



Environmental Consulting & Restoration, LLC



ADDITIONAL INFORMATION MEMO

TO: Hingham Conservation Commission, Attn: Shannon Palmer Conservation Officer
FROM: Brad Holmes, PWS
DATE: December 11, 2024
RE: 300 Whiting Street, Hingham

Please accept this additional information regarding the NOI filed for 300 Whiting Street in Hingham (the site). This additional information is being provided in response to questions received in an email on December 3, 2024 from Conservation Agent Shannon Palmer. In order to clearly respond to all questions and comments, Ms. Palmer's comments have been copied below in *italics* followed by ECR's response in **bold**.

As Sylvia mentioned we need a full size plan (recommended 24x36)- to scale. On the submitted reduced version the surveyor's stamp is not legible, the scale appears to be incorrect, and it is difficult to identify all features on the plan. Also, the plan is titled "Existing Conditions" which creates some confusion. Please submit a new site plan with existing and proposed conditions that meets the requirements of the NOI checklist, attached.

Please see the attached plans that have been revised. Full size, hard copies will be mailed to the Conservation office.

The revised plan should show the limit of work/erosion control line and soil stockpiles. Staff also recommends roof recharge be incorporated for the new residence.

The revised plan shows an erosion control line/LOW, stockpile area, and roof recharge.

The community FIRM panels were updated in 2024 and FEMA Flood Zone A is now shown on the southwestern corner of the property, see below. Please update plan note and NOI narrative to reference this resource area.

The revised plan shows the A Zone with an updated note. The NOI narrative previously submitted includes reference to Bordering Land Subject to Flooding (see section 2. Site Description).

Please include in the NOI narrative a performance standards analysis for compliance with Section 21.1(d) of the HWR for work in the Riverfront Area.

Please see the Performance Standard Analysis attached.

Section 21.1(d)4. states "Notwithstanding any provisions of 310 CMR 10.58, the Commission shall presume that the mean annual high water line of a non-tidal river is coincident with the outer (landmost) boundary of any Bordering Vegetated Wetland (as defined in these regulations) that may be adjacent to the river. This presumption may be overcome upon a clear showing that the mean annual high water line is closer to the river." Please address boundary of RA as shown on plan and described in NOI.

This has been addressed in the Performance Standard Analysis attached. Any further clarification will be provided at the Conservation hearing.

ECR

Environmental Consulting & Restoration, LLC



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

Attachments:

- 1.) Performance Standard Analysis
- 2.) Revised Plans

Performance Standard Analysis
300 Whiting Street, Hingham

The analysis below has been provided to demonstrate the proposed projects compliance with Section 21.1(d) of the Hingham Wetland Regulations. The performance standards have been copied and shown in *italics*, followed by a description of compliance in **bold**.

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

(1) Except as stated below, the Commission hereby incorporates 310 CMR 10.58 in its regulations for all matters related to Bylaw jurisdiction in lands within 200 feet of rivers and streams.

See the project narrative that details the proposed projects compliance with 310 CMR 10.58.

(2) Notwithstanding the above, a river is any natural flowing body of water that empties to any ocean, lake, pond, other river, stream or wetland and which flows throughout the year. Perennial rivers, streams and creeks are rivers; intermittent streams are not. Notwithstanding 310 CMR 10.58, the burden of proof shall be on any applicant to show that a river, stream or creek is not perennial (i.e., is intermittent).

The stream is perennial.

(3) For any river or stream that is tidally influenced, the Commission shall use the DEP mouth of the river designation line.

The stream is not tidal.

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

The Inland Bank associated with the perennial stream onsite is very well defined. There is a clear distinction between the two wetland resource areas, Inland Bank and Bordering Vegetated Wetland. Nevertheless, the BVW only extends 5-15 feet landward of the Inland Bank – adjusting the limit of the stream would not significantly change the limit of the RFA, the proposed project remains within the RFA regardless.

(5) Notwithstanding any provisions of 310 CMR 10.58, the alternatives analysis shall include only lots adjacent to the lot(s) being proposed for development, or located in the near vicinity.
The proposed project meets the criteria for Riverfront Redevelopment (310 CMR 10.58(5)) and therefore does not require an alternatives analysis.

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

The proposed project is not located within specified habitat of rare vertebrate or invertebrate and rare plant species.

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

It is ECR's professional opinion that as designed, the proposed project protects the wetland values protected under the Bylaw.

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

NOTES

1. THE PROPERTY IS LISTED ON THE TOWN OF HINGHAM ASSESSORS DATABASE AS MAP 187-19 AND MAP 187-19A THEREON.
 2. DEED TO LOCUS IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS RECORDED LAND SECTION AS FOLLOWS:
DEED BOOK 37833, PAGE 63
OWNERS: DAVID NICKERSON & BRANDY LEIGH VERRIERE
300 WHITING STREET
HINGHAM, MA 02043
 3. PLAN REFERENCES:
- PLAN BOOK #13, PAGE 969
- PLAN BOOK #21, PAGE 1086
- PLAN BOOK #55, PAGE 211
- PLAN BOOK #17, PAGE 533
- PLAN BOOK #65, PAGE 1138
- LAND COURT PLAN #41338A
- 1919 MA HIGHWAY LAYOUT #1846
- 1931 MA HIGHWAY ALTERATION #2861
- THE REFERENCE MERIDIAN AND ELEVATIONS AS SHOWN HEREON ARE BASED ON THE MA STATE PLANE COORDINATE SYSTEM (NAD83/NAVDB88) THROUGH ON-SITE GPS OBSERVATIONS PROCESSED WITH NOAA/OPUS.
4. PROPERTY LINE CONFIGURATION AS SHOWN HEREON WAS COMPILED FROM THE ABOVE NOTED PLANS, AND SUPPLEMENTED BY ON-THE-GROUND FIELD SURVEY BY THIS FIRM.
 5. EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION BETWEEN MARCH 14 AND JUNE 13, 2024. UTILITY INFORMATION SHOWN HEREON WAS COMPILED USING PHYSICAL FEATURES FOUND IN THE FIELD AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTOR NEEDS TO CONTACT DIGSAFE (1-888-344-7233) AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 6. PRIOR TO CONSTRUCTION OR ANY RELIANCE HEREON, THE LOCATION OF REMAINING EXISTING DETAIL WITH RESPECT TO THE DATA SHOWN HEREON MUST BE VERIFIED BY A COMPREHENSIVE REVIEW BY THIS FIRM.
 7. THE SOUTHEAST CORNER OF THE LOCUS IS LOCATED IN 'ZONE A', AN AREA SUBJECT TO INUNDATION BY 1% ANNUAL-CHANCE FLOOD EVENT; EXISTING & PROPOSED STRUCTURES AND IMPROVEMENTS ARE LOCATED IN 'ZONE X', A MINIMAL RISK AREA OUTSIDE THE 1% & 0.2% ANNUAL-CHANCE FLOOD EVENT AS INDICATED ON COMMUNITY PANEL NUMBER 25023C0091L FOR COMMUNITY #250288 AND HAVING AN EFFECTIVE DATE OF JULY 03, 2024.
 8. WETLAND RESOURCE AREAS AS SHOWN WERE DELINEATED ON FEBRUARY 10, 2024 BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC.

N/F
RYAN J. & ANDREA E. BRISTOL
300 A WHITING STREET
PARCEL 187-0-9
DEED 54914, PAGE 121

N/F
DERBY BROOK CONDOMINIUM
DERBY BROOK WAY
MAP 187 LOT 11
MASTER DEED 41935, PAGE 171

N/F
JOHN N. MAKINEN, LE
292 WHITING STREET
PARCEL 187-0-8
DEED 44716, PAGE 143

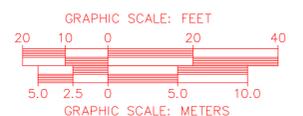
N/F
SOUTH SHORE HABITAT FOR HUMANITY, INC.
302-304 WHITING STREET
PARCEL 187-0-23
DEED 55695, PAGE 117

SEE EASEMENT RECORDED
IN BOOK 58276, PAGE 314

LOT 187-19
AREA = 44,022 SF±
= 1.0106 AC±

DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE 'C'	
	REQUIRED
AREA	40,000 SF
FRONTAGE	150 FEET
MAX. HEIGHT	35 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

THIS PLAN CONFORMS WITH PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS INTERPRETED FROM 250 CMR SECTIONS 6.01 AND 6.02.



SHEET #1

SHEET TITLE:
EXISTING CONDITIONS PLAN
300 WHITING STREET
HINGHAM, MA 02043

DECEMBER 11, 2024

PREPARED FOR:
**DAVID NICKERSON &
BRANDY L. VERRIERE**
300 WHITING STREET
HINGHAM, MA 02043

FIELDSTONE SURVEY SERVICES
45 MELIX AVENUE
PLYMOUTH, MA 02360
774-283-2172
SDYER@FIELDSTONESURVEY.COM



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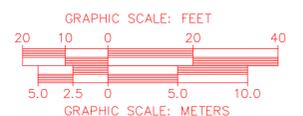
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MAX. HEIGHT	35 FEET
FRONT SETBACK	50 FEET
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WHITING

STREET

CB/LP/EP
FOUND & HELD

THIS PLAN CONFORMS WITH PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS INTERPRETED FROM 250 CMR SECTIONS 6.01 AND 6.02.



SHEET #2

SHEET TITLE:
**BUILDING PERMIT PLAN
300 WHITING STREET
HINGHAM, MA 02043**

DECEMBER 11, 2024 300 WHITING BP01.dwg FB 24-85

PREPARED FOR:
**DAVID NICKERSON &
BRANDY L. VERRIERE
300 WHITING STREET
HINGHAM, MA 02043**

**FIELDSTONE SURVEY SERVICES
45 MELIX AVENUE
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