



## 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

**VOLUNTARY 21 DAY WAIVER  
(Public Hearing or Meeting)**

As set forth under the MA Wetlands Protection Act Regulations, 310 CMR 10.05(5), and the Town of Hingham Wetland Regulations, Section 7.6, the Conservation Commission is required to hold a public hearing or public meeting within 21 days of receipt of the minimum submittal requirements for a Notice of Intent, Abbreviated Notice of Resource Area Delineation, or Request for Determination for Applicability.

Due to the Commission's established meeting schedule and increasing number of filings, the Hingham Conservation Commission hereby requests the applicant waive the aforementioned 21 day requirement. This is a voluntary option that will assist the Conservation Commission in scheduling the hearing or meeting and conducting a thorough review of the application. If you choose to waive this deadline, your application will still be heard and decided upon in a timely manner.

The undersigned hereby waives the 21 day time period for the Commission to hold a public hearing or meeting and agrees to a hearing date no later than December 16, 2024 (date) for the following application:

43 Wanders Drive (address).

  
Applicant Signature

Justin Lynch  
Print

November 11, 2024  
Date

**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

  
Date



**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):

<u>43 Wanders Drive</u>	<u>Hingham</u>	<u>02043</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.18615</u>	<u>70.86627</u>
	d. Latitude	e. Longitude
<u>192</u>	<u>0-22</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Justin</u>	<u>Lynch</u>	
a. First Name	b. Last Name	
<u>43 Wanders Drive</u>		
d. Street Address		
<u>Hingham</u>	<u>MA</u>	<u>02043</u>
e. City/Town	f. State	g. Zip Code
<u>617 212 7569</u>		
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Kenneth</u>	<u>Thomson</u>	
a. First Name	b. Last Name	
<u>5 Wetlands</u>		
c. Company		
<u>134 Spring Street</u>		
d. Street Address		
<u>Rockland</u>	<u>MA</u>	<u>02370</u>
e. City/Town	f. State	g. Zip Code
<u>781 929 1203</u>	<u>5wetlands@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	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:

MassDEP File Number

Document Transaction Number

Hingham

City/Town

## A. General Information (continued)

6. General Project Description:

Construction of detached garage.

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

44879

c. Book

b. Certificate # (if registered land)

262

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

**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

**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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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. \_\_\_\_\_

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**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham

City/Town

**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 type="checkbox"/> 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



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

- 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](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**

- 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/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

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**

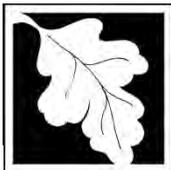
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.



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

**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.

Plot Plan

a. Plan Title

Hoyt Land Survey

Peter Hoyt

b. Prepared By

c. Signed and Stamped by

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:

2293

2. Municipal Check Number

11-16-2024

3. Check date

2292

4. State Check Number

11-16-2024

5. Check date

Justin

6. Payor name on check: First Name

Lynch

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

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

*[Handwritten Signature]*

2. Date

*11-16-24*

3. Signature of Property Owner (if different)

*[Handwritten Signature]*

4. Date

*11-16-24*

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:

43 Wanders Drive  
 a. Street Address  
 Hingham  
 b. City/Town  
 \_\_\_\_\_  
 c. Check number  
 \_\_\_\_\_  
 d. Fee amount

2. Applicant Mailing Address:

Justin  
 a. First Name  
 Lynch  
 b. Last Name  
 \_\_\_\_\_  
 c. Organization  
 43 Wanders Drive  
 d. Mailing Address  
 Hingham  
 e. City/Town  
 MA  
 f. State  
 02043  
 g. Zip Code  
 617 212 7569  
 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

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

**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.



**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
Category 1A	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$110.00
State share of filing Fee:	\$42.50
City/Town share of filing Fee:	\$67.50
	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

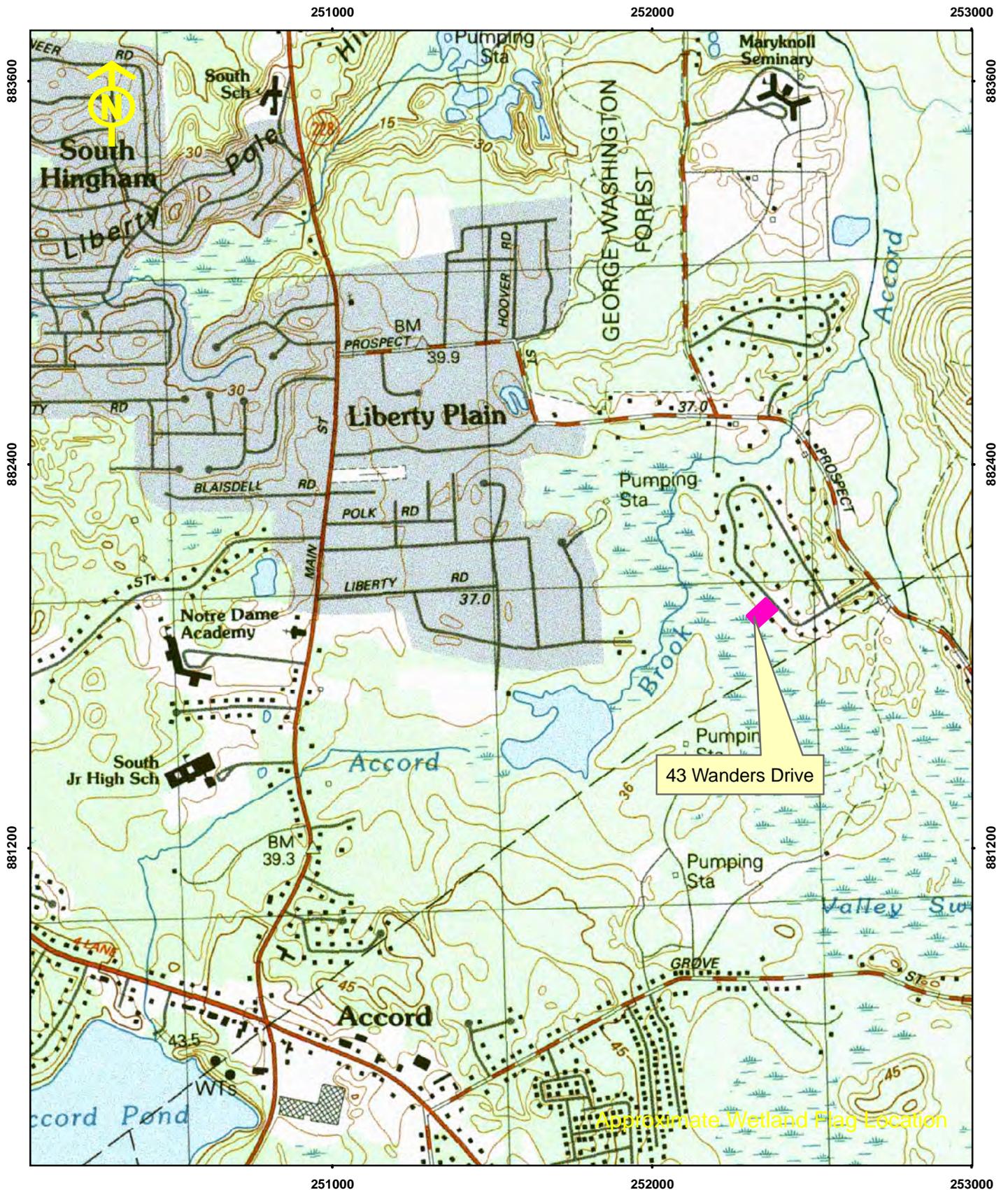
**C. Submittal Requirements**

- 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

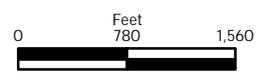
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**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.)



251000 252000 253000

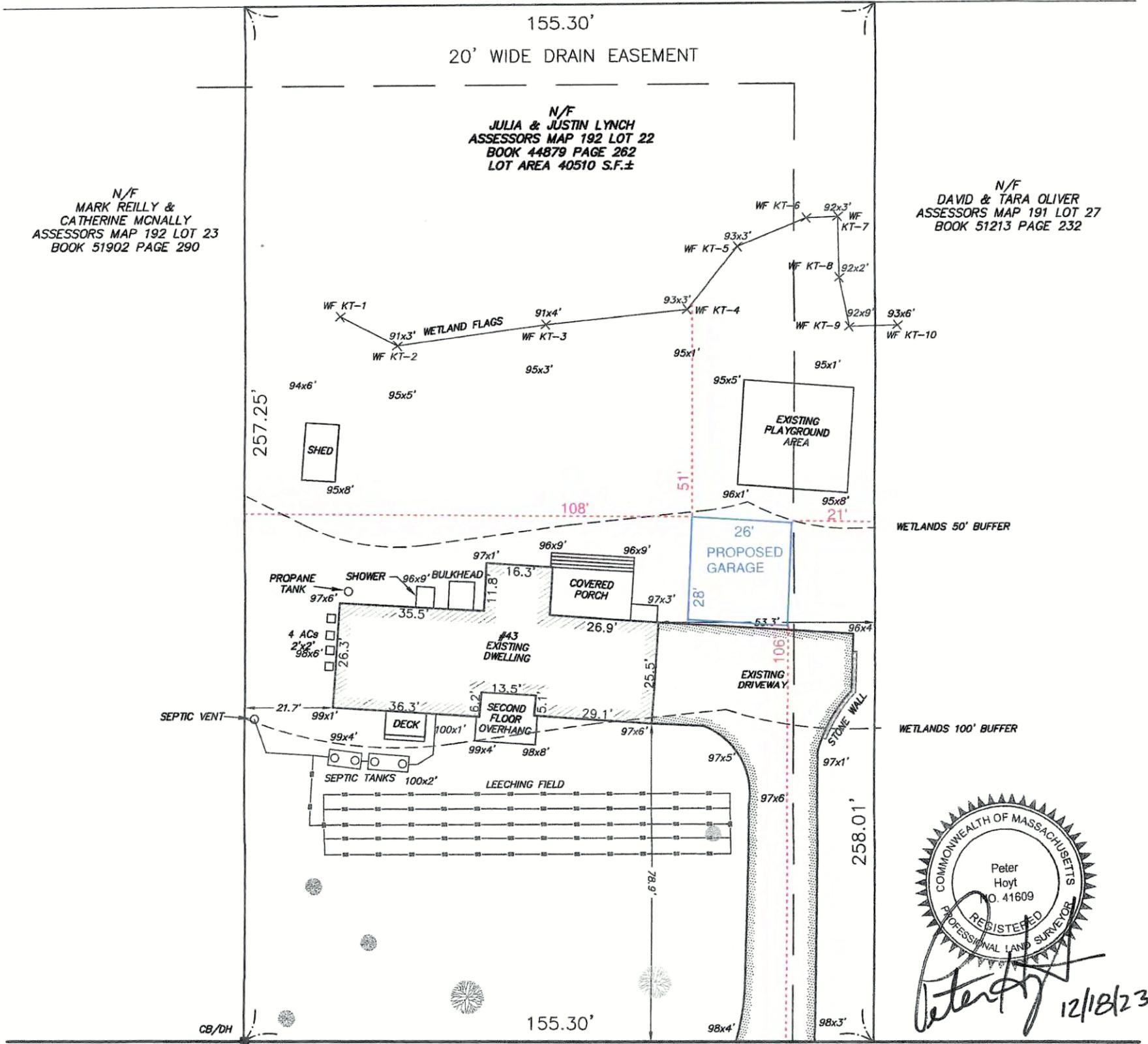
43 Wanders Drive Hingham, MA  
 USGS Topographic Map



**NOTES:**

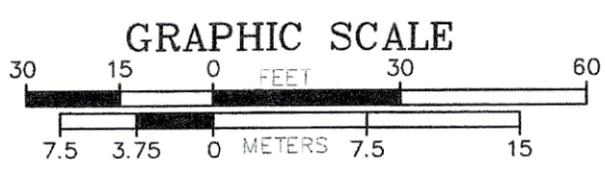
- 1) SEPTIC SYSTEM AS SHOWN PLOTTED FROM AS-BUILT ON RECORD WITH HINGHAM BOARD OF HEALTH.
- 2) SPOT ELEVATIONS NAVD 1988 DATUM
- 3) WETLANDS DELINEATED BY KEN THOMPSON DATED DECEMBER/2023

N/F  
TOWN OF HINGHAM  
ASSESSORS MAP 191 LOT 340  
BOOK 4602 PAGE 340



COMMONWEALTH OF MASSACHUSETTS  
Peter Hoyt  
NO. 41609  
REGISTERED  
PROFESSIONAL LAND SURVEYOR  
*Peter Hoyt*  
12/18/23

# WANDERS DRIVE



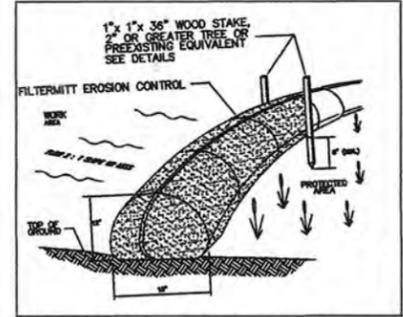
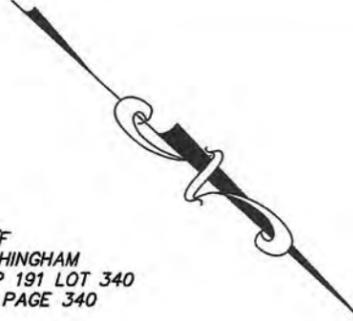
DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE C	
SECTION VII, TABLE II	REQUIRED
AREA	40,000 S.F.
FRONTAGE	150 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

Sheet Title <h2 style="text-align: center;">PLOT PLAN</h2>	Project Name <h3 style="text-align: center;">43 WANDERS DRIVE, HINGHAM, MA</h3>	Prepared for <h3 style="text-align: center;">JULIA &amp; JUSTIN LYNCH</h3>
HOYT LAND SURVEYING, INC. 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL: 781-682-9192	Scale 1"=30'	Date 12/18/2023
		File No.
Fig. No. <h1 style="font-size: 2em;">1</h1>		

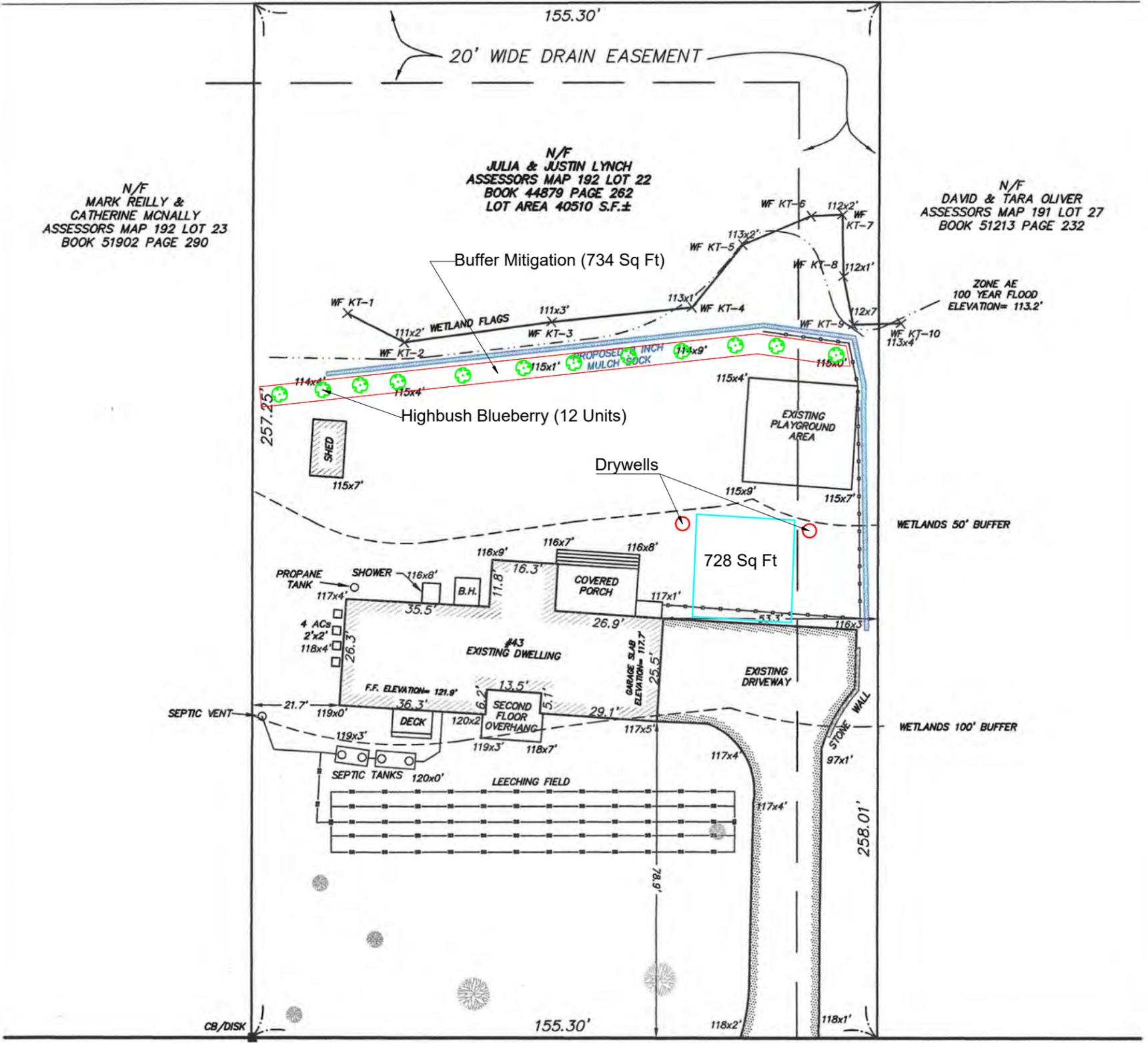
**NOTES:**

- 1) SEPTIC SYSTEM AS SHOWN PLOTTED FROM AS-BUILT ON RECORD WITH HINGHAM BOARD OF HEALTH.
- 2) 112x2 DENOTES SPOT ELEVATIONS NAVD 1988 DATUM
- 3) WETLANDS DELINEATED BY KEN THOMPSON DATED DECEMBER/2023

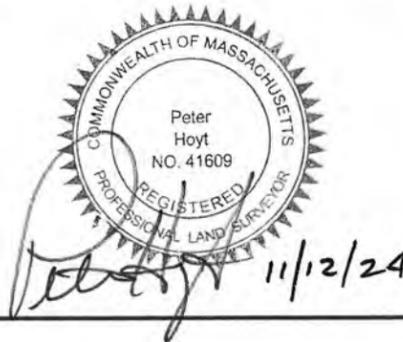
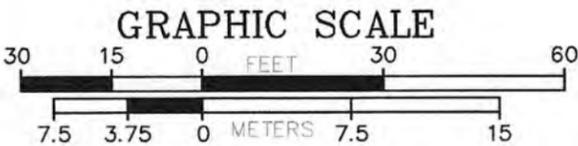
N/F  
TOWN OF HINGHAM  
ASSESSORS MAP 191 LOT 340  
BOOK 4602 PAGE 340



DETAIL OF 8 INCH MULCH SOCK



# WANDERS DRIVE



DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE C	
SECTION VII, TABLE II	REQUIRED
AREA	40,000 S.F.
FRONTAGE	150 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

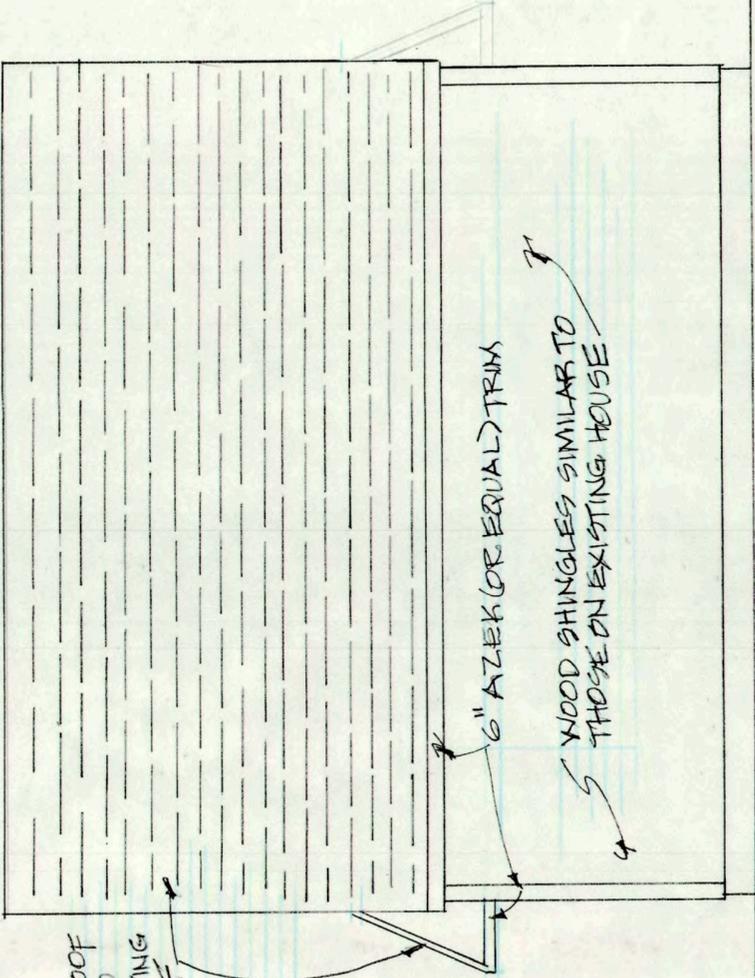
Sheet Title	Project Name	Prepared for	
<b>PLOT PLAN</b>	<b>43 WANDERS DRIVE, HINGHAM, MA</b>	<b>JULIA &amp; JUSTIN LYNCH</b>	
<b>HOYT LAND SURVEYING, INC.</b> 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL: 781-682-9192	Scale	Date	Fig. No.
	1"=30'	11/12/2024	<b>1</b>
		File No.	



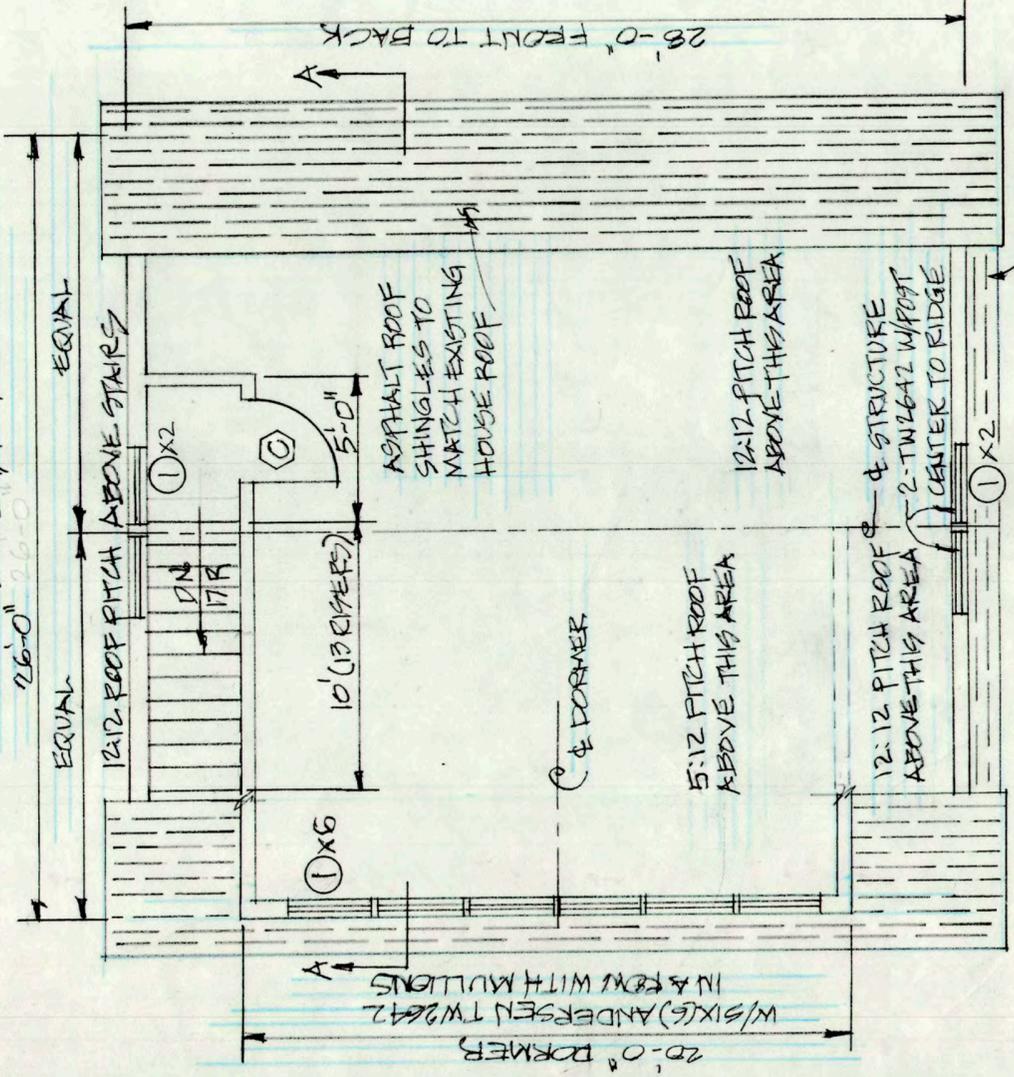
JOB NO. 2423	PROPOSED GARAGE 48 WANDERS DRIVE HINGHAM, MASS.	PLANS AND ELEVATIONS	DWG. NO.: A-2	SCALE: AS NOTED
			DRN. BY: DJTB	DATE: AUGUST 2024

**DAVID RAYMOND**  
ARCHITECTURAL DESIGN  
SPACE PLANNING  
PROJECT MANAGEMENT

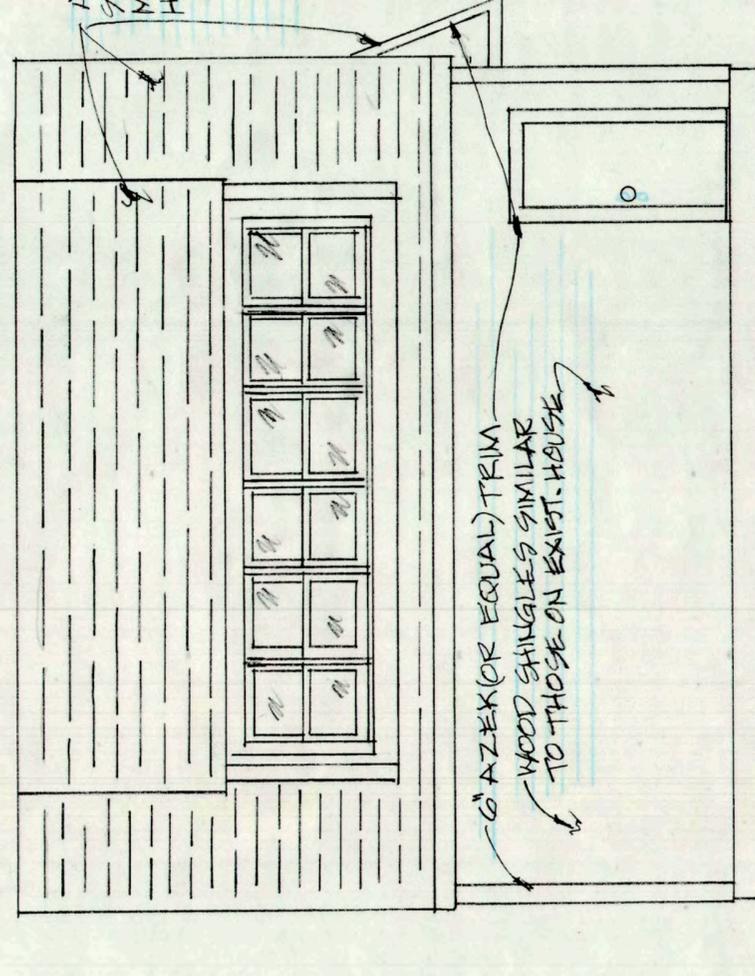
ABINGTON, MA 617-448-0341



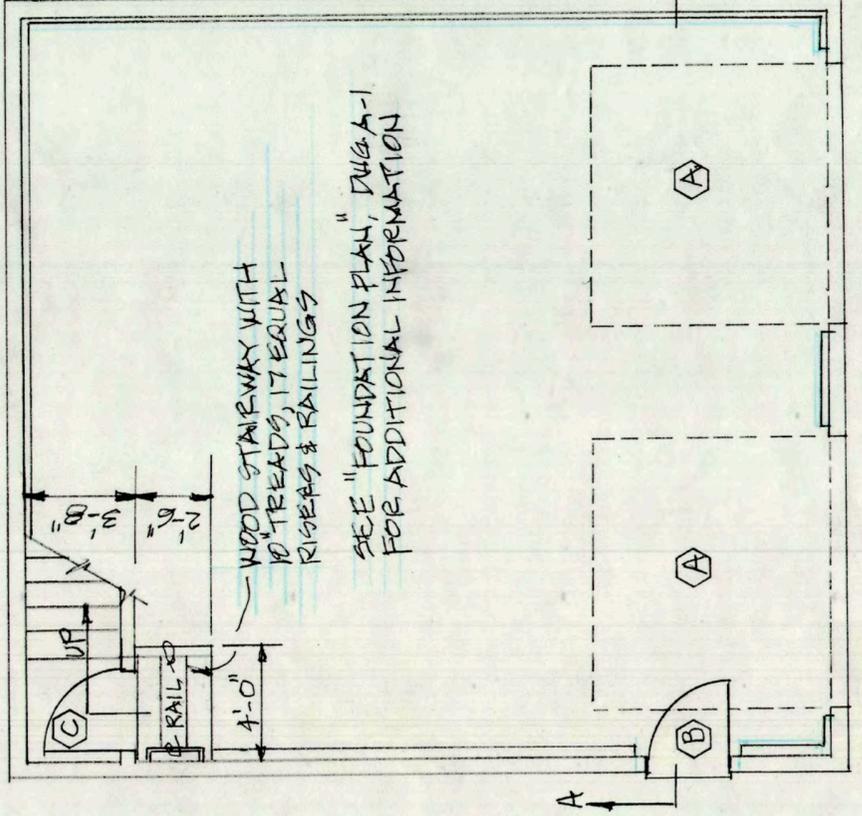
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



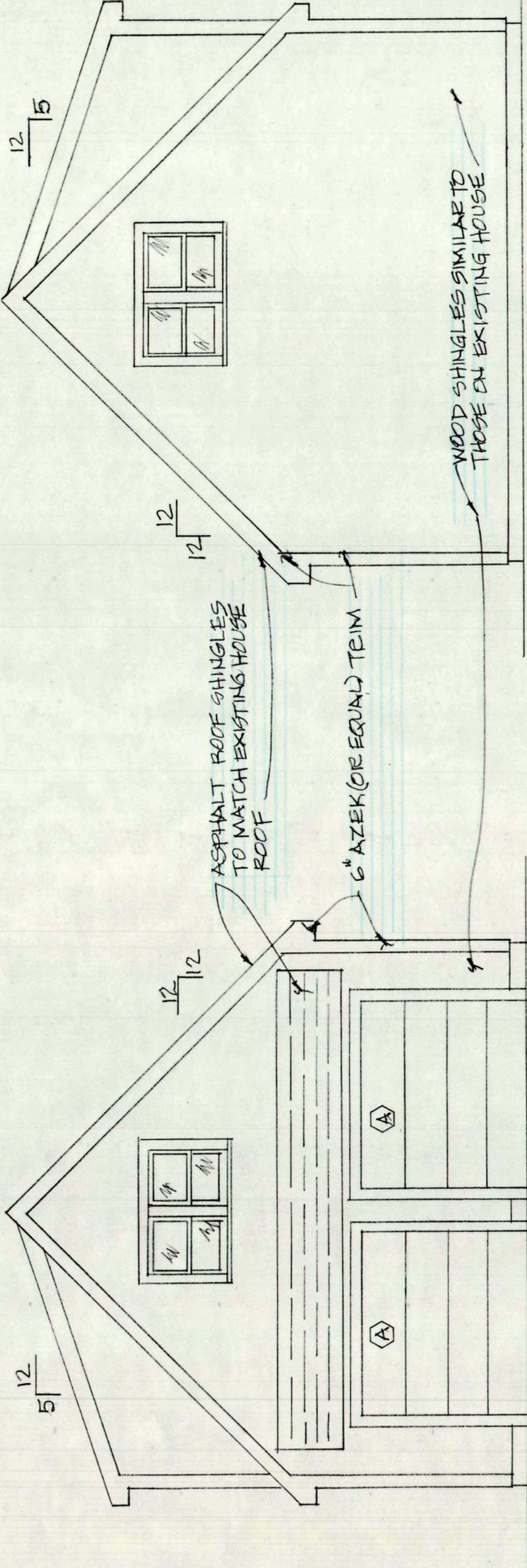
**LOFT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

REAR ELEVATION  
SCALE: 1/4" = 1'-0"

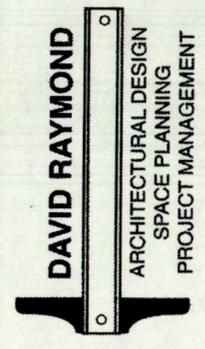
JOB NO.

PROPOSED GARAGE  
48 WANDERS DRIVE  
HINGHAM, MASS.

ELEVATIONS

DWG. NO.: A-3 SCALE: AS NOTED

DRN. BY: DJTR DATE: AUGUST 2024



**DAVID RAYMOND**  
ARCHITECTURAL DESIGN  
SPACE PLANNING  
PROJECT MANAGEMENT

ABINGTON, MA

617-448-0341

ROOF COVERING:  
 5/8" CDX PLYWOOD SHEATHING  
 15# FELT  
 235# ASPHALT SHINGLES

RIDGE VENT (FULL LENGTH)  
 2x12 RIDGE BOARD  
 2-2x8 VERTICAL STABILIZERS  
 FROM RIDGE TO JOINT EA. BAY

R-38 RAFTER INSULATION  
 2x4 FULL LENGTH HORIZONTAL STABILIZER

2x10 @ 16" O.C. RAFTERS  
 W/ SIMPSON H2.5 CLIPS @  
 EACH WALL CONNECTION

2x8, 2'-0" SPACER  
 2x8 x 16" O.C. FULL LENGTH JOISTS  
 W/ R-38 INSULATION

3-FT. 2x8 HEADER @ WINDOWS & DOORS

DOUBLE WINDOW ON EXTERIOR WALL OF STAIRWELL (BEYOND LOFT INTERIOR WALL)

LOFT AREA TO HAVE 1/2" GWB, PAINTED

3/4" PLYWOOD FLOOR

3/4" PLYWOOD ON LOFT FLOOR, FINISH PER CLIENT

R-38 INSULATION

5/8" TYPE 'X' GIBB ON CEILING & WALLS IN GARAGE

2x6 EXTERIOR WALLS W/ FULL INSULATION

WOOD STAIRS TO ACCESS STAIR TO LOFT

5" THICK REINFORCED CONCRETE SLAB HAUNCHED TO 12" THICK @ PERIMETER ON 6" GRAVEL BASE, SLOPED 1/8" PER FT.

SOFFIT VENT

SOFFIT VENT

SOFFIT VENT

SIDE ENTRANCE DOOR (B)

DOOR TO STAIRWAY TO LOFT (C)

DOOR TO STAIRWAY TO LOFT

4'-0" MINIMUM

12"

10" (GYP)

2-#4  
 #4 @ 24"  
 2-#4

2-#4

2-#4

2-#4

2-#4

2'-0" (GYP)

2'-0" (GYP)

TJI 560 1 1/8" HT. x 26' LONG, 16" O.C.

JOB NO. 2403  
 PROPOSED GARAGE  
 48 WANDERS DRIVE  
 HINGHAM, MASS.

SECTION

DWG. NO.: A-4  
 DRN. BY: DJTR  
 SCALE: AS NOTED  
 DATE: AUGUST 2024

DAVID RAYMOND  
 ARCHITECTURAL DESIGN  
 SPACE PLANNING  
 PROJECT MANAGEMENT

ABINGTON, MA 617-448-0341

SECTION A-A  
 SCALE: 1/2" = 1'-0"

# NDS Flo-Well Calculator

## Step 1:

Enter the Square Feet of Drainage Area 1: (Ex. Roof)

Enter the Square Feet of Drainage Area 2: (Ex. Grass)

## Step 2:

Choose the Coefficient of Runoff for Area 1:

Choose the Coefficient of Runoff for Area 2:

## Step 3:

Choose the 25 Year Rainfall: ([see rainfall map](#)),  in/hr

## Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:

(Dimension A)  ft

## Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:

(Dimension B)  ft

## Step 7: View results:

<b>Runoff</b>	<b>4.52 GPM</b> <b>0.02 CFS</b>
<b>Volume of water to be stored</b>	<b>135.60 Gallons</b> <b>18.13 Cubic feet</b>

**# of Flo-Well(s) Needed**    **1**

<b>Amount of Gravel Needed</b>	<b>1.77 Cubic yards</b> <b>47.79 Cubic feet</b>
--------------------------------	--

## Download Installation Details

[Stacked Flo-Well\(TM\) Installation Detail](#)

[Side-by-Side Flo-Well\(TM\) Installation Detail](#)

# NDS Flo-Well Calculator

## Step 1:

Enter the Square Feet of Drainage Area 1: (Ex. Roof)

Enter the Square Feet of Drainage Area 2: (Ex. Grass)

## Step 2:

Choose the Coefficient of Runoff for Area 1:  ▾

Choose the Coefficient of Runoff for Area 2:  ▾

## Step 3:

Choose the 25 Year Rainfall: ([see rainfall map](#)).  ▾ in/hr

## Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:

(Dimension A)  ft

## Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:

(Dimension B)  ft

## Step 7: View results:

<b>Runoff</b>	<b>5.9 GPM</b> <b>0.02 CFS</b>
<b>Volume of water to be stored</b>	<b>177.00 Gallons</b> <b>23.66 Cubic feet</b>

**# of Flo-Wells Needed**    **2**

<b>Amount of Gravel Needed</b>	<b>2.61 Cubic yards</b> <b>70.47 Cubic feet</b>
--------------------------------	--

## Download Installation Details

[Stacked Flo-Well\(TM\) Installation Detail](#)

[Side-by-Side Flo-Well\(TM\) Installation Detail](#)

FWSD694 SCH 40  
SURFACE DRAIN INLET  
WITH GRADE.

4" PVC INLET W/  
1% MIN SLOPE.

FWAS24C 24" DIA.  
FLOW WELL COVER.

FINISHED GRADE

8" MIN

1' 0" MIN

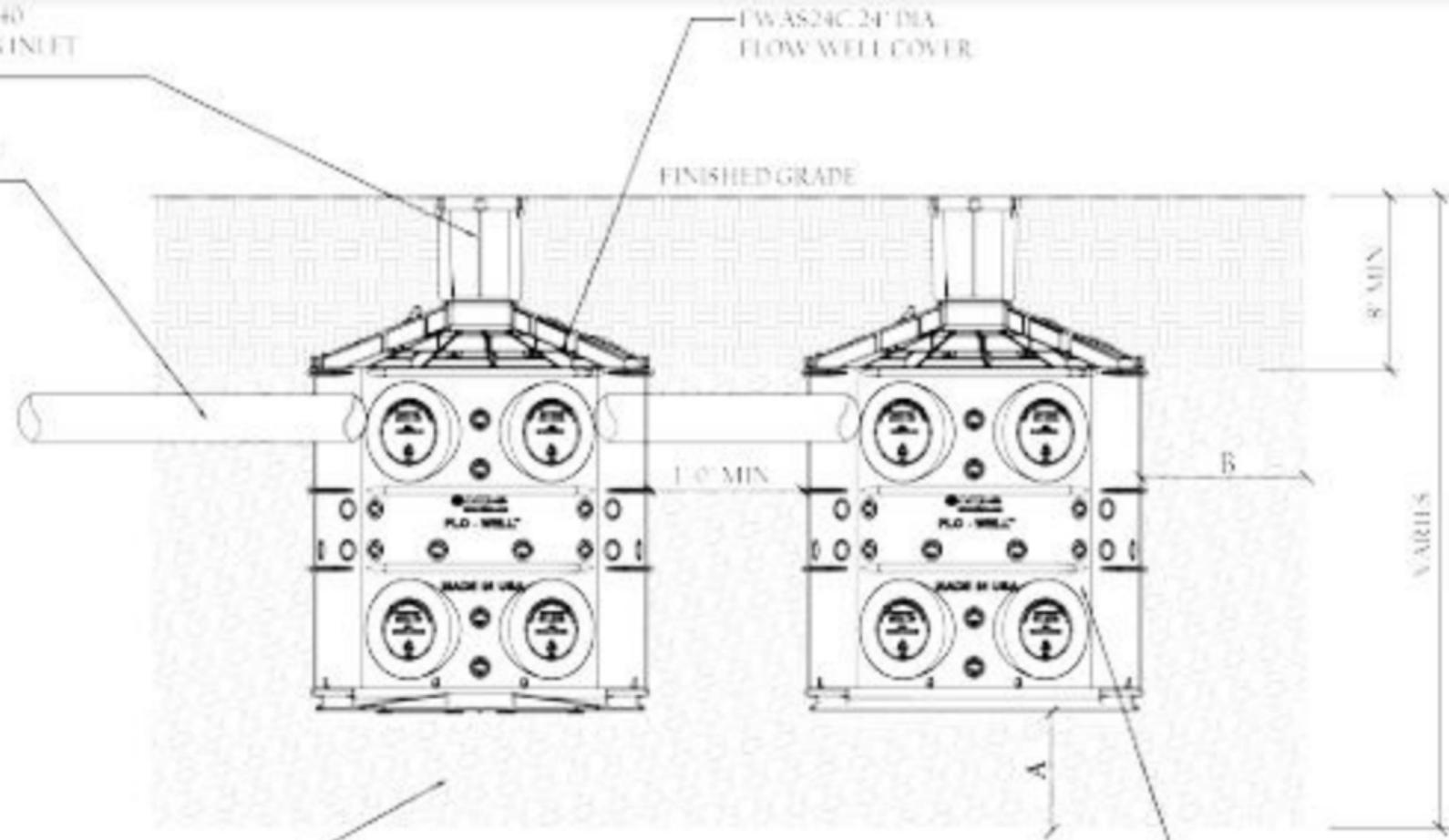
B

VARIABLE

A

1/2" TO 1 1/2" CLEAN GRAVEL  
BACKFILL RECOMMENDED

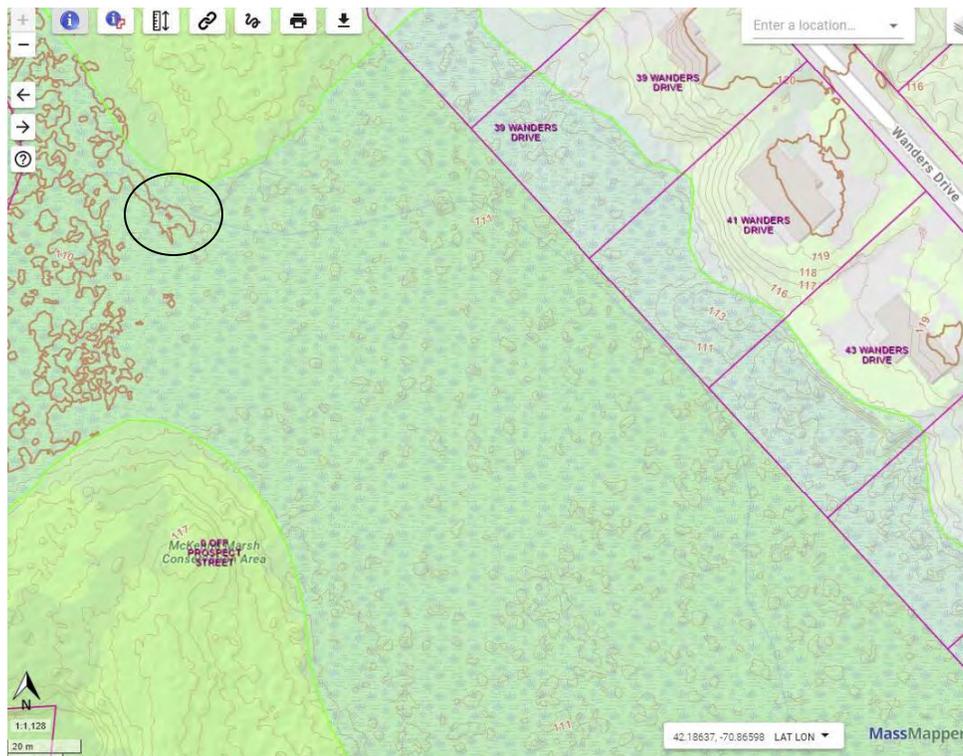
FWSPS3(D) FLOW  
WELL SIDE PANELS





## Existing Conditions

On September 22, 2024, Kenneth Thomson (Botanist/Wetland Scientist) reviewed wetland resources at 43 Wanders Drive, Hingham MA. Originally the property was delineated by 5 *Wetlands* on December 2, 2023, see attached datasheets. The September site inspection was to locate bankfull indicators of the *Riverfront* resource. No stream channel was located as shown on the 2024 USGS topographic map. The stream should have been located along the eastern wetland edge along the property line, but no stream channel was found. Two additional transects of approximately 200 feet into the wetland failed to locate a stream channel, see attached photos. In addition, lidar data from MassGIS shows a very large wetland area with an elevation of 111 feet NAVD88, but no indicator of a stream channel at the rear of the property line, The indicator would be an upside down V. See the circle below, where the elevation concentrates the flow from elevation 111 feet to 110 feet. In summary it is the opinion of the reviewer that surface water drains by sheet flow north through this large wetland to Accord Brook.



*MassGIS Lidar 1-foot contours NAVD88.*

The property was first developed in 1973, it consists of single-family house and developed landscape. The house sits at an elevation of 117 feet which is 5 feet above the wetlands at 111 feet. Land slopes to the west to the wetlands, which are part of the Mckenna Marsh Conservation Area. The Wetlands consist of a deep muck pit & mound forested wetlands dominated by red maple, black tupelo, hemlock, winterberry, sweet pepperbush, cinnamon fern and sweet reed-grass. Soils are mapped as Freetown muck. The Freetown series consists of very deep, very poorly drained organic soils formed in more than 50 inches of highly decomposed organic material. Freetown soils are bogs that range from small enclosed depressions to bogs of several hundred acres in size. These bogs are on lake plains, outwash plains, till plains and moraines and alluvial plains.

A review of MassGIS databases found that the property has a FEMA 100 Year flood plain along Accord Brook designated as Zone AE with an elevation of 113.2 feet NAVD88. Zone A of surface water supply extends onto the property. Zone A is a 400-foot protection zone (No wetland Impacts) for tributaries of a surface water supply. This designation is based on the proposed tributary, i.e. stream location along the rear of the property which was not found. The property is also located within the Interim Well Protection Area (IWPA) of and ZoneII of the Scotland Well system.

Massachusetts Wetland Resource Areas

Massachusetts wetland resources found during the delineation include:

- *Bordering Vegetated Wetlands (BVW)*
- *Land Subject to Flooding*

**PROPOSED CONDITION**

The project proposes constructing a two-story detached garage outside the 50-foot wetland boundary. To protect wetland resources an 8-inch mulch sock will place along the existing fence line and extending upslope to the pave driveway.



*Existing conditions within the wetlands.*









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

0 660 1320 ft

Printed on 11/01/2024 at 12:05 PM

Hingham MapsOnline

TOWN OF HINGHAM  
BOARD OF ASSESSORS



CERTIFICATION SHEET

**Property Address: 43 Wanders Drive**  
**Parcel ID: 192-0-22**

Pursuant to the provisions of Chapter 131 Section 40 of the MA General Laws and Article 22 of the Town of Hingham General Bylaws (Wetlands Protection By-law), we hereby certify that the list attached hereto is a true list of names and addresses of abutters concerning a matter to be heard by the Hingham Conservation Commission involving the above-referenced property.

As used herein the term "abutter" means:

- Owners of adjoining land within 100 feet of the property line where the activity proposed;
- Owners of adjoining land within 300 feet of the property line where the activity proposed for coastal projects; or
- Owners of land directly opposite on any public or private street or way; or across a body of water.

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

BOARD OF ASSESSORS

CERTIFICATION DATE

11/5/2024

**Abutters List**[print this list](#)

Date: November 01, 2024

Subject Property Address: 43 WANDERS DRIVE Hingham, MA  
Subject Property ID: 192-0-22

Search Distance: 100 Feet

---

Owner: TOWN OF HINGHAM ET ALS  
Co-Owner: CONSERVATION  
Prop ID: 191-0-1  
Prop Location: 0 OFF PROSPECT STREET Hingham, MA

---

---

Owner: OLIVIER DAVID L & TARA  
Prop ID: 191-0-27  
Prop Location: 41 WANDERS DRIVE Hingham, MA

---

---

Owner: KHAYAT SAMER & BECERRA LAURA  
Prop ID: 192-0-19  
Prop Location: 42 WANDERS DRIVE Hingham, MA

---

---

Owner: HARRIS HEATHER & STEVEN  
Prop ID: 192-0-20  
Prop Location: 40 WANDERS DRIVE Hingham, MA

---

---

Owner: MARTINI VALBONA  
Prop ID: 192-0-21  
Prop Location: 38 WANDERS DRIVE Hingham, MA

---

---

Owner: REILLY MARK & MCNALLY CATHERINE  
Prop ID: 192-0-23  
Prop Location: 45 WANDERS DRIVE Hingham, MA

---



**Certificate of Mailing — Firm**

Name and Address of Sender

*5 Wetlands*

134 Spring Street  
Rockland, MA 02370

TOTAL NO.  
of Pieces Listed by Sender

TOTAL NO.  
of Pieces Received at Post Office™

Affix Stamp Here  
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
NOV 18, 24  
AMOUNT  
**\$2.20**  
R2305K134600-14



0000

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
NOV 18, 24  
AMOUNT  
**\$2.20**  
R2305K134600-14



0000

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
NOV 18, 24  
AMOUNT  
**\$2.20**  
R2305K134600-14



0000

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
NOV 18, 24  
AMOUNT  
**\$2.20**  
R2305K134600-14



0000

Address  
(Name, Street, City, State, and ZIP Code™)

TOWN OF HINGHAM ET ALS  
Conservation Commission  
210 Central St  
HINGHAM, MA 02043

OLIVIER DAVID L & TARA  
41 WANDERS DRIVE  
HINGHAM, MA 02043

KHAYAT SAMER & BECERRA LAURA  
42 WANDERS DRIVE  
HINGHAM, MA 02043

HARRIS HEATHER & STEVEN  
40 WANDERS DRIVE  
HINGHAM, MA 02043

MARTINI VALBONA  
38 WANDERS DRIVE  
HINGHAM, MA 02043

REILLY MARK & MCNALLY CATHERINE  
45 WANDERS DRIVE  
HINGHAM, MA 02043

Parcel Airlift

g

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
NOV 18, 24  
AMOUNT  
**\$2.20**  
R2305K134600-14



0000

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
NOV 18, 24  
AMOUNT  
**\$2.20**  
R2305K134600-14



0000

7020 0640 0002 3048 5665

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Boston, MA 02211

OFFICIAL USE

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fees if appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
\$	
<b>Total Postage and Fees</b>	<b>\$7.63</b>
\$	

0352  
14

Postmark  
Here

11/18/2024

Sent To \_\_\_\_\_

Street and Apt. No., or PO Box No. DEP

City, State, ZIP+4® PO BOX 4062  
Boston MA 02211

## NOTIFICATION TO ABUTTERS

Under the MA Wetlands Protection Act and  
Hingham Wetlands Protection By-Law

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

\_\_\_\_\_ has filed a \_\_\_\_\_  
*Applicant Name* *Application Type*

with the Town of Hingham Conservation Commission seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act, M.G.L. 131 §40, and/or the Town of Hingham Wetlands Protection By-Law [Article 22].

The address of the property where work is proposed: \_\_\_\_\_

The proposed work includes: \_\_\_\_\_

Copies of the application may be examined at the Conservation Office located at Hingham Town Hall, 210 Central Street, Hingham, MA during the following business hours:

Monday, Wednesday, Thursday: 7:30AM- 4:30PM  
Tuesday: 7:30AM - 7:00PM  
Fridays: closed

For more information, to request copies of the application, or obtain information about the public hearing please contact the Conservation Office at (781)741-1445 or by emailing [Conservation@hingham-ma.gov](mailto:Conservation@hingham-ma.gov)

You may also request copies of the application from the  applicant or  applicant's representative by contacting \_\_\_\_\_ at (\_\_\_\_\_) \_\_\_\_\_ between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the following days: \_\_\_\_\_.

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

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

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

## 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, Kenneth Thomson, hereby certify under the pains and penalties of perjury  
*Name of person making Affidavit*

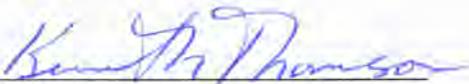
that on 11-18-2024 I gave notification to abutters in compliance with the second paragraph of  
*Date*  
the Massachusetts General Laws Chapter 131, Section 40, and the Hingham Wetlands Protection By-Law  
and Wetland Regulations, by Notice of Intent in connection with  
*Type of Service*

the following matter:

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

11-18-2024 for property located at 43 Wanders Drive.  
*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

11-18-2024  
Date

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 43 Wnaders Drive City/Town: Hingham Sampling Date: 12/2/2023  
 Applicant/Owner: Justin Lynch Sampling Point or Zone: A6 Wetlands  
 Investigator(s): Kenneth Thomson Latitude / Longitude: 42.18609 / 70.86675  
 Soil Map Unit Name: Freetown Muck NWI or DEP Classification: WS3

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

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

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

**HYDROLOGY**

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

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

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Red Maple	Acer rubrum	FAC	63.0	Yes	Yes
2. Hemlock	Tsuga canadensis	FACU	38.0	Yes	No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
<u>101.0</u> = Total Cover					
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Winterberry	Ilex verticillata	FACW	20.5	Yes	Yes
2. Sweet Pepperbush	Clethra alnifolia	FAC	20.5	Yes	Yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
<u>41.0</u> = Total Cover					
<u>Herb Stratum</u>		Plot size <u>5</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Sweet Pepperbush	Clethra alnifolia	FAC	10.5	Yes	Yes
2. Sweet Wood-Reed	Cinna arundinacea	FACW	10.5	Yes	Yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<u>21.0</u> = Total Cover					

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30</u>		Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.	N/A						
2.							
3.							
4.							
				0.0 = Total Cover			

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

**Definitions of Vegetation Strata**

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

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



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 43 Wanders Drive City/Town: Higham Sampling Date: 12/2/2023  
 Applicant/Owner: Justin Lynch Sampling Point or Zone: A6 Upland  
 Investigator(s): Kenneth Thomson Latitude / Longitude: 42.18613 / 70.86665  
 Soil Map Unit Name: Freetown Muck NWI or DEP Classification: Upland

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

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

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

**HYDROLOGY**

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

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

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size _____			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Red Oak	Quercus rubra	FACU	20.5	Yes No
2.	Hemlock	Tsuga canadensis	FACU	20.5	Yes No
3.	Yellow Birch	Betula alleghaniensis	FAC	20.5	Yes Yes
4.	Sassafras	Sassafras albidum	FACU	10.5	No
5.					
6.					
7.					
8.					
9.					
<u>72.0</u> = Total Cover					
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Sassafras	Sassafras albidum	FACU	20.5	Yes No
2.	Red Oak	Quercus rubra	FACU	20.5	Yes No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
<u>41.0</u> = Total Cover					
<u>Herb Stratum</u>		Plot size <u>5</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Black Cherry	Prunus serotina	FACU	63.0	Yes No
2.	Garlic Mustard	Alliaria petiolata	FACU	38.0	Yes No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<u>101.0</u> = Total Cover					

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30</u>		Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.	N/A						
2.							
3.							
4.							
				0.0 = Total Cover			

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

**Definitions of Vegetation Strata**

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

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

