

October 22, 2024

Conservation Commission  
210 Central Street  
Hingham, MA 02043

RE: 6 Whiton Avenue (Assessors Lot 27-00-53)  
Notice of Intent – Proposed Single Family Home  
Applicant – ALR Homes LLC

Dear Commission Members:

On behalf of the applicant, we hereby submit this Notice of Intent for the above referenced address. The applicant is proposing to raze the existing dwelling and construct a new single family home. A portion of the proposed house and associated site work is within land subject to coastal storm flowage.

Enclosed please find the following:

1. Hingham Conservation Commission Application Checklist
2. Two (2) copies of the Notice of Intent
3. Check for \$250.00 (By-Law fee) payable to the Town of Hingham
4. Check for \$262.50 (State fee) payable to the Town of Hingham
5. Abutter Notification Form
6. Abutter Notification Affidavit Form (to be forwarded)
7. Conservation Commission's Policy on Receipt of Information
8. Two (2) Copies of the Site Plan (24x36)
9. One (1) Copy of the Site Plan (11x17)

If you have any questions, please do not hesitate to contact us.

Sincerely,

GRADY CONSULTING, L.L.C.



Paul Seaberg  
Project Manager

Cc: Doug Keach  
ALR Homes LLC  
47 G Street  
Boston, MA 02127

Department of Environmental Protection  
Southeast Regional Office  
20 Riverside Drive  
Lakeville, MA 02347

## Narrative – 6 Whiton Avenue

The proposed project is a category 2.a) Single Family home. The proposed project consists of razing and rebuilding an existing single family home. The site consists of an existing single-family house, driveway, and landscaping. A portion of the site is located within land subject to coastal storm flowage AE flood zone base flood elevation 10.0.

The project meets the performance standards of the Hingham Wetland Regulations as follows:

### 20.0. LAND SUBJECT TO COASTAL STORM FLOWAGE

#### 20.1. Land Subject to Coastal Storm Flowage (LSCSF)

d) Performance Standards. When a LSCSF is determined to be significant to a wetland value, the following regulations shall apply:

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

**The proposed project will not have any adverse effects or cumulative adverse effects upon the values of LSCSF. The proposed design of the new house will increase the flood storage capacity of the site by approximately 174 cubic feet by providing flood vents.**

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

**The LSCSF associated with the project site is not significant to protection of wildlife habitat.**

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

**The proposed project will have no effects on ground, surface, or salt water pollution triggered by coastal storm flowage.**

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

**Not applicable. There are no proposed structures located in the VE zone.**

5) The following activities proposed within VE-zones and/or AE-zones are likely to have an adverse effect on the protected values and are therefore prohibited:

a) New construction or placement of new structures, including buildings, sheds, garages, and retaining walls. Existing buildings may be renovated or reconstructed but, at a minimum, must be built using flood-resistant construction.

**The proposed house will have flood vents.**

b) Impermeable surfaces for new roads, driveways, and parking lots, and the conversion of existing permeable roads, driveways and parking lots into impermeable surfaces.

**The proposed design of the new house will increase the flood storage capacity of the site by approximately 174 cubic feet by providing flood vents.**

c) New or proposed expansions (height and footprint) of coastal engineering structures unless such structures are soft engineering solutions, such as, but not limited to, living shorelines, vegetated terraces, or other natural vegetated designs, or hybrid shoreline infrastructure, or the applicant has provided an alternatives analysis demonstrating that a soft engineering solution or hybrid shoreline infrastructure is not feasible or practicable and that the preferred alternative is proven to provide climate change resiliency improvements and will not create or exacerbate storm damage and flooding impacts on adjacent or nearby properties. The Commission will evaluate the following elements of all proposals for new or proposed expansions of coastal engineering structures, and may request additional information as follows.

**There are no coastal engineering structures proposed.**

i) Coastal engineering structures shall not cause or create the likelihood of the following: reduction in the ability of the land to absorb and contain waters; reduction in the ability of the land to buffer more inland areas from flooding and wave damage; displacement or diversion of floodwaters to other areas; damage to other structures or properties; increase in the elevation or velocity of floodwaters; increase in water pollution; reduction in the protection of the habitat and wetland values of other adjacent Resource Areas; and/or prevention of the migration of Resource Areas, such as salt marshes, due to sea level rise. displacement or diversion of floodwaters to other areas; damage to other structures or properties; increase in the elevation or velocity of floodwaters; increase in water pollution; reduction in the protection of the habitat and wetland values of other adjacent Resource Areas; and/or prevention of the migration of Resource Areas, such as salt marshes, due to sea level rise.

**There are no coastal engineering structures proposed.**

ii) A loose, sloped-stone design shall be prioritized over other hard engineering solutions, either as part of hybrid shoreline infrastructure proposal or as a standalone proposal accompanied by an alternatives analysis. If another hard engineering solution

is proposed, the Commission may require an additional alternatives analysis demonstrating that a loose, sloped-stone design is not feasible or practicable  
**There are no coastal engineering structures proposed.**

iii) The Commission will consider whether the proposed coastal engineering structure is an overall benefit to the coastal community and the wellbeing of the marine environment and/or whether there is an overriding public interest.  
**There are no coastal engineering structures proposed.**

iv) The Commission may require a scientifically validated study of the proposal with appropriate methodology, especially where wave and wind action may be a substantial cause of seeking the installation or modification of a coastal engineering structure; or where impacts to marine life are anticipated; or where the proposed work may impact abutting properties not owned by the applicant, a study of changes in flowage and sediment transport.  
**There are no coastal engineering structures proposed.**

v) The Commission may require a statement from a qualified professional on the effectiveness of the proposed work, based on issues such as climate change, and whether such work will have a reasonable, long-term, beneficial impact, as desired by the applicant, as sea levels continue to rise.  
**Not applicable.**

d) New or expanded septic systems. Replacement or repair of an existing septic system shall be allowed only if no alternative location is available on the lot or other parcel under the ownership or control of the owner of the system proposed and, where applicable, provided that variance of property line and/or street layout setbacks have been applied for from the Town of Hingham Board of Health.  
**Not applicable.**

6) Notwithstanding the above, the Commission may permit the following activities in VE- and AE-zones provided that the applicant demonstrates to the satisfaction of the Commission that best available measures are utilized to avoid or minimize adverse effects on all wetland values of all Resource Areas:

a) Beach, dune, and bank nourishment and restoration projects that incorporate natural vegetative cover and do not otherwise impede the landward migration of these landforms over time.  
**Not applicable.**

b) Elevated pedestrian walkways that are minimal. Walkways must meet the performance standards for docks and piers specified in HWR 23.4.  
**Not applicable.**

c) Docks and piers provided they meet the performance standards specified in HWR 23.4.  
**Not applicable.**

d) Projects to restore salt marsh, freshwater wetland, shellfish habitat, or fisheries.  
**Not applicable.**

e) Improvements necessary to maintain the structural integrity or stability of existing coastal engineering structures.  
**Not applicable.**

f) Improvements that contribute to climate change resiliency and do not create or exacerbate storm damage and flooding impacts on adjacent or nearby properties.  
**Not applicable.**

g) Projects designed to protect critical public infrastructure from storm surge and sea level rise.  
**Not applicable.**

h) Projects and activities associated with water-dependent uses such as boat yards and yacht clubs.  
**Not applicable.**

i) Maintenance dredging and channel maintenance dredging.  
**Not applicable.**

7) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.  
**Not applicable.**

8) Refer to HWR 23.0 et seq. for additional project-specific performance standards.

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



## TOWN OF HINGHAM CONSERVATION COMMISSION

### APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

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

- WPA Form 3- Notice of Intent: [WPA Form 3: Wetlands Notice of Intent | Mass.gov](#) The application must be signed by the property owner. Submit the original and one copy to the Commission by hand delivery or certified mail.
- WPA Appendix B- *NOI Wetland Fee Transmittal Form* and two (2) separate checks for the following: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#)
  - *Payable to Town of Hingham*
  - *Please redact bank account information from photocopies*
  - *Note, a public legal notice is prepared and submitted by staff and the newspaper will invoice the applicant*
- A copy of the Certified Abutters List and the '[Notification to Abutters Form](#)'
  - *To request a Certified Abutters List please submit [Request for Certified Abutters List](#) or contact the Conservation Office*
  - *Abutters must be notified by hand delivery, certified mail-return receipt requested, OR certificates of mailing at least 7 days prior to the hearing date*
  - *Certified mail receipts or certificate of mailing receipts shall be submitted to the Conservation Office with the application or presented to the Commission at the beginning of the public hearing*
- '[Affidavit of Service](#)' Form attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5
  - *Abutters within 100 feet of a property line where work is proposed for inland projects*
  - *Abutters within 300 feet of a property line where work is proposed for coastal projects*
- Narrative describing the property location, existing conditions, methodology used for wetland delineation including DEP data forms or other delineation method, site photos, proposed work, and performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations. The narrative should also include: a report on the on-site wetland resource areas (per the [Resource Area Delineation Policy](#)), existing/proposed impervious and pervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement requests (per the [Tree Removal and Replacement Policy](#)), and stormwater management.
- Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11" x 17" plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:

- All wetland resource area boundaries including the 50 and 100 foot Buffer Zone (showing sequentially numbered flags as applicable)
- FEMA Floodplain boundaries, as applicable
- A note indicating the date the wetland delineation was completed and who performed the delineation. If the wetland boundaries were previously approved by the Commission a note should be included indicating the date of approval and DEP File Number, if applicable.
- All plans shall be colored coded or highlighted with transparent marker pen as follows: freshwater or coastal wetland boundary in blue; 50 foot buffer zone in green; 100 foot buffer zone in yellow; 200 Foot Riverfront Area in pink; and Bordering Land Subject to Flooding (100 year flood plain where NFIP data available) or Land Subject to Coastal Storm Flowage in orange.
- Location of existing and proposed site amenities above and below the ground
- Topography in 2 foot contour intervals
- Limit of work/erosion and sediment control line
- Stockpile locations and other Stormwater BMPs as applicable
- Edge of lawn/tree line, and trees of 6 inches or greater DBH in the buffer zone
- The drainage basin in which the site is located

Guidelines: sheet sizes not more than 24"x 36"; scale not more than 1"=40'; title block located at the lower right hand corner, preferably.

- For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards
- Proof of mailing the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)
- Proof of mailing the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) and the MA Division of Marine Fisheries (Gloucester), if applicable (certified mail receipt from the post office)
- The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or representative
- Optional - [Voluntary 21 Day Waiver](#)



# TOWN OF HINGHAM CONSERVATION COMMISSION

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## **NOTIFICATION TO ABUTTERS UNDER THE MA WETLANDS PROTECTION ACT**

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

ALR Homes LLC has filed a Notice of Intent  
(Applicant Name) (Application Type)  
with the Conservation Commission for the Town of Hingham to perform work that may affect or is within an Area Subject to Protection under the Wetlands Protection Act (M.G.L. 131 § 40) and the Town of Hingham Wetlands Protection Bylaw.

The proposed project is located at 6 Whiton Avenue  
(Project Address or Assessor Lots)

The proposed work includes Proposed Single Family Home  
(Project Description)

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

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

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

Grady Consulting LLC 781-585-2300  
(Phone number and/or email address)

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

\_\_\_\_\_  
(Hearing date)

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



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham

City/Town

**Important:**

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



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

**A. General Information**

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

6 Whiton Avenue

a. Street Address

Hingham

b. City/Town

02043

c. Zip Code

Latitude and Longitude:

27

f. Assessors Map/Plat Number

d. Latitude

53

g. Parcel /Lot Number

e. Longitude

2. Applicant:

Doug

a. First Name

Keach

b. Last Name

ALR Homes LLC

c. Organization

47 G Street

d. Street Address

Boston

e. City/Town

MA

f. State

02127

g. Zip Code

508-272-4934

h. Phone Number

i. Fax Number

doug@alrhomesma.com

j. Email Address

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

(same)

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Paul

a. First Name

Seaberg

b. Last Name

Grady Consulting LLC

c. Company

71 Evergreen Street, Suite 1

d. Street Address

Kingston

e. City/Town

MA

f. State

02364

g. Zip Code

781-585-2300

h. Phone Number

i. Fax Number

paul@gradyconsulting.com

j. Email address

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

\$500.00

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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## A. General Information (continued)

6. General Project Description:

Raze and reuild a single family home within land subject to coastal storm flowage AE Flood Zone base flood elevation 10.0

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

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

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

- 1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

59286

c. Book

b. Certificate # (if registered land)

324

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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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. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

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

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

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

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	1,900 sf	
	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
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5.  Project Involves Stream Crossings

a. number of new stream crossings	b. number of replacement stream crossings
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## C. Other Applicable Standards and Requirements

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

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- 2024 \_\_\_\_\_  
b. Date of map

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

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

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

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

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

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

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

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



**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

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MassDEP File Number

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

North Shore - Plymouth to New Hampshire border:

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

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

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

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

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



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham

City/Town

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

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

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

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

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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



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## D. Additional Information (cont'd)

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

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

Site Plan

a. Plan Title

Grady Consulting LLC

Richard Grady, PE

b. Prepared By

c. Signed and Stamped by

October 10, 2024

1"=10'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

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

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

12358

10/17/24

2. Municipal Check Number

3. Check date

12360

10/17/24

4. State Check Number

5. Check date

Grady Consulting LLC

Grady

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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.

	10/15/24
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
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:

6 Whiton Avenue Hingham  
 a. Street Address b. City/Town  
 12360 \$237.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Doug Keach  
 a. First Name b. Last Name  
 ALR Homes LLC  
 c. Organization  
 47 G Street  
 d. Mailing Address  
 Boston MA 02127  
 e. City/Town f. State g. Zip Code  
 508-272-4934 doug@alrhomesma.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

(same)  
 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**

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.

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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2.a. Single Family Home	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$500.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filing Fee:			\$262.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

GRADY CONSULTING, LLC

12358

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
10/17/2024		6 Whiton Avenue - NOI Fee		262.50
<b>DATE 10/17/24</b>			<b>TOTAL</b>	262.50
<b>VENDOR</b> Town of Hingham - Conservation Commissio				

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

**GRADY CONSULTING, LLC**

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

**South Shore Bank**  
1530 Main Street  
Weymouth, MA 02190

53-7144/2113

12358

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

DATE	AMOUNT
10/17/24	12358 \$262.50

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



*Handwritten signature: RK9*

AUTHORIZED SIGNATURE

Security features included. Details on back.

MP



GRADY CONSULTING, LLC

12358

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
10/17/2024		6 Whiton Avenue - NOI Fee		262.50
<b>DATE 10/17/24</b>			<b>TOTAL</b>	262.50
<b>VENDOR</b> Town of Hingham - Conservation Commissio				

GRADY CONSULTING, LLC

12359

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
10/17/2024		6 Whiton Avenue - Notice of Intent Bylaw Fee		250.00
<b>DATE</b> 10/17/24		<b>VENDOR</b> Town of Hingham - Conservation Commissio	<b>TOTAL</b>	250.00

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

**GRADY CONSULTING, LLC**

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

**South Shore Bank**  
1530 Main Street  
Weymouth, MA 02190

53-7144/2113

12359

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

DATE	AMOUNT
10/17/24	12359 \$250.00

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



*RJ*

AUTHORIZED SIGNATURE

Security features included. Details on back.

MP



GRADY CONSULTING, LLC

12359

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
10/17/2024		6 Whiton Avenue - Notice of Intent Bylaw Fee		250.00
<b>DATE</b> 10/17/24		<b>VENDOR</b> Town of Hingham - Conservation Commissio	<b>TOTAL</b>	250.00

GRADY CONSULTING, LLC

12360

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
10/17/2024		6 Whiton Avenue, Hingham - NOI State Fee		237.50
<b>DATE 10/17/24</b>			<b>VENDOR</b> Commonwealth of Massachusetts	<b>TOTAL</b> 237.50

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

**GRADY CONSULTING, LLC**

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

**South Shore Bank**  
1530 Main Street  
Weymouth, MA 02190

53-7144/2113

12360

PAY **Two Hundred Thirty Seven and 50/100**

DATE	AMOUNT
10/17/24	12360 \$237.50

TO THE ORDER OF **COMMONWEALTH OF MASSACHUSETTS  
DEP  
BOX 4062  
BOSTON MA 02211**



*Handwritten signature*

AUTHORIZED SIGNATURE

Security features included. Details on back.

MP



GRADY CONSULTING, LLC

12360

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
10/17/2024		6 Whiton Avenue, Hingham - NOI State Fee		237.50
<b>DATE 10/17/24</b>			<b>VENDOR</b> Commonwealth of Massachusetts	<b>TOTAL</b> 237.50



# GRADY CONSULTING, L.L.C.

◆ Registered Professional Civil Engineers ◆





70°54'14"W 42°15'41"N



## Legend

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

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
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<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
------------------------------------	---

<b>OTHER AREAS</b>	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

<b>OTHER FEATURES</b>	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
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<b>MAP PANELS</b>	Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/16/2024 at 11:57 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

# NHESP - 6 Whiton Avenue, Hingham



NHESP Estimated Habitats of Rare Wildlife



NHESP Priority Habitats of Rare Species



Map Features for Imagery