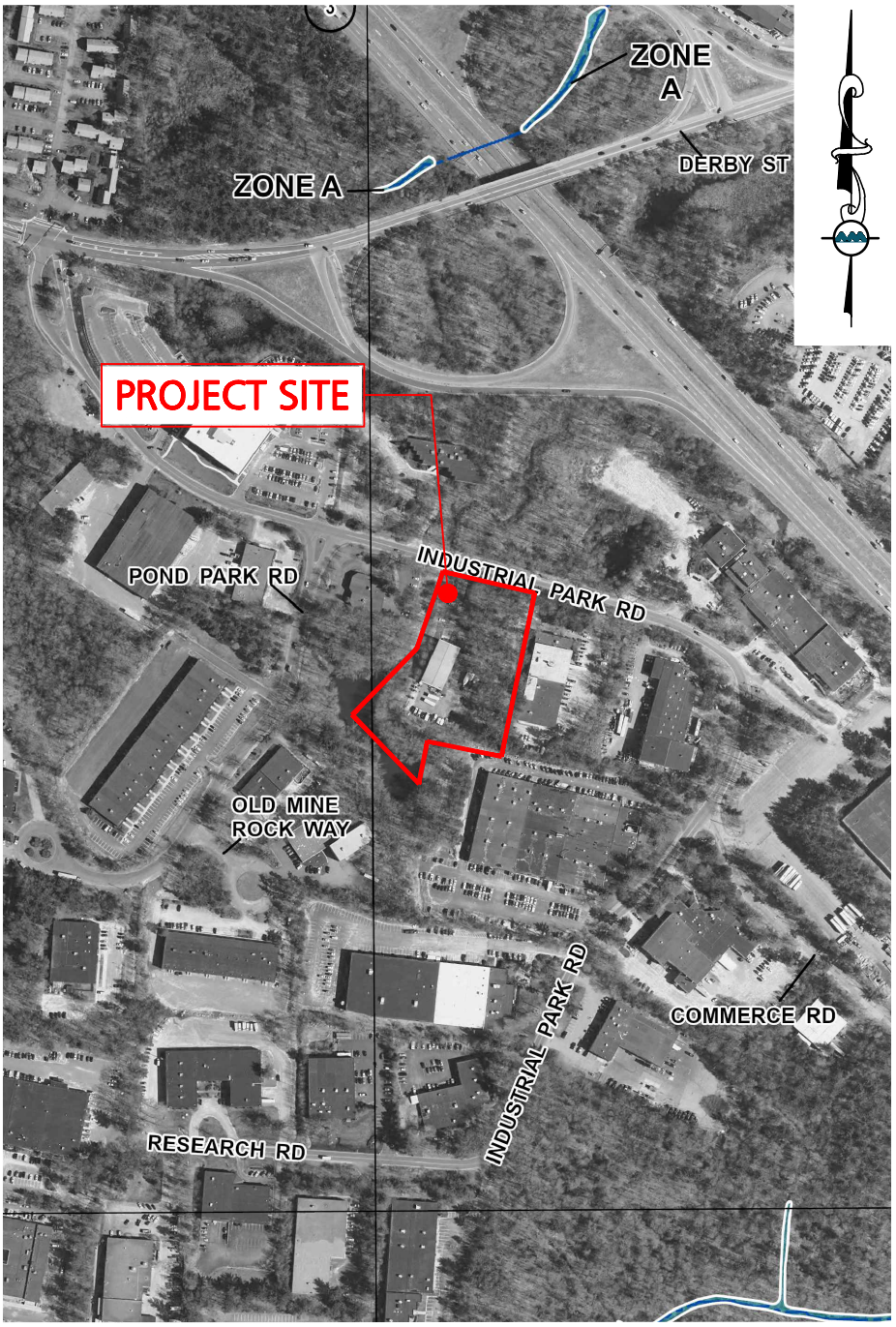
	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevation flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
	Culvert
	Bridge
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000 M	1000-meter ticks: Massachusetts State Plane Mainland Zone (FIPS Zone 2001), Lambert Conformal Conic projection
4989000m N	1000-meter Universal Transverse Mercator grid values, zone 19N
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
July 3, 2012



FEMA FLOOD INSURANCE RATE MAP
ESSEX COUNTY, MASSACHUSETTS
COMMUNITY PANEL 91 OF 650
MAP NUMBER 25023C0091L
EFFECTIVE DATE: JULY 3, 2024

PREPARED BY:

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TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

PROJECT:

55 INDUSTRIAL PARK ROAD
HINGHAM, MA

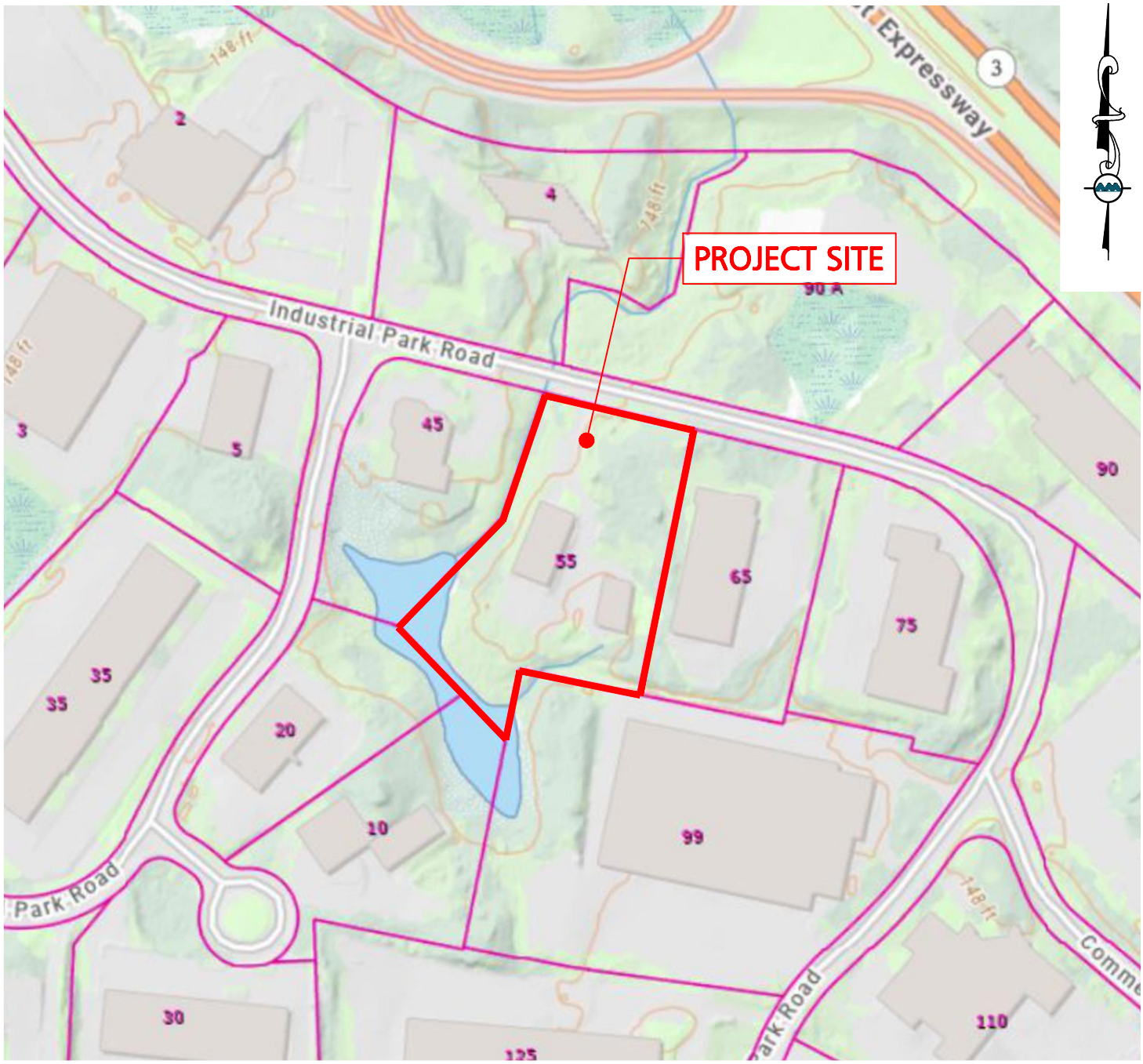
FEMA FIRM MAP

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1"=500'	DWG. NAME:	EXHIBITS
DESIGNED BY:	SMF	CHECKED BY:	PLC

SHEET No.

EX-4

ESTIMATE HABITAT MAP



LEGEND

MA MAPPER PRIORITY & ESTIMATED HABITATS

- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- Property Tax Parcels

PREPARED BY:

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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

PROJECT:

55 INDUSTRIAL PARK ROAD
HINGHAM, MA

PRIORITY & ESTIMATED HABITATS

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1"=250'	DWG. NAME:	EXHIBITS
DESIGNED BY:	SMF	CHECKED BY:	PLC

SHEET No.

EX-5

SECTION 3.0

ABUTTER NOTIFICATION

ABUTTER NOTIFICATION

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, Philip Cordeiro, hereby certify under the pains and penalties of perjury
Name of person making Affidavit

that on October 17, 2024 I gave notification to abutters in compliance with the second paragraph of
Date

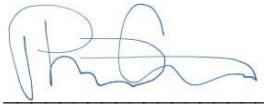
the Massachusetts General Laws Chapter 131, Section 40, and the Hingham Wetlands Protection By-Law and

Wetland Regulations, by Certified Mail 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:

Oct. 17, 2024 for property located at 55 Industrial Park Road.
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

October 17, 2024

Date

NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLAND PROTECTION ACT

In accordance with the second paragraph of the Massachusetts General laws Chapter 131, Section 40, you are hereby notified of the following.

A. The name of the applicant is **Fifty-Five Saxon Hingham LLC**

B. The applicant has filed a Notice of Intent (NOI) with the Conservation Commission for the Municipality **Town of Hingham** seeking to determine the boundaries of an Area Subject to Protection under the Massachusetts Wetland Protection Act.

Activities Proposed: **The applicant is proposing demolition of the existing structures on the property at 55 Industrial Park Road for the construction of a two-story office building with associated parking and infrastructure including stormwater management and septic system. Work occurs within the Buffer Zone only to a Bordering Vegetated Wetlands (BVW) and a Bordering Land Subject to Flooding (BLSF) for removal of structures. Erosion control is being proposed along the limit of work area. These areas are shown on the plans and figures and are included with the NOI application.**

C. Address of the Lot where the activity is proposed is **55 Industrial Park Road**

D. Copies of the NOI may be examined at **210 Central Street Hingham, MA 02403**

between the hours of **8:30 am** and **4:00 pm** on the following days of the week: **Monday – Friday,** call: **(781) 741-1445** (please call to schedule an appointment)

Check one: This is the applicant ☐, representative ☐, or other ☑ (specify): **Conservation Commission**

Name of Representative: **Allen & Major Associates, Inc.**

E. Copies of the Notice of Intent may be obtained from the applicant's representative by calling **508-923-1010** (please call to confirm availability) between the hours of **8:30 am** and **5:00 pm** on the following days of the week: **Monday – Friday**

F. Information regarding the date, time, and place of the public hearing may be obtained from: **Hingham Conservation Commission** by calling **(781) 741-1445** between the hours of **8:30 am** and **4:00 pm** on the following days of the week: **Monday – Friday**

Check one: This is the applicant ☐, representative ☐, or other ☑ (specify): **Conservation Commission**

NOTE: The public hearing will be held on **November 4, 2024,** at **6:00 pm** at **Hingham Town Hall 210 Central Street, Hingham MA 02403**

NOTE: Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the **The Patriot Ledger** (Name of newspaper)

NOTE: Notice of the public hearing, including its date, time and place, will be posted in the City or Town Hall not less than forty-eight (48) hours in advance. You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act.
To contact DEP, call: Southeast Region: 508-946-2700

TOWN OF HINGHAM
BOARD OF ASSESSORS

CERTIFICATION SHEET

Property Address: 55 Industrial Park Road
Parcel ID: 201-0-7
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 300 feet of the property line where the activity proposed for coastal projects

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

BOARD OF ASSESSORS

CERTIFICATION DATE: October 10, 2024

Parcel ID: 201-0-7
RYAL REALTY TRUST
%TIMOTHY R HENNIGAN
55 INDUSTRIAL PARK DRIVE
HINGHAM, MA 02043

Parcel ID: 201-0-10
20 POND PARK ROAD LLC
20 POND PARK ROAD
HINGHAM, MA 02043

Parcel ID: 201-0-3
90 INDUSTRIAL PARK JV LLC
C/O A W PERRY
20 WINTHROP SQUARE
BOSTON, MA 02109

Parcel ID: 201-0-5
SOUTH SHORE INDUSTRIAL
20 WINTHROP SQUARE
BOSTON, MA 02110

Parcel ID: 201-0-6
FALCON LLC
45 INDUSTRIAL PARK ROAD STE 3
HINGHAM, MA 02043

Parcel ID: 201-0-8
PCM LLC
65A INDUSTRIAL PARK RD
HINGHAM, MA 02043

Parcel ID: 207-0-14
LUND JOHN M TT
MINE ROCK DEVELOPMENT
10 OLD MINE ROCK WAY
HINGHAM, MA 02043

Parcel ID: 207-0-8
SIEMENS CORPORATION
170 WOOD AVENUE SOUTH
ISELIN, NJ 08830

TOWN OF HINGHAM
CONSERVATION COMMISSION
210 CENTRAL STREET
HINGHAM, MA 02043
(781) 741-1445

Per MA DEP Regulations, Abutters must be notified via Hand Delivery, Certified Mail-Return Receipt Requested or Certificates of Mailing.

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT: CONSERVATION

REQUESTED BY: Sean Farland, Allen & Major Associates

EMAIL: sfarland@allenmajor.com

TELEPHONE: 781-305-9447

PROPERTY LOCATION: MAP(S): 201 **BLOCK(S):** 0 **LOT(S):** 7

PROPERTY ADDRESS: 55 Industrial Park RD in Hingham, MA

OWNER OF RECORD: Saxon Partners

PURPOSE OF LIST: For completion of NOI
(Example: Notice of Intent, ANRAD, etc.)

REQUIREMENT: 100-FT. RADIUS X 300-FT. RADIUS (COASTAL PROJECTS)_____

Submit with this request, a list of abutters created from the GIS map program: Hingham GIS mapsonline

- Select the blue tab on the left labeled "FIND",
- Enter the street name and enter the street #. (clicking on the autopopulated choice as it appears)
- The parcel is then selected & highlighted
- At the far bottom, on the left, click on the gray tab 'Find Abutters"
- The parcel will be automatically entered in 'Find abutters to a single parcel section'; select the distance required.
- Press 'Go'.
- Select the 'envelope' icon for printing mailing labels. Print or save the list generated and submit, with this Request form, to the Conservation office or conservation@hingham-ma.gov

For contiguous parcel selection, or other questions, contact the Conservation office for assistance.

Parcel ID: 201-0-7
RYAL REALTY TRUST
%TIMOTHY R HENNIGAN
55 INDUSTRIAL PARK DRIVE
HINGHAM, MA 02043

Parcel ID: 201-0-10
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Parcel ID: 207-0-8
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170 WOOD AVENUE SOUTH
ISELIN, NJ 08830

SECTION 4.0

APPENDIX

ARBORIST REPORT

ASCA RCA #766
Registered Consulting Arborist

MCA #41801

Plant Healthcare Consultants, Inc.

American Society of Consulting Arborist ▪ International Society of Arboriculture
Massachusetts Arborist Association ▪ Massachusetts Tree Wardens and Foresters Association
TREE INVENTORIES ▪ APPRAISALS ▪ DIAGNOSIS ▪ TREE RISK ASSESSMENTS

BCMA #TX-1357BM

MQTW #1097

Tree Survey – 55 Industrial Park Road Hingham, MA

Prepared for:

Phil Cordeiro, P.E
Allen & Major Associates, Inc.
10 Main Street
Lakeville, MA 02347

Prepared by:

Daniel E. Cathcart
Registered Consulting Arborist
Plant Healthcare Consultants, Inc.
27 Kenilworth Road
Milton, MA 02186

August 20, 2024

Daniel E. Cathcart
Plant Healthcare Consultants, Inc.
27 Kenilworth Road, Milton, MA 02186 ▪ Phone (617) 237-7695
dan.cathcart@gmail.com ▪ www.treeconsultant.com

Table of Contents

Daniel E. Cathcart
Plant Healthcare Consultants, Inc.
27 Kenilworth Road, Milton, MA 02186 ▪ Phone (617) 237-7695
dan.cathcart@gmail.com ▪ www.treeconsultant.com

Summary

I was retained to perform a tree survey for the trees, 6" in diameter and larger on the site of 55 Industrial Park Road, Hingham, MA. I identified 346 trees of varying size, species, and condition.

This report contains a map of the tree location along with a table of the tree details. Accompanying this report is a file containing tree the data, including coordinates of the trees.

Introduction

Background & History

On August 1, 2024, Phil Cordeiro, Branch Manager, for Allen & Major Associates, contacted my office seeking a consulting arborist to perform a tree survey for a property in Hingham, MA. Mr. Cordeiro explained that the Town of Hingham required an inventory of trees on the site of a proposed construction project at 55 Industrial Park Road, Hingham, MA.

I agreed to assist in the project and scheduled a site visit for August 7, 2024, to collect field data for the assignment.

Assignment

The scope of my assignment was to:

- Conduct site visit(s) required to gather data to complete assignment,
- Inventory of all trees 6" in diameter at breast height (DBH) and larger on the site including:
    - Tree Species
    - DBH
    - Condition
    - Potential risk factors, if present
    - Numbering and plotting of trees on site plan
- Fixing each tree with a numbered aluminum tag
- All data compiled in a written report

Daniel E. Cathcart
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Limits of Assignment

The recommendations and conclusions provided in this report are based on my visual observations only. I did not examine the plant's interiors, nor did I collect soil or plant tissue samples for laboratory testing.

Purpose and Use of Report

The purpose of this report is to satisfy the requirement of the Town of Hingham regarding the tree survey of the proposed construction site.

This report, along with accompanying data file will provide information, including location, of the trees in the survey.

This report is the property of the Allen & Major Associates and may be used and shared as they deem necessary.

Observations

On August 7 & 14, 2024, I performed sites visit to 55 Industrial Park Road, Hingham, MA, to gather data for this tree survey.

I inventoried the trees within the limit of work and determined size, species and condition. I marked each tree with a numbered aluminum tree tag.

A map of the tree location can be found in Appendix A – Tree Map on page 6.

A table of the tree data, including coordinates of the trees can be found in Appendix B – Tree Table on pages 7 - 11.

Discussion

With the exceptions noted, I designated all the trees to be in fair condition. This is due to the fact that for the most part this is a naturally forested area. Trees are inherently in competition with each other and do not grow to their fullest potential. Canopies are restricted and growing into each other and trunk taper does not develop fully.

While considering required mitigation, it is my opinion that 40 of the inventoried trees should be exempt from mitigation.

The following trees are dead, have significant defects, or in such poor condition that they should not be considered for mitigation.

Tree #	DBH	Common	Condition
7	28	Hemlock	Multi - Dead – Hemlock Wooly Adelgid
10	18	Hemlock	Multi - Dead – Hemlock Wooly Adelgid
11	30	Hemlock	Multi - Dead – Hemlock Wooly Adelgid
15	19	Japanese Maple	Decay on trunk
20	20	Norway Maple	Canker
54	12	Crabapple	Dead
63	20	Crabapple	Dead
65	16	Crabapple	Dead
79	8	Red Maple	Dead
102	10	Crabapple	Very poor
131	22	Red Maple	Vines - Asian Bittersweet
132	22	Red Maple	Vines – Asian Bittersweet
166	18	Black Birch	Bad Canker
169	7	Eastern White Pine	Dead
172	10	Red Maple	Dead
179	11	Hemlock	Dead
207	7	Hemlock	Dead
211	10	Eastern White Pine	Dead
212	10	Eastern White Pine	Poor
215	14	Hemlock	Poor
263	10	Eastern White Pine	Dead
270	8	Northern Red Oak	Dead
290	16	Northern Red Oak	Dead
296	12	Northern Red Oak	Dead
317	12	Black Birch	Dead
318	12	Black Birch	Dead
319	30	Eastern White Pine	Excess decay at the root collar
Total 27 trees			

Norway maples (*Acer platanoides*) and black locust (*Robinia pseudoacacia*) are considered invasive species in Massachusetts and should be treated as such. Below is a table of tree counts for these species:

Species	Count
Norway maple	11
Black Locust	2
Total 13 trees	

Conclusion

Upon my inspection of 346 trees on the site of 55 Industrial Park Road, Hingham, MA, it is my professional opinion that 40 of the trees should be exempt from mitigation due to their condition or that they are invasive species in Massachusetts.

Glossary of Terms

ASCA	American Society of Consulting Arborists, professional association of arborist specializing in arboricultural consulting
Branch Union	The structural union of a lateral branch to the tree stem.
Canopy	The part of the crown composed of leaves and small twigs.
Certified Arborist	A professional arborist possessing current certification issued by the Massachusetts Arborists Association (MAA) and/or the International Society of Arboriculture (ISA)
Clinometer	A device used to measure the height of an object
Co-dominant	Stems or branches, equal in size and relative importance usually associated with either the trunk/stems or scaffold limbs/ branches in the crown.
Crown	The upper part of a tree, measured from the lowest branch, including all the branches and foliage
DBH	Stands for Diameter Breast Height. The diameter of a tree measured at 4.5 feet above the ground.
Dripline	Perimeter of the area under a tree including the branches and leaves
Establishment	The process of a tree becoming acclimated to a new environment, usually correlating the new root development that can sustain normal biological functions of the tree
Included Bark	An inherent weak point where two or more stems grow independently pressing on one another
ISA	International Society of Arborists, a global, professional association of arborist
Level II Tree Risk Assessment	A visual assessment only. The tree is inspected from the ground only and diagnostic tools used
Level III Tree Risk Assessment	I more intensive inspection of the tree using diagnostic tool, such as a Resistograph and may also include inspection in the tree canopy
Pruning	Systematic removal of branches of a plant usually a woody perennial
RCA	Registered Consulting Arborist, a credential issued by ASCA to an arborist that has demonstrated higher skills in certain technical areas related to trees and tree care, providing objective, independent opinions, with training for higher communication, presentation, and/or report writing skills.

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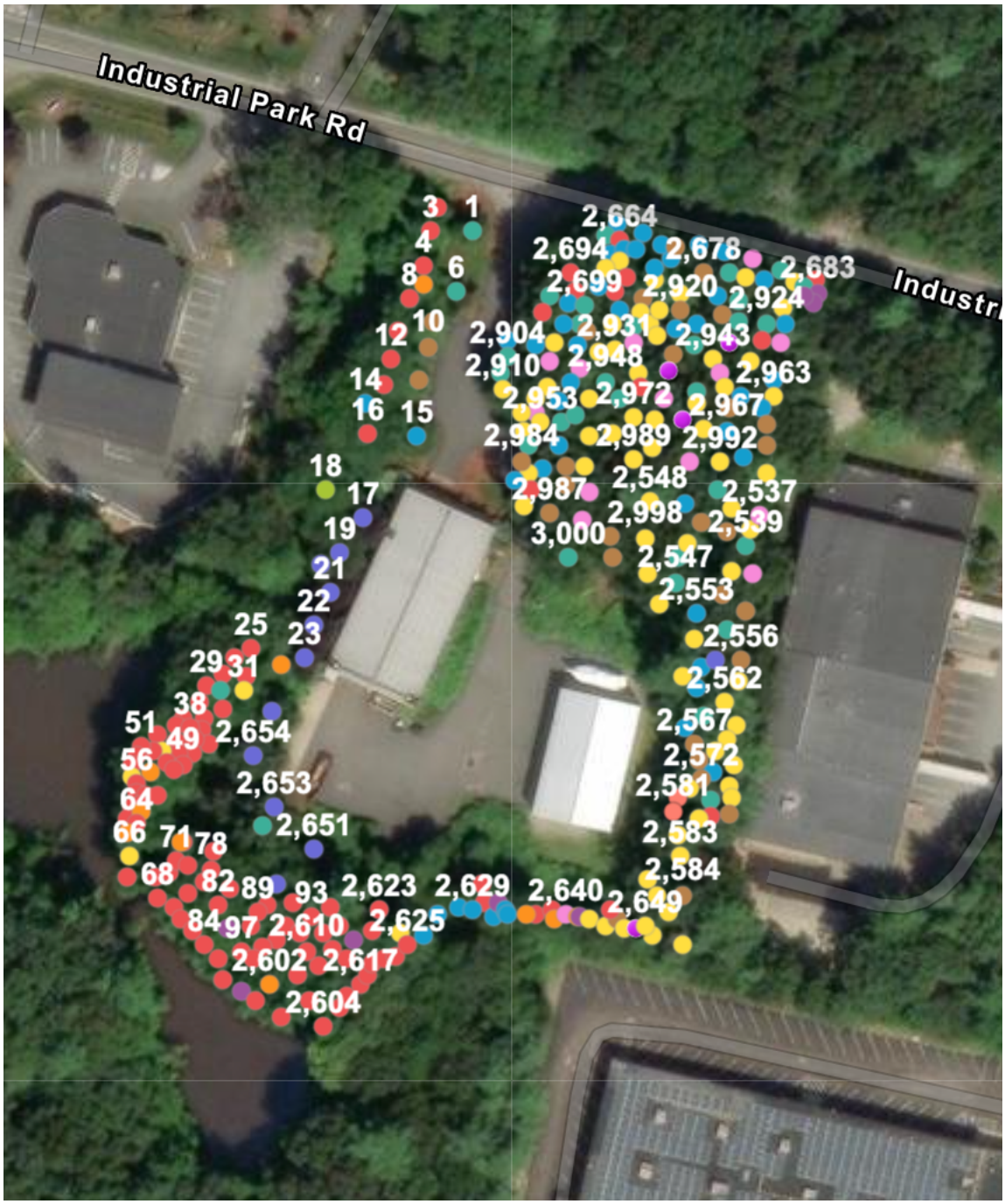
Appendix A – Tree Map



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Appendix B – Tree Inventory

Tag #	Tree #	DBH	Common	Latin	Cond/Note	Exempt from Mitigation	x	y
1	1	9	Pear	*Pyrus calleryana*			-70.91683218	42.1760456
2	2	7	Red Maple	*Acer rubrum*			-70.91691615	42.1760843
3	3	20	Red Maple	*Acer rubrum*	Multi		-70.91692956	42.17604504
4	4	13	Red Maple	*Acer rubrum*			-70.91694498	42.17598342
5	5	16	Crabapple	*Malus ssp.*	Multi		-70.91694987	42.17595503
6	6	8	Pear	*Pyrus calleryana*	7' Stem		-70.91687141	42.17593962
7	7	28	Hemlock	*Tsuga canadensis*	Multi - Dead - HWA	x	-70.91692439	42.17588844
8	8	13	Red Maple	*Acer rubrum*			-70.9169787	42.17592919
9	9	13	Red Maple	*Acer rubrum*			-70.91700754	42.17587303
10	10	18	Hemlock	*Tsuga canadensis*	Multi - Dead - HWA	x	-70.91693579	42.17584769
11	11	30	Hemlock	*Tsuga canadensis*	Multi - Dead - HWA	x	-70.9169606	42.17579004
12	12	20	Red Maple	*Acer rubrum*			-70.9170243	42.17582571
13	13	18	Red Maple	*Acer rubrum*			-70.91704039	42.17578247
14	14	9	Black Birch	*Betula lenta*			-70.9170813	42.17575105
15	15	19	Japanese Maple	*Acer palmatum*	Decay on trunk	x	-70.91696261	42.17569341
16	16	30	Red Maple	*Acer rubrum*			-70.91707702	42.17569907
17	17	13	Norway Maple	*Acer platanoides*		x	-70.91708574	42.17555595
18	18	15	American Beech	*Fagus grandifolia*			-70.91717291	42.17560167
19	19	24	Norway Maple	*Acer platanoides*		x	-70.91713938	42.17549433
20	20	20	Norway Maple	*Acer platanoides*	Canker	x	-70.9171823	42.17547644
21	21	14	Norway Maple	*Acer platanoides*		x	-70.9171595	42.17542774
22	22	13	Norway Maple	*Acer platanoides*		x	-70.91719705	42.17537109
23	23	8	Norway Maple	*Acer platanoides*		x	-70.91721985	42.17531742
24	24	16	Eastern Red Cedar	*Juniperus virginiana*			-70.91727215	42.1753045
25	25	10	Red Maple	*Acer rubrum*			-70.91734323	42.17533332
26	26	22	Red Maple	*Acer rubrum*	Dual		-70.91738078	42.17531643
27	27	14	Red Maple	*Acer rubrum*			-70.91735262	42.17528561
28	28	7	Red Maple	*Acer rubrum*			-70.91740895	42.17529058
29	29	10	Red Maple	*Acer rubrum*			-70.91744382	42.17526872
30	30	23	Northern Red Oak	*Quercus rubra*			-70.91741297	42.17525977
31	31	7	Eastern White Pine	*Pinus strobus*			-70.91736067	42.17526176
32	32	7	Red Maple	*Acer rubrum*			-70.91746393	42.17524288
33	33	22	Red Maple	*Acer rubrum*	Multi		-70.91741029	42.17522996
34	34	16	Red Maple	*Acer rubrum*			-70.91750148	42.17521406
35	35	12	Red Maple	*Acer rubrum*			-70.91751624	42.17520312
36	36	11	Red Maple	*Acer rubrum*			-70.9174507	42.17521269
37	37	12	Red Maple	*Acer rubrum*			-70.91745657	42.17519268
38	38	10	Red Maple	*Acer rubrum*			-70.91748273	42.17519765
39	39	11	Red Maple	*Acer rubrum*			-70.91744316	42.17517081
40	40	6	Red Maple	*Acer rubrum*			-70.91747468	42.17517628
41	41	10	Red Maple	*Acer rubrum*			-70.91749547	42.17516982
42	42	16	Red Maple	*Acer rubrum*			-70.91747602	42.17515591
43	43	9	Red Maple	*Acer rubrum*			-70.91751759	42.17517578
44	44	7	Red Maple	*Acer rubrum*			-70.91755649	42.17518721
45	45	10	Red Maple	*Acer rubrum*			-70.91750955	42.17515392
46	46	6	Eastern White Pine	*Pinus strobus*			-70.9175471	42.17515839
47	47	12	Red Maple	*Acer rubrum*			-70.91757124	42.1751569
48	48	15	Red Maple	*Acer rubrum*			-70.91753503	42.17513901
49	49	11	Red Maple	*Acer rubrum*			-70.91749815	42.17513553
50	50	15	Red Maple	*Acer rubrum*			-70.91751961	42.17512659
51	51	12	Red Maple	*Acer rubrum*			-70.91759538	42.17516634
52	52	14	Red Maple	*Acer rubrum*			-70.91760745	42.17514945
53	53	11	Red Maple	*Acer rubrum*			-70.91761684	42.17513255
54	54	12	Crabapple	*Malus ssp.*	Dead	x	-70.91757325	42.17512311
55	55	8	Tupelo	*Nyssa Sylvatica*			-70.91761952	42.17511565
56	56	13	Red Maple	*Acer rubrum*			-70.91760678	42.17510224
57	57	33	Red Maple	*Acer rubrum*	Multi		-70.91760812	42.17508484
58	58	14	Red Maple	*Acer rubrum*			-70.91758599	42.17508335
59	59	26	Red Maple	*Acer rubrum*	Multi		-70.91755984	42.17508286
60	60	28	Red Maple	*Acer rubrum*	Multi		-70.91761684	42.17506248
61	61	14	Red Maple	*Acer rubrum*			-70.91759739	42.17506546
62	62	20	Red Maple	*Acer rubrum*	Dual		-70.91762958	42.17504409
63	63	20	Crabapple	*Malus ssp.*	Dead	x	-70.91759605	42.17505304
64	64	18	Red Maple	*Acer rubrum*			-70.91760879	42.17503465
65	65	16	Crabapple	*Malus ssp.*	Dead	x	-70.91762622	42.17501726
66	66	10	Tupelo	*Nyssa Sylvatica*			-70.91762421	42.1749785
67	67	12	Red Maple	*Acer rubrum*			-70.91762756	42.17494172
68	68	6	Red Maple	*Acer rubrum*			-70.91755649	42.17490793
69	69	9	Red Maple	*Acer rubrum*			-70.91756654	42.17494471
70	70	15	Red Maple	*Acer rubrum*			-70.91753302	42.17495266

Tag #	Tree #	DBH	Common	Latin	Cond/Note	Exempt from Mitigation	x	y
71	71	10	Red Maple	*Acer rubrum*			-70.91751558	42.17497055
72	72	7	Red Maple	*Acer rubrum*			-70.91750217	42.17500384
73	73	7	Crabapple	*Malus ssp.*			-70.91750284	42.17500235
74	74	18	Red Maple	*Acer rubrum*			-70.91749077	42.1749621
75	75	17	Red Maple	*Acer rubrum*			-70.91742975	42.17498645
76	76	9	Red Maple	*Acer rubrum*			-70.91748742	42.17491439
77	77	9	Red Maple	*Acer rubrum*			-70.91745389	42.17493725
78	78	13	Red Maple	*Acer rubrum*			-70.9174378	42.17495713
79	79	8	Red Maple	*Acer rubrum*	Dead	x	-70.91752327	42.17489131
80	80	12	Red Maple	*Acer rubrum*			-70.91750687	42.17487116
81	81	36	Red Maple	*Acer rubrum*			-70.91739019	42.17492383
82	82	27	Red Maple	*Acer rubrum*			-70.91742171	42.1748965
83	83	12	Red Maple	*Acer rubrum*			-70.91747704	42.17485026
84	84	10	Red Maple	*Acer rubrum*			-70.91744955	42.1748269
85	85	10	Black Cherry	*Prunus serotina*			-70.91739859	42.17485523
86	86	10	Red Maple	*Acer rubrum*			-70.91742072	42.17480603
87	87	12	Norway Maple	*Acer platanoides*	Multi	x	-70.91728527	42.17493325
88	88	7	Red Maple	*Acer rubrum*			-70.91730538	42.17489747
89	89	7	Red Maple	*Acer rubrum*			-70.9173255	42.17488256
90	90	6	Red Maple	*Acer rubrum*			-70.91734562	42.1748607
91	91	15	Red Maple	*Acer rubrum*			-70.91724637	42.17489946
92	92	7	Red Maple	*Acer rubrum*			-70.91726381	42.1748607
93	93	12	Red Maple	*Acer rubrum*			-70.91720346	42.1748766
94	94	10	Red Maple	*Acer rubrum*			-70.91723028	42.17484778
95	95	11	Red Maple	*Acer rubrum*			-70.91728527	42.17483684
96	96	6	Red Maple	*Acer rubrum*			-70.91731611	42.17482492
97	97	8	Red Maple	*Acer rubrum*			-70.91736573	42.17481498
98	98	28	Red Maple	*Acer rubrum*			-70.91733623	42.17480504
99	99	7	Black Cherry	*Prunus serotina*			-70.91736439	42.17474839
100	100	10	Red Maple	*Acer rubrum*			-70.91740597	42.17476826
2601	101	8	Red Maple	*Acer rubrum*			-70.91733086	42.17473447
2602	102	10	Crabapple	*Malus ssp.*	Very poor	x	-70.9173027	42.17475932
2603	103	8	Red Maple	*Acer rubrum*			-70.91727551	42.17470608
2604	104	7	Red Maple	*Acer rubrum*			-70.91717761	42.17468769
2605	105	7	Red Maple	*Acer rubrum*			-70.91721114	42.17473291
2606	106	12	Red Maple	*Acer rubrum*	Multi		-70.91714073	42.17472148
2607	107	14	Red Maple	*Acer rubrum*			-70.91712665	42.17474136
2608	108	20	Red Maple	*Acer rubrum*	Multi		-70.91723729	42.17477466
2609	109	8	Red Maple	*Acer rubrum*			-70.91718633	42.17479155
2610	110	22	Red Maple	*Acer rubrum*			-70.91721583	42.17481739
2611	111	10	Red Maple	*Acer rubrum*			-70.91715816	42.17481839
2612	112	7	Red Maple	*Acer rubrum*			-70.91717828	42.17484622
2613	113	10	Red Maple	*Acer rubrum*			-70.9171595	42.17489194
2614	114	15	Red Maple	*Acer rubrum*			-70.91713805	42.17486113
2615	115	7	Black Cherry	*Prunus serotina*			-70.9171072	42.17483429
2616	116	8	Red Maple	*Acer rubrum*			-70.91712329	42.17480447
2617	117	7	Red Maple	*Acer rubrum*			-70.91709245	42.17476124
2617	118	13	Northern Red Oak	*Quercus rubra*			-70.91646392	42.17588083
2618	119	8	Red Maple	*Acer rubrum*			-70.91707434	42.17477764
2619	120	6	Red Maple	*Acer rubrum*			-70.91706563	42.17479553
2620	121	14	Red Maple	*Acer rubrum*			-70.91703746	42.17480249
2621	122	7	Red Maple	*Acer rubrum*			-70.91701265	42.17480696
2622	123	14	Red Maple	*Acer rubrum*			-70.91706429	42.17485168
2623	124	12	Red Maple	*Acer rubrum*			-70.91705154	42.17488796
2624	125	34	Eastern White Pine	*Pinus strobus*			-70.91699857	42.1748487
2625	126	8	Red Maple	*Acer rubrum*			-70.91698717	42.17482783
2626	127	19	Black Birch	*Betula lenta*			-70.91694761	42.17484473
2627	128	7	Black Birch	*Betula lenta*			-70.91691542	42.17488051
2628	129	7	Black Birch	*Betula lenta*			-70.91686848	42.17489144
2629	130	8	Black Birch	*Betula lenta*			-70.91683546	42.17488647
2630	131	22	Red Maple	*Acer rubrum*	Vines OBS	x	-70.91681484	42.17493219
2631	132	22	Red Maple	*Acer rubrum*	Vines - OBS	x	-70.91680679	42.17489939
2632	133	6	Black Birch	*Betula lenta*			-70.91678685	42.17487715
2633	134	22	Black Cherry	*Prunus serotina*			-70.91677344	42.17490051
2634	135	6	Black Birch	*Betula lenta*			-70.91675809	42.17488794
2635	136	11	Black Birch	*Betula lenta*			-70.91675541	42.17487999
2636	137	7	Crabapple	*Malus ssp.*			-70.91670914	42.17487899
2637	138	19	Red Maple	*Acer rubrum*			-70.91669104	42.1748785
2638	139	17	Red Maple	*Acer rubrum*			-70.91665415	42.17488744
2639	140	8	Crabapple	*Malus ssp.*			-70.91664477	42.17487303

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Tag #	Tree #	DBH	Common	Latin	Cond/Note	Exempt from Mitigation	x	y
2640	141	7	Grey Birch	*Betula populifolia*			-70.91662264	42.1748785
2641	142	7	Crabapple	*Malus ssp.*			-70.91659448	42.17487552
2642	143	9	Black Cherry	*Prunus serotina*			-70.91658844	42.17487452
2643	144	14	Eastern White Pine	*Pinus strobus*			-70.91656564	42.17487104
2644	145	7	Eastern White Pine	*Pinus strobus*			-70.91652742	42.1748616
2645	146	20	Red Maple	*Acer rubrum*			-70.91651803	42.17488744
2646	147	11	White Oak	*Quercus alba*			-70.91650328	42.17487104
2647	148	8	Eastern White Pine	*Pinus strobus*			-70.91648451	42.17485763
2648	149	14	Swamp White Oak	*Quercus bicolor*			-70.91645969	42.17485514
2649	150	8	Eastern White Pine	*Pinus strobus*			-70.91643623	42.17486061
2650	151	9	Eastern White Pine	*Pinus strobus*			-70.91642189	42.17484578
2651	152	25	Norway Maple	*Acer platanoides*		x	-70.91719998	42.1749913
2652	153	6	Pear	*Pyrus calleryana*			-70.91731934	42.17503205
2653	154	9	Norway Maple	*Acer platanoides*		x	-70.91728984	42.17506187
2654	155	22	Norway Maple	*Acer platanoides*		x	-70.91733812	42.17515033
2655	156	20	Norway Maple	*Acer platanoides*		x	-70.91729697	42.17522412
2656	157	7	Red Maple	*Acer rubrum*			-70.91604799	42.17596015
2657	158	10	Northern Red Oak	*Quercus rubra*			-70.91612412	42.17597835
2658	159	9	Black Oak	*Quercus velutina*			-70.91619251	42.17599773
2659	160	10	Black Birch	*Betula lenta*			-70.91625487	42.17600717
2660	161	10	Black Birch	*Betula lenta*			-70.91631268	42.17602094
2661	162	10	Black Birch	*Betula lenta*			-70.91644545	42.17604132
2662	163	22	Black Birch	*Betula lenta*			-70.91650177	42.17605722
2663	164	26	Northern Red Oak	*Quercus rubra*			-70.91652712	42.17603649
2664	165	7	Red Maple	*Acer rubrum*			-70.91649627	42.17602904
2665	166	18	Black Birch	*Betula lenta*	Bad Canker	x	-70.91652041	42.17600568
2666	167	18	Black Birch	*Betula lenta*			-70.91648856	42.17601438
2667	168	20	Eastern White Pine	*Pinus strobus*			-70.9164956	42.17599127
2668	169	7	Eastern White Pine	*Pinus strobus*	Dead	x	-70.91652745	42.17597984
2669	170	20	Eastern White Pine	*Pinus strobus*			-70.91641748	42.17596121
2670	171	16	Eastern White Pine	*Pinus strobus*			-70.91635764	42.17593773
2671	172	10	Red Maple	*Acer rubrum*	Dead	x	-70.91648202	42.17596406
2672	173	13	Black Birch	*Betula lenta*			-70.91645654	42.17601376
2673	174	9	Black Birch	*Betula lenta*			-70.9164143	42.17597897
2674	175	8	Black Birch	*Betula lenta*			-70.91637943	42.17599711
2675	176	6	Black Birch	*Betula lenta*			-70.91640055	42.17602146
2676	177	14	White Oak	*Quercus alba*			-70.91636635	42.17601823
2677	178	29	Northern Red Oak	*Quercus rubra*	Multi		-70.91624532	42.17597475
2678	179	11	Hemlock	*Tsuga canadensis*	Dead	x	-70.91630265	42.17597102
2679	180	12	Eastern White Pine	*Pinus strobus*			-70.91620911	42.1759663
2680	181	6	Black Birch	*Betula lenta*			-70.91616284	42.17596034
2681	182	10	Eastern White Pine	*Pinus strobus*			-70.91609512	42.17595587
2682	183	14	Northern Red Oak	*Quercus rubra*			-70.91607366	42.17594742
2683	184	30	Black Cherry	*Prunus serotina*	Multi		-70.91604214	42.17593897
2684	185	12	Black Cherry	*Prunus serotina*			-70.91605153	42.17592009
2685	186	26	Black Cherry	*Prunus serotina*	Multi		-70.916075	42.17593251
2686	187	21	Black Oak	*Quercus velutina*			-70.91612529	42.1758535
2687	188	20	Black Birch	*Betula lenta*	Multi		-70.91611456	42.17588381
2688	189	16	Eastern White Pine	*Pinus strobus*			-70.91611859	42.17591213
2689	190	22	Northern Red Oak	*Quercus rubra*	Multi		-70.91622118	42.17592555
2690	191	27	Black Birch	*Betula lenta*	Multi		-70.91627013	42.1759335
2691	192	7	Hemlock	*Tsuga canadensis*			-70.9164438	42.17593102
2692	193	12	Red Maple	*Acer rubrum*			-70.91650549	42.17593947
2693	194	10	Black Birch	*Betula lenta*			-70.91654707	42.1759509
2694	195	28	Red Maple	*Acer rubrum*			-70.91661077	42.17597127
2695	196	24	Red Maple	*Acer rubrum*			-70.91659937	42.17594096
2696	197	33	Northern Red Oak	*Quercus rubra*			-70.91665637	42.17593301
2697	198	40	Red Maple	*Acer rubrum*	Multi		-70.91667179	42.17590518
2698	199	10	Black Birch	*Betula lenta*			-70.91661681	42.17592058
2699	200	8	Northern Red Oak	*Quercus rubra*			-70.91657791	42.1759171
2903	201	13	Black Birch	*Betula lenta*			-70.91675575	42.17585897
2904	202	16	Northern Red Oak	*Quercus rubra*			-70.91675373	42.17583064
2906	203	22	Northern Red Oak	*Quercus rubra*			-70.91676849	42.17580282
2910	204	10	Eastern White Pine	*Pinus strobus*			-70.91676245	42.17577449
2911	205	24	Northern Red Oak	*Quercus rubra*			-70.91658537	42.17588565
2912	206	12	Black Birch	*Betula lenta*			-70.91662686	42.17588629
2913	207	7	Hemlock	*Tsuga canadensis*	Dead	x	-70.9165692	42.17587437
2914	208	11	Black Birch	*Betula lenta*			-70.91649409	42.17590766
2915	209	14	Eastern White Pine	*Pinus strobus*			-70.91651421	42.1758848
2916	210	11	Eastern White Pine	*Pinus strobus*			-70.91645051	42.17590369

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Tag #	Tree #	DBH	Common	Latin	Cond/Note	Exempt from Mitigation	x	y
2918	211	10	Eastern White Pine	*Pinus strobus*	Dead	x	-70.91642436	42.17588431
2919	212	10	Eastern White Pine	*Pinus strobus*	Poor	x	-70.9164029	42.17590816
2920	213	22	White Oak	*Quercus alba*	Multi		-70.91635864	42.17590816
2921	214	20	Black Birch	*Betula lenta*	Multi		-70.91631774	42.17588679
2922	215	14	Hemlock	*Tsuga canadensis*	Poor	x	-70.91626208	42.17590269
2923	216	18	Northern Red Oak	*Quercus rubra*			-70.91622185	42.17589027
2924	217	22	Northern Red Oak	*Quercus rubra*			-70.91615748	42.17588679
2925	218	22	Red Maple	*Acer rubrum*	Multi		-70.91617156	42.17585747
2926	219	17	Swamp White Oak	*Quercus bicolor*			-70.91624666	42.175853
2927	220	24	Northern Red Oak	*Quercus rubra*			-70.91632243	42.17585051
2928	221	13	Black Birch	*Betula lenta*			-70.91636736	42.17587586
2929	222	14	Eastern White Pine	*Pinus strobus*			-70.91641095	42.17586592
2930	223	18	Black Oak	*Quercus velutina*			-70.91646325	42.175853
2931	224	6	Eastern White Pine	*Pinus strobus*			-70.91650549	42.17584008
2932	225	10	Eastern White Pine	*Pinus strobus*			-70.91654237	42.1758371
2933	226	11	Black Birch	*Betula lenta*	Multi		-70.916592	42.17584952
2934	227	9	Eastern White Pine	*Pinus strobus*			-70.9166443	42.17585499
2935	228	9	Black Birch	*Betula lenta*			-70.91668721	42.17585051
2936	229	25	Black Oak	*Quercus velutina*			-70.91665771	42.1758202
2937	230	13	Black Oak	*Quercus velutina*			-70.91658529	42.17580827
2938	231	13	Eastern White Pine	*Pinus strobus*			-70.91666173	42.17577647
2938	232	14	Eastern White Pine	*Pinus strobus*			-70.91619379	42.17553494
2939	233	7	Black Birch	*Betula lenta*			-70.91660943	42.17578542
2940	234	7	White Oak	*Quercus alba*			-70.91637205	42.17583511
2941	235	14	Eastern White Pine	*Pinus strobus*			-70.91619503	42.1758202
2942	236	20	Black Birch	*Betula lenta*			-70.91614071	42.17578989
2943	237	11	Eastern White Pine	*Pinus strobus*			-70.91627952	42.17582418
2944	238	20	Black Oak	*Quercus velutina*			-70.91626477	42.17580032
2945	239	14	Swamp White Oak	*Quercus bicolor*			-70.91638546	42.17580728
2946	240	10	Eastern White Pine	*Pinus strobus*			-70.91645386	42.17580231
2947	241	10	Red Maple	*Acer rubrum*	Multi		-70.91644984	42.17577846
2948	242	16	Northern Red Oak	*Quercus rubra*			-70.91652628	42.1757874
2949	243	14	Black Birch	*Betula lenta*	Multi		-70.91663491	42.17575461
2950	244	8	Eastern White Pine	*Pinus strobus*			-70.91668855	42.17575659
2951	245	18	Black Oak	*Quercus velutina*			-70.91668855	42.17573473
2952	246	8	Eastern White Pine	*Pinus strobus*			-70.91672141	42.17573274
2953	247	10	Eastern White Pine	*Pinus strobus*			-70.91668084	42.17571858
2954	248	9	Eastern White Pine	*Pinus strobus*			-70.91671471	42.17570392
2955	249	30	Northern Red Oak	*Quercus rubra*			-70.9166328	42.1757179
2956	250	11	Northern Red Oak	*Quercus rubra*			-70.91659793	42.17573232
2957	251	6	Eastern White Pine	*Pinus strobus*			-70.91656575	42.17575667
2958	252	18	Northern Red Oak	*Quercus rubra*			-70.91649668	42.17575915
2959	253	22	Black Oak	*Quercus velutina*			-70.91639475	42.17575766
2960	254	20	Northern Red Oak	*Quercus rubra*			-70.91631965	42.17577008
2961	255	8	Tupelo	*Nyssa Sylvatica*			-70.91625461	42.17577903
2962	256	8	Black Birch	*Betula lenta*			-70.91621572	42.17576164
2963	257	6	Eastern White Pine	*Pinus strobus*			-70.91614397	42.17576114
2964	258	9	Black Birch	*Betula lenta*			-70.91616744	42.17574375
2965	259	18	White Oak	*Quercus alba*			-70.91624589	42.17574225
2966	260	6	White Oak	*Quercus alba*			-70.91615704	42.17571294
2967	261	10	Black Birch	*Betula lenta*			-70.91624723	42.17570399
2968	262	10	Eastern White Pine	*Pinus strobus*			-70.91630423	42.17570747
2969	263	10	Eastern White Pine	*Pinus strobus*	Dead	x	-70.91632032	42.17575219
2970	264	16	Swamp White Oak	*Quercus bicolor*			-70.91635385	42.17572387
2971	265	7	Eastern White Pine	*Pinus strobus*			-70.91641539	42.17572232
2972	266	11	Eastern White Pine	*Pinus strobus*			-70.91646704	42.17572545
2973	267	18	Eastern White Pine	*Pinus strobus*			-70.91651054	42.17569677
2974	268	20	Eastern White Pine	*Pinus strobus*			-70.91656558	42.17569279
2975	269	19	Black Birch	*Betula lenta*	Dual		-70.91663854	42.1756777
2976	270	8	Northern Red Oak	*Quercus rubra*	Dead	x	-70.9167074	42.17567764
2977	271	14	White Oak	*Quercus alba*			-70.91661898	42.1756444
2978	272	8	Eastern White Pine	*Pinus strobus*			-70.91657597	42.17564286
2979	273	9	Black Birch	*Betula lenta*			-70.91667352	42.17563756
2980	274	16	Black Oak	*Quercus velutina*			-70.9165639	42.17559962
2981	275	11	White Oak	*Quercus alba*			-70.91662247	42.17560994
2982	276	14	Eastern White Pine	*Pinus strobus*			-70.916706	42.17563168
2983	277	12	Black Birch	*Betula lenta*			-70.91673691	42.17562098
2984	278	10	White Oak	*Quercus alba*			-70.91672345	42.17565226
2985	279	12	Red Maple	*Acer rubrum*			-70.91670266	42.17560455
2986	280	19	Eastern White Pine	*Pinus strobus*			-70.91671741	42.17557722

Tag #	Tree #	DBH	Common	Latin	Cond/Note	Exempt from Mitigation	x	y
2987	281	22	White Oak	*Quercus alba*			-70.91665908	42.17556281
2988	282	20	Black Oak	*Quercus velutina*			-70.9165833	42.17555138
2989	283	10	Eastern White Pine	*Pinus strobus*			-70.9164652	42.17565545
2990	284	12	Eastern White Pine	*Pinus strobus*			-70.91642095	42.17567632
2991	285	40	Black Oak	*Quercus velutina*	Multi		-70.9163378	42.17565048
2992	286	6	Eastern White Pine	*Pinus strobus*			-70.91626404	42.17565197
2993	287	6	Black Birch	*Betula lenta*			-70.91620972	42.17565744
2994	288	12	White Oak	*Quercus alba*			-70.91615809	42.17567831
2995	289	12	Eastern White Pine	*Pinus strobus*			-70.91615943	42.17563159
2996	290	16	Northern Red Oak	*Quercus rubra*	Dead	x	-70.91627343	42.17560178
2997	291		Black Birch	*Betula lenta*			-70.9163445	42.17557892
2998	292	7	Eastern White Pine	*Pinus strobus*			-70.9164357	42.17552127
2999	293	20	White Oak	*Quercus alba*			-70.91651751	42.17552426
3000	294	32	Northern Red Oak	*Quercus rubra*			-70.91661486	42.17548911
2537	295	40	Black Oak	*Quercus velutina*	Multi		-70.91617501	42.17555979
2539	296	12	Northern Red Oak	*Quercus rubra*	Dead	x	-70.91620854	42.17550711
2540	297	12	White Oak	*Quercus alba*			-70.91624877	42.17553096
2541	298	14	Eastern White Pine	*Pinus strobus*			-70.9162367	42.17556973
2542	299	13	White Oak	*Quercus alba*			-70.91631047	42.17554885
2543	300	14	Northern Red Oak	*Quercus rubra*			-70.91636411	42.17548823
2544	301	13	Eastern White Pine	*Pinus strobus*			-70.91634265	42.17551109
2545	302	20	White Oak	*Quercus alba*			-70.91651029	42.17548823
2546	303	14	Eastern White Pine	*Pinus strobus*			-70.91642982	42.17545941
2547	304	24	Northern Red Oak	*Quercus rubra*			-70.91636545	42.17544549
2548	305	14	Eastern White Pine	*Pinus strobus*			-70.91642862	42.1755821
2548	306	14	Eastern White Pine	*Pinus strobus*			-70.91640568	42.17540971
2549	307	22	Black Oak	*Quercus velutina*			-70.91618843	42.17546139
2550	308	9	Eastern White Pine	*Pinus strobus*			-70.91624073	42.17546239
2551	309	13	White Oak	*Quercus alba*			-70.91626152	42.17542363
2552	310	32	White Oak	*Quercus alba*	Multi		-70.91620519	42.17539778
2553	311	8	Black Birch	*Betula lenta*			-70.91631918	42.17539281
2554	312	22	Northern Red Oak	*Quercus rubra*			-70.91625213	42.175363
2555	313	18	Eastern White Pine	*Pinus strobus*			-70.91632589	42.17535008
2556	314	20	White Oak	*Quercus alba*			-70.91621592	42.17531132
2557	315	11	Eastern White Pine	*Pinus strobus*			-70.91622262	42.17527752
2558	316	8	Norway Maple	*Acer platanoides*		x	-70.91627761	42.17531132
2559	317	12	Black Birch	*Betula lenta*	Dead	x	-70.91631114	42.17529939
2560	318	12	Black Birch	*Betula lenta*	Dead	x	-70.91632052	42.1752646
2561	319	30	Eastern White Pine	*Pinus strobus*	Excess deacy	x	-70.91635106	42.17528578
2562	320	15	Eastern White Pine	*Pinus strobus*			-70.91625458	42.1752406
2563	321	48	Northern Red Oak	*Quercus rubra*	Multi		-70.91630554	42.17521675
2564	322	16	Black Birch	*Betula lenta*			-70.91634443	42.17519886
2565	323	14	Eastern White Pine	*Pinus strobus*			-70.91623044	42.17520283
2566	324	22	Eastern White Pine	*Pinus strobus*			-70.91625055	42.17517898
2567	325	9	White Oak	*Quercus alba*			-70.916327	42.17517103
2568	326	14	Eastern White Pine	*Pinus strobus*			-70.91627738	42.17515711
2569	327	16	White Oak	*Quercus alba*			-70.91631359	42.17514022
2570	328	16	Eastern White Pine	*Pinus strobus*			-70.9162358	42.17513525
2571	329	13	Black Birch	*Betula lenta*			-70.9162814	42.17512233
2572	330	15	White Oak	*Quercus alba*			-70.9163109	42.1751104
2573	331	30	Eastern White Pine	*Pinus strobus*			-70.91624653	42.17509648
2574	332	12	Northern Red Oak	*Quercus rubra*			-70.91628676	42.17507462
2575	333	13	Eastern White Pine	*Pinus strobus*			-70.91623714	42.17507661
2576	334	22	Eastern White Pine	*Pinus strobus*			-70.91633639	42.17509549
2577	335	12	White Oak	*Quercus alba*			-70.91624519	42.17504878
2578	336	7	Red Maple	*Acer rubrum*			-70.91628542	42.1750448
2579	337	13	Eastern White Pine	*Pinus strobus*			-70.91631493	42.17504281
2580	338	15	Black Locust	*Robinia pseudoacacia*	Multi	x	-70.91636076	42.17507676
2581	339	8	Black Locust	*Robinia pseudoacacia*	Multi	x	-70.91637149	42.17505638
2582	340	22	Eastern White Pine	*Pinus strobus*			-70.91636321	42.17501384
2583	341	7	Eastern White Pine	*Pinus strobus*			-70.91635918	42.17497806
2584	342	40	White Oak	*Quercus alba*	Multi		-70.91635382	42.17491346
2585	343	12	Eastern White Pine	*Pinus strobus*			-70.91640826	42.17491052
2586	344	12	Eastern White Pine	*Pinus strobus*			-70.91638136	42.17488296
2587	345	9	Eastern White Pine	*Pinus strobus*			-70.9163539	42.17482974
2588	346	11	Eastern White Pine	*Pinus strobus*			-70.91643314	42.17493953

346 Total Trees
40 Exempt

Daniel E. Cathcart
Plant Healthcare Consultants, Inc.
27 Kenilworth Road, Milton, MA 02186 ▪ Phone (617) 237-7695
dan.cathcart@gmail.com ▪ www.treeconsultant.com

Appendix C - Assumptions and Limited Conditions

1. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Unless required by law, otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
5. Unless required by law, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant-particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
6. This report expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by *Plant Healthcare Consultants, Inc.* as to the sufficiency or accuracy of said information.
8. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring unless otherwise specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Appendix D - Certification of Performance

Plant Healthcare Consultants, Inc. certify that:

1. We have personally inspected the tree and property referred to in this report and have stated our findings accurately.
2. We have no current or prospective interest in the trees or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions and conclusions stated herein are our own and are based on current scientific procedures and facts.
4. Our analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
5. No one provided significant professional assistance to us, except as indicated within the report.
6. Our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

We further certify that Plant Healthcare Consultants, Inc. is a member in good standing of the Massachusetts Arborist Association, American Society of Consulting Arborists, the International Society of Arboriculture and Massachusetts Tree Wardens and Foresters Association. We have been involved in the field of Arboriculture for over 30 years.

Daniel E. Cathcart

ASCA Registered Consulting Arborist® #766
ASCA Tree and Plant Appraisal Qualified
ISA Board Certified Master Arborist® #TX-1357BM
ISA Certified Arborist Municipal Specialist®
ISA Tree Risk Assessment Qualified
Massachusetts Certified Arborist #41801
Massachusetts Qualified Tree Warden #1097
Rhode Island Licensed Arborist #1307

MASSDEP TRANSMITTAL FORM FOR PERMIT APPLICATION & PAYMENT

Enter your transmittal number → X290252 (Transmittal Number)

Your unique Transmittal Number can be accessed online:
https://www.mass.gov/service-details/transmittal-form-number-for-massdep-permit-application-payment

Massachusetts Department of Environmental Protection

Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

Copy 1 - the original must accompany your permit application. **Copy 2** must accompany your fee payment. **Copy 3** should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP
P.O. Box 4062
Boston, MA 02211

*** Note:**
For BWSC Permits, enter the LSP.

A. Permit Information

1. Permit Code: 4-to-7-character code from permit instructions	2. Name of Permit Category
WPA Form 3	Wetlands

3. Type of Project or Activity: Notice of Intent

B. Applicant Information – Firm or Individual

1. Name of Firm - Or, if party needing this approval is an individual enter name below: Fifty-Five Saxon Hingham LLC

2. **Last Name** of Individual	3. **First Name** of Individual	4. MI
Driver	Sylvia	

5. Street Address: 25 Recreation Park Drive

6. City/Town	7. State	8. Zip Code	9. Telephone #	10. Ext. #
Hingham	MA	02043	(781)-875-3300	

11. Contact Person	12. e-mail address
	Sdriver@saxon-partners.com

C. Facility, Site or Individual Requiring Approval

1. Name of Facility, Site or Individual
2. Street Address: 55 Industrial Park Rd

3. City/Town	4. State	5. Zip Code	6. Telephone #	7. Ext. #
Hingham	MA	02043	(781)-875-3300	

8. DEP Facility Number (if Known)	9. Federal I.D. Number (if Known)	10. BWSC Tracking # (if Known)

D. Application Prepared by (if different from Section B)*

1. Name of Firm or Individual: Allen & Major Associates, Inc.
2. Address: 10 Main Street

3. City/Town	4. State	5. Zip Code	6. Telephone #	7. Ext. #
Lakeville	MA	02347	508-923-1010	

8. Contact Person	9. LSP Number (BWSC Permits only)
Phil Cordeiro	

E. Permit - Project Coordination

1. Is this project subject to MEPA review? ☐ yes ☒ no
   If yes, enter the project's EOEA file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

EOEA File Number

F. Amount Due

DEP Use Only

Permit No:

Rec'd Date:

Special Provisions:

1. ☐ **Fee** Exempt: city, town, county, or district of the Commonwealth; federally recognized Indian tribe housing authority; municipal housing authority; the MBTA; or state agency if fee is $100 or less. *There are no fee exemptions for BWSC permits, regardless of applicant status.*
2. ☐ Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
3. ☐ Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
4. ☐ Homeowner (according to 310 CMR 4.02).

Reviewer:

Check Number	Dollar Amount	Date
132	512.50	10-17-2024

SECTION 5.0

STORMWATER REPORT
(Submitted Under Separate Cover)

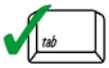
STORMWATER REPORT

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

Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

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

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

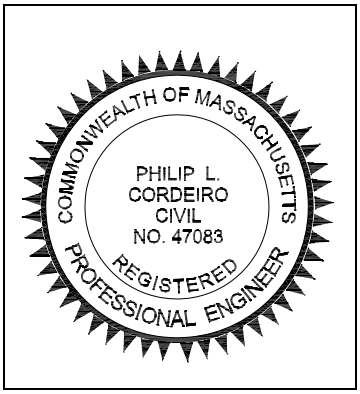
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



October 17, 2024

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☐ Redevelopment

☒ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☒ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☐ Use of “country drainage” versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☒ Other (describe): Subsurface Infiltration and Detention Sytstem

Standard 1: No New Untreated Discharges

- ☐ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☐ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☒ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☒ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☒ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☒ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☒ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☐ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

SECTION 6.0

SITE DEVELOPMENT PLANS
(See Attached Plans)

SITE DEVELOPMENT PLANS