

NOTICE OF INTENT

Proposed Deck Extension & Renovations to Residence 187 Downer Avenue Hingham, Massachusetts



SUBMITTED TO:

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

PREPARED FOR:

Barbara Caron
187 Downer Avenue
Hingham, Massachusetts 02043

PREPARED BY:

Lucas Environmental, LLC
500A Washington Street
Quincy, Massachusetts 02169

IN ASSOCIATION WITH:

Roger O. Hoit, AIA Architect
1175 Main Street
Hingham, Massachusetts 02043



January 22, 2025

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

Re: Notice of Intent
Proposed Deck Extension/Renovations to a Single-Family Residence
187 Downer Avenue
Map 17, Block 0, Lot 144
Hingham, MA 02043

Members of the Hingham Conservation Commission:

On behalf of the project Applicant and Owner, Barbara Caron, and in association with Roger O. Hoit, AIA Architect, Lucas Environmental, LLC (LE) is pleased to submit this Notice of Intent (NOI) to the Hingham Conservation Commission for the proposed deck addition and renovations to a single-family residence. As currently designed, the Applicant proposes to renovate an existing home, extend the existing deck to the northeast with stairs, and construct a balcony over an attached storage area within Land Subject to Coastal Storm Flowage (LSCSF), Coastal Bank, and Buffer Zone to Coastal Beach and Salt Marsh at 187 Downer Avenue (Map 17, Block 0, Lot 144) in Hingham, Massachusetts (the “Study Area”). This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the Hingham Wetlands Protection By-law (Article 22) and associated Rules & Regulations, last revised May 1, 2023.

1.0 EXISTING CONDITIONS

The subject property is located at 187 Downer Avenue on Crow Point in the Hingham Harbor in Hingham, Massachusetts (See Figure 1 – USGS Map). The property contains approximately 0.17 acres of land with the existing single-family residence built in 1875 with modifications, the latest of which was 2012, an existing deck, garage, bituminous driveway, shed, seawall, staircases, dock on piles, and landscaped areas. The home resides between residences to the east and west, Downer Avenue to the north, and the Atlantic Ocean/Hingham Harbor to the south.

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2021) under the Natural Heritage & Endangered Species Program (NHESP) indicates that no portion of the Study Area is located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species (See Figure 2 – Aerial/NHESP Map). No Certified or Potential Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) are mapped by NHESP in the Study Area.

The Study Area is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Water (ORW), Surface Water Protection Area, Public Water Supply Watershed, or MassDEP Wellhead Protection Zone.

Hingham Harbor (Segment ID MA74-18) located to the east of the site is identified as a Category 5 water requiring a Total Maximum Daily Load (TMDL) per the Final MassDEP 2022 Integrated List of Waters (305(b)/303(d)). Waters are listed in Category 5 if they were identified as impaired (i.e., not supporting one or more intended uses), the impairment was related to the presence of one or more “pollutants”, and the source of those pollutants was not considered to be natural. The causes of impairment in this segment of Hingham Harbor have been identified as contaminants in fish and/or shellfish (cause unknown), *Escherichia coli* (*E. Coli*), fecal coliform, and PCBs in fish tissue.

2.0 WETLAND RESOURCE AREAS

A Professional Wetland Scientist (PWS) from LE conducted a site investigation on December 3, 2024. The investigation was performed in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40) and regulations (310 CMR 10.00 *et seq.*); Section 404 of the Clean Water Act (33 U.S.C. 1344); Massachusetts Department of Environmental Protection (MassDEP) publication Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands (2022); the U.S. Army Corp of Engineers (USACE) Wetland Delineation Manual (1987); the Northcentral and Northeast Regional Supplement (2012); and the Town of Hingham Wetlands Protection By-law (Article 2) and Wetlands Protection Regulations.

LE also reviewed the guidance provided in the Coastal Manual otherwise known as “*Applying the Massachusetts Coastal Wetlands Regulations: A Practical Manual for Conservation Commissions to Protect the Storm Damage Prevention and Flood Control Functions of Coastal Resource Areas.*” The Coastal Manual was developed by CZM and MassDEP to provide technical guidance on the coastal resource areas under the WPA. These coastal resource areas include LUO, Designated Port Areas, Coastal Beaches, Coastal Sunes, Barrier Beaches, Coastal Banks, Rocky Intertidal Shores, and Salt Marshes. LE notes that this Coastal Manual is a guide only and has not been subject to a public comment period, nor promulgated in regulation. As such, it should be used as such, a guide and not regulation, in assessing the existing resource areas on the site.

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

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

Several coastal wetland resource areas were identified within and adjacent to the Study Area. Land Subject to Coastal Storm Flowage (LSCSF); Land Under the Ocean (LUO); Coastal Beach/Tidal Flat; Coastal Bank; Salt Marsh; and Land Containing Shellfish (LCS) are present on or near the site.

The Town of Hingham regulates Land Bordering on the Ocean under Section 18 of the Hingham Wetlands Protection Regulations. The site is located within the Massachusetts Coastal Zone Management (CZM) Act Boundary.

A description of each of these features as regulated under the WPA (310 CMR 10.00) and the Town of Hingham Wetlands Protection By-law and Regulations follows. The resource areas are identified on the submitted Site Plans.

- LSCSF associated with the mapped Zone VE with a base flood elevation of 13 feet (NAVD 88);
- LUO associated with the seaward boundary of Mean Low Water (MLW);
- Coastal Beach/Tidal Flats associated with a 100-Foot Buffer Zone and a 50-Foot No Alteration Zone (NAZ);
- Coastal Bank associated with a 100-Foot Buffer Zone and a 50-Foot NAZ;
- Salt Marsh associated with a 100-Foot Buffer Zone and a 50-Foot NAZ; and
- LCS associated with the land in LUO, Tidal Flat/Coastal Beach, and Salt Marsh.

2.1 Land Subject to Coastal Storm Flowage – 310 CMR 10.04

Section 310 CMR 10.04 of the WPA defines LSCSF as *land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater*. According to the July 17, 2012, Federal Emergency Management Agency (FEMA) Firmette for the Town of Hingham in Plymouth County, Map Number 25023C0019J, a large majority of the Study Area is mapped Zone VE. Zone VE is classified as a coastal flood zone with velocity hazard with base flood elevations established as a Limit of Moderate Wave Action (LiMWA) – Elevation 13 (NAVD 88). See Figure 3 – FEMA Firmette.

The LiMWA is an area that represents the approximate limit of the 1.5-foot breaking wave. The effect of wave hazards between Zone VE and the LiMWA will be similar to, but less severe, than those in the Zone VE. The remainder of the Study Area along the front of the existing home and Downer Avenue is mapped as unshaded Zone X, which is defined as areas determined to be outside the 0.2% annual chance flood (i.e., 500-year flood). As the flood source is coastal, LSCSF is present within the Study Area. There is approximately 23,190 square feet of LSCSF on the entire site. There is approximately 967 square feet of proposed temporary work and 2.6 square feet of proposed permanent impervious area proposed within this resource area associated with the deck extension and enclosed storage area piles.

LSCSF defined under Section 19.1(c) of the Hingham Wetlands Protection Regulations as *“land subject to any inundation caused by coastal storms up to and including those that result in a 100-year flood as designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), surge of record, or flood of record, whichever is greater.”* Furthermore, *“a 100-year flood (or base flood as it is also referred to) means the flood having a one percent chance of being equaled or exceeded in any given year and the seaward limit is mean low water (MLW).”*

2.2 Land Under the Ocean – 310 CMR 10.25

Section 310 CMR 10.25 of the WPA defines LUO as the *land extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries*. The National Oceanic and Atmospheric Administration (NOAA) Interactive Tidal Datum Viewer through the Buzzards Bay National Estuary Program contains tidal datum information. The closest tidal datum to the project area is Station 2890 between Ragged Island and Downer Avenue within the Hingham Harbor. The Mean Low Water (MLW) line has been identified at elevation -5.26 NAVD 88, which is located off-site and downgradient of the Mean High Water (MHW) line at elevation 4.24 NAVD 88 at the project site. The MLW line is located off-site and downgradient of the MHW line of the Atlantic Ocean and is identified on the Plans. This resource area is not defined under Section 18 through 19 of the Hingham Wetlands Protect Regulations. No work is proposed within LUO.

2.3 Coastal Beach – 310 CMR 10.27

Section 310 CMR 10.27 of the WPA defines Coastal Beach as *unconsolidated sediment subject to wave, tidal and coastal storm action which forms the gently sloping shore of a body of salt water and includes tidal flats. Coastal beaches extend from the mean low water line landward to the dune line, coastal bankline or the seaward edge of existing human-made structures, when these structures replace one of the above lines, whichever is closest to the ocean*.

Tidal Flat is also defined under Section 310 CMR 10.25 as *any nearly level part of a coastal beach which usually extends from the mean low water line landward to the more steeply sloping face of the coastal beach or which may be separated from the beach by land under the ocean*. The definition of Coastal Beaches, Rocky Intertidal Shore, and Tidal Flats Under Section 18.2(c) of the Hingham Wetlands Protection Regulations are the same as those at 310 CMR 10.27(2) for Coastal Beach and Tidal Flat. Tidal flats occur within the portions of the area that are exposed during low tide, which includes the areas seaward of the MLW line. Coastal Beach extends landward to the existing sea wall (the “Coastal Engineering Structure” or “CES”) supporting the Coastal Bank. A 100-Foot Buffer Zone extends from the limit of Coastal Beach. No work is proposed within the Tidal Flats or Coastal Beach.

2.4 Coastal Bank – 310 CMR 10.30

Section 310 CMR 10.30 of the WPA defines Coastal Bank as *the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland*. The Top of Coastal Bank has been evaluated and identified on the Plans per the MassDEP Wetlands Program Policy 92-1: Coastal Banks. The representative figures for the Coastal Bank determination include Figure 6 across the site as depicted on the Existing Conditions Plan. According to the elevational data and observations during the site inspection, the Coastal Bank runs through the property along the earthen portions supported by the existing one-foot high retaining wall comprised of four (4) granite stones adjacent to the home foundation (elevation 10), and the secondary Coastal Bank is the landform landward of the CES identified as the retaining/sea wall between the existing concrete walkway. This resource area is not an active source of sediment. The area seaward of the engineered wall consists of Coastal Beach/Tidal Flats and Salt Marsh.

The definition of Coastal Bank Under Section 18.1(c) of the Hingham Wetlands Protection Regulations is the same as 310 CMR 10.30(2); however, the regulations state that, “*a non-eroding, Vertical Buffer Coastal Bank is a coastal bank which is stable and is not undergoing and never will be, as determined by the Conservation Commission, erosion or landward retreat and which is not supplying sediment to a nearby Coastal Beach, or Coastal Dune.*” A 100-Foot Buffer Zone extends from the limit of Coastal Bank under the WPA and a 100-Foot Buffer Zone and a 50-Foot No Alteration Zone extends from the limit of Coastal Bank under the Hingham Wetlands Protection By-law. There is minimal new work within the Coastal Bank area associated with the installation of five (5) three-foot-wide helical piles.

2.5 Salt Marsh – 310 CMR 10.32

Section 310 CMR 10.32 of the WPA defines Salt Marsh as *a coastal wetland that extends landward up to the highest high tide line, that is, the highest spring tide of the year, and is characterized by plants that are well adapted to or prefer living in, saline soils. Dominant plants within salt marshes typically include salt meadow cord grass (Spartina patens) and/or salt marsh cord grass (Spartina alterniflora), but may also include, without limitation, spike grass (Distichlis spicata), high-tide bush (Iva frutescens), black grass (Juncus gerardii), and common reedgrass (Phragmites). A salt marsh may contain tidal creeks, ditches and pools. Spring Tide means the tide of the greatest amplitude during the approximately 14-day tidal cycle. It occurs at or near the time when the gravitational forces of the sun and the moon are in phase (new and full moons).* Salt Marsh is similarly defined under Section 18.4(c) of the Hingham Wetlands Protection Regulations.

The existing Salt Marsh is located between the Coastal Beach and Tidal Flats below the existing dock system in a pocket within a larger area that is mapped by MassDEP as Coastal Beach. The area was not field delineated as it is tidally influenced, and the flags would not remain. The Salt Marsh limits were field surveyed and added to the Plans. The Salt Marsh pockets are vegetated with smooth cordgrass (*Spartina alterniflora*), sea-blite (*Suaeda maritima*), and sea-lavender (*Limonium carolinianum*), and is approximately 5,365 square feet in size. The Mean Higher High Water (MHHW) elevation is 4.69 NAVD 88 at Station 2890 and is equivalent to the Spring Tide. A 100-Foot Buffer Zone extends from the limit of Salt Marsh and local setbacks under the By-law. No work is proposed within the existing Salt Marsh habitat.

2.6 Land Containing Shellfish – 310 CMR 10.34

Section 310 CMR 10.34 of the WPA defines LCS as *the land under the ocean, tidal flats, rocky intertidal shores, salt marshes and land under salt ponds when any such land contains shellfish.* Section 310 CMR 10.34 of the WPA defines shellfish as the following species: *Bay scallop (Argopecten irradians); Blue mussel (Mytilus edulis); Ocean quahog (Arctica islandica); Oyster (Crassostrea virginica); Quahog (Mercenaria merceneria); Razor clam (Ensis directus); Sea clam (Spisula solidissima); Sea scallop (Placopecten magellanicus); Soft shell clam (Mya arenaria).* LCS is similarly defined under Section 18.5(c) of the Hingham Wetlands Protection Regulations. During the site investigation, shells observed within this resource area include blue mussel, razor clam, bay scallop, and moonsnails.

A review of the MassGIS Shellfish Suitability Area datalayer indicates the Atlantic Ocean/Hingham Harbor south of the Study Area has been mapped by the Massachusetts Division of Marine Fisheries (MA DMF) as shellfish habitat (MassGIS, 2011) for soft-shell clam and blue mussel. Harvest of shellfish in this area is conditionally restricted along the shoreline and prohibited further into the Harbor.

Although a shellfish survey was not conducted, the area likely contains shellfish and likely meets the definition of LCS under the WPA. As such, the limit of LCS would extend throughout Coastal Beach and LUO. No work is proposed within LCS.

2.7 Essential Fish Habitat

This site is an area in which the National Oceanic and Atmospheric Administration (NOAA) Fisheries and the New England Fishery Management Council have used the Essential Fish Habitat (EFH) provisions established in Section 303(a)(7) of the Magnuson-Stevens Fishery Conservation and Management Act. The Act prevents, mitigates, or minimizes adverse effects from fishing on EFH. No work is proposed within Essential Fish Habitat.

3.0 PROPOSED WORK

The proposed work includes the reconstruction of an existing deck, relocation of an existing staircase, and addition to the home. Best Management Practices (BMPs) are proposed. As previously mentioned, the lot is currently developed with a driveway, single-family dwelling, deck, stairs leading to the backyard, and concrete walkway leading to an existing dock on piles. There are some areas of landscape plantings adjacent to the deck and along the seawall. There is a driveway along Downer Avenue and a pocket of crushed stone just landward off the top of the Coastal Bank between elevations 10 and 12 (NAVD 88). Most of the home features towards Downer Avenue lie within the 100-Foot Buffer Zone to the adjacent coastal jurisdictional resource areas and the associated setbacks under the local By-law.

The proposed work includes a three-wheel helical pile setter (three feet-wide), which will drive down from the existing parking area just left of the garage into an already developed area behind the garage to set the deck extension helical pile. Then back toward the rear of the garage to set the other four piles for the exercise room extension. There will be no invasive excavation required for this work. The computer on the pile setter will determine the weight requirement for the pile and provide a structural confirmation document to submit to the Building Department and Conservation. The pile setter is a rubber-tired vehicle so there will be no disturbance to the ground around the construction area.

The ground under the deck, stairs, and home extension will be permeable gravel behind the lattice screen and below the newly added home area behind the access panels to match existing conditions. The existing brick parking area, hedgerow, manicured lawn area, seawall, and concrete aprons will not be affected by the construction process. All wood framing for the proposed deck extension, stairs, and home extension will be accessed through the existing house footprint. The helical pile and frame setting work is anticipated to be completed in one week.

Soil disturbance associated with the proposed approximate nine-foot by nine-foot deck infill and proposed enclosed storage area on piles will be minimized using a total of five (5) support posts, or helical piles, that will be set into the lawn area to mirror those that are in existence already, and all construction will be done by hand. There is an existing eight-foot by four-foot staircase off the deck, which will be relocated as part of the proposed work just slightly to the east off the newly construction deck addition. Straw wattles are proposed for erosion controls as shown on the Site Plans. Blasting is not anticipated for this minimal work.

3.1 Waiver Request

In evaluating the impact and effects of Hingham Wetlands Protection Rules & Regulations, the Applicant is respectfully requesting a waiver for the above-mentioned activities within LSCSF and the 50-Foot NAZ. The Applicant is proposing activities within this area that are already pre-disturbed. The proposed work includes construction of an approximately 223 square foot deck addition, with posts or helical piles, relocation of deck stairs and an enclosed storage area off the second floor behind the garage within the NAZ, but above LSCSF and Coastal Bank.

Alternatives for work in the 50-Foot NAZ consist of the following:

1. The No-Build which would not provide an additional deck area to square off the existing deck, or supports the loads associated with the new storage addition to the home (the exercise space) and the proposed condition which is minimal in nature and proposes no adverse impacts to the Coastal Bank, CES, and seaward jurisdictional coastal resource areas. Additionally, the surface area associated with the mitigation area would remain manicured lawn, which provides no net benefit or beneficial habitat to the Coastal Bank or associated coastal jurisdictional resource areas;
2. The Ground-level Deck Expansion, which consists of more extensive excavation and grading, potentially impacting a larger area of the Coastal Bank, LSCSF, and NAZ. This alternative requires a larger footprint than elevated structures and does not comply with the regulations set forth under the WPA or local By-Law; and
3. Preferred Elevated Deck Expansion where the proposed structure will be constructed with minimally invasive methods, including the use of helical piles within the existing Coastal Bank footprint. As compensatory mitigation for this proposed alternative, the Applicant proposes to install two (2) native shrub species suitable for the existing site conditions and expand the landscape bed along the newly constructed deck and stairs (approximately 70 square feet in area).

The Applicant believes that the proposed project, with the incorporation of the proposed alternatives and mitigation measures, will have minimal adverse impacts on the Coastal Bank, CES, and seaward jurisdictional coastal resource areas.

4.0 WETLANDS AND WATERWAYS IMPACT ASSESSMENT

This section describes and quantifies temporary and permanent primary and secondary impacts to the coastal resource areas and the Buffer Zones associated with the proposed project. The site layout has been designed to avoid wetlands and watercourses to the maximum extent practicable. Measures such as utilizing proper erosion control barriers (ECBs) have been implemented to avoid and minimize coastal resource area impacts.

Currently, LSCSF, Coastal Bank, and the Buffer Zone consist of non-natural disturbed areas inhabited by an impervious CES, structures, pavement, landscaped areas, and manicured lawn. Despite considerable efforts to avoid and minimize direct resource area impacts, work is required within the Buffer Zone. Temporary impacts will be restored in kind with loam and seed. See Table 4-1 for impact calculations.

TABLE 4-1 RESOURCE AREA IMPACTS*			
Impact Area	Temporary** (square feet)	Permanent (square feet)	
		Pervious	Impervious
LSCSF	967	223 (deck/stairs)	2.6 (piles)
Coastal Bank	795	223	2.6
50-Foot NAZ to Coastal Beach***	795	223	2.6
50-Foot NAZ to Salt Marsh***	652	179	2.0
50-Foot NAZ to Coastal Bank***	0	0	0

* Impact Calculations calculated based on information provided by Grady Consulting, LLC on January 22, 2025

** Temporary impacts listed are necessary to complete the proposed work.

*** The Applicant is requesting a waiver to the 50-Foot No Alteration Zone (NAZ) local requirements.

5.0 REGULATORY COMPLIANCE

The project will not impact LUO, Coastal Beach/Tidal Flats, Salt Marsh, or LCS, therefore it complies with the WPA and local By-Law for those resource areas and no further discussion is warranted.

5.1 LSCSF – 310 CMR 10.04

There are no performance standards for work within LSCSF in the WPA or its implementing regulations; however, Sections 20.0 and 23.0 within the Town of Hingham Wetlands Protection Regulations iterates that work for activities proposed within LSCSF and associated Buffer Zone do have regulatory performance standards for which projects need to comply with. The performance standard per Section 20.1.d. is listed in italics and the compliance statement is listed in standard format.

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 decrease the functionality of LSCSF since the proposed deck addition will be also elevated above the current floodplain; therefore, there will be no adverse impact to water movement and flood control.

- 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 entire LSCSF area is filled with structures, walls, stairs, and other impermeable surfaces. Currently, there is limited to no wildlife habitat on-site, and the proposed conditions will closely resemble the existing ones.

- 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 work and design will not cause surface or saltwater pollution, and the project will minimize adverse effects to LSCSF to the maximum extent possible.

- 4) *For activities proposed in V-zones and A-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.*

The relative sea level trend in Boston is 2.94 millimeters/year with a 95% confidence interval of +/- 0.15 millimeters/year based on monthly mean sea level data from 1921 to 2023 which is equivalent to a change of 0.96 feet in 100 years. The proposed deck and home extension elevations are to match the existing first floor and second floor elevations of the home for stability and safety purposes. No further alterations are proposed to the exterior of the residence.

- 5) *The following activities proposed within Velocity zones (V-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, and garages. Existing buildings may be renovated or reconstructed but must be built using flood-resistant construction.*

The existing dwelling will be renovated, and the proposed deck will be utilizing flood-resistant construction such as implementing elevated footings/pilings to keep structures from impairing the movement of the flood zone.

- (b) *Impermeable paving for new or existing roads, driveways and parking lots.*

Not applicable.

- (c) *New or proposed expansions of coastal engineering structures unless such structures are of a loose, sloped-stone design.*

Not applicable.

- (d) *New or expanded septic systems. Replacement or repair of an existing septic system shall be allowed within an V-Zone 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.

5.2 Coastal Bank – 310 CMR 10.30

The project complies with the WPA performance standards for the resource area Coastal Bank. Section 310 CMR 10.30(3) through (8) of the WPA describes the performance standards for Coastal Bank. The performance standard is listed in italics and the compliance statement is listed in standard format.

Standards 310 CMR 10.30(3) to (5) only apply when the Coastal Bank supplies sediment to Coastal beaches, Coastal Dunes, or Barrier Beaches. There is not sediment supply from this Coastal Bank, therefore the performance Standards 310 CMR 10.30(3) to (5) do not apply.

Standards 310 CMR 10.30(6) to (8) only apply when the Coastal Bank is determined to be significant to storm damage prevention or flood control because it is a vertical buffer to storm waters. Therefore, the performance Standards 310 CMR 10.30(6) to (8) apply as follows.

- (6) *Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.*

This project thoughtfully expands the existing footprint of the home while respecting the sensitive Coastal Bank. By strategically elevating the new deck and home addition over previously disturbed areas, the projects minimizes the impact to the maximum extent practicable. The increase in impervious area by 2.6 square feet is negligible and confined to the area between the primary and secondary Banks. Importantly, the project maintains the integrity of the existing Coastal Bank by mirroring the elevation strategies of existing structures that already reside within this developed area. This approach not only preserves the Bank's structure but also enhances the overall flood resilience of the property. Lastly, the project will enhance the existing Coastal Bank by adding native plantings along the constructed deck addition.

- (7) *Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches.*

Not applicable as there is no sediment transport on this Coastal Bank.

- (8) *Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.*



Not applicable as the project is not located within specified habitat sites of rare or endangered species.

6.0 SUMMARY

It is LE's opinion, based on our professional education, training, and familiarity with the project site, that the proposed work will not have any adverse effect on any interests identified in the Wetlands Protection Act or the Town of Hingham Wetlands Protection By-law. LE believes that the proposed design will result in a net-benefit and achieve the goals of the Applicant, while being sensitive to regulated coastal resource areas.

Accordingly, the Applicant respectfully requests that the Hingham Conservation Commission consider a finding that the proposed design is adequately protective of the interests identified in the Wetlands Protection Act and the Town of Hingham Wetlands Protection By-law and issue an Order of Conditions (OOC) approving the project as described in this NOI and as shown on the attached Plans.

Enclosed please find one (1) original and one (1) copy of the NOI submittal and two (2) copies of the full-size plans and one (1) copy of reduced 11x17 plan(s). The NOI application package includes the WPA Form 3, project narrative, figures, photographic documentation, abutter notification, and filing fees. The Plans are provided separately. A link to an electronic copy of the pdf file of the NOI application and supporting documentation will be provided concurrently with this submittal. We respectfully request that you place this matter on your agenda for the February 10, 2025, Public Hearing.

If you have any questions, please do not hesitate to contact me at 617.405.4641 or dmt@lucasenviro.com. Thank you for your consideration in this matter.

LUCAS ENVIRONMENTAL, LLC

A handwritten signature in black ink, appearing to read 'D. Taber', is written over a faint, light-colored background.

Devon M. Taber, PWS
Environmental Consultant/Senior Wetland Scientist

Enclosures:

1. WPA Form 3 (copy of eDEP Filing)
2. Hingham NOI Checklist & Policy on Receipt of Information
3. Figures 1 & 2 – USGS Map & Aerial/NHESP Map
4. FEMA Firmette
5. Photographic Documentation
6. Abutter Information
7. NOI Wetland Fee Transmittal Form (copy of eDEP Payment)
8. Town of Hingham Local Filing Fee Calculation Worksheet
9. Filing Fees/Copy of Checks
10. Select Architectural Drawings (11x17) prepared by Roger Hoit
11. Site Plan prepared by Grady Consulting, L.L.C.



500A Washington Street, Quincy, MA 02169

cc: Barbara Caron – Owner and Applicant (electronic copy)
Roger O. Hoit, AIA Architect (electronic copy)
MassDEP – SERO (eDEP)
Tim Bennett, Grady Consulting, L.L.C. (electronic copy)



Massachusetts Department of Environmental Protection

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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 #:
eDEP Transaction #:1858046
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	187 DOWNER AVENUE		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.26076N	e. Longitude	70.89445W
f. Map/Plat #	17	g.Parcel/Lot #	144

2. Applicant:

Individual Organization

a. First Name	BARBARA	b.Last Name	CARON
c. Organization			
d. Mailing Address	187 DOWNER AVENUE		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	781-962-5656	i. Fax	
j. Email	barbaracaron@comcast.net		

3.Property Owner:

more than one owner

a. First Name	BARBARA	b. Last Name	CARON
c. Organization			
d. Mailing Address	187 DOWNER AVENUE		
e. City/Town	HINGHAM	f.State	MA
g. Zip Code	02043		
h. Phone Number	781-962-5656	i. Fax	
j.Email	barbaracaron@comcast.net		

4.Representative:

a. First Name	DEVON	b. Last Name	TABER
c. Organization	LUCAS ENVIRONMENTAL, LLC		
d. Mailing Address	500A WASHINGTON STREET		
e. City/Town	QUINCY	f. State	MA
g. Zip Code	02169		
h.Phone Number	617-405-4641	i.Fax	617-405-4465
j.Email	dmt@lucasenviro.com		

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

a.Total Fee Paid	220.00	b.State Fee Paid	97.50	c.City/Town Fee Paid	122.50
------------------	--------	------------------	-------	----------------------	--------

6.General Project Description:

PROPOSED DECK ADDITION AND RENOVATIONS TO A SINGLE-FAMILY RESIDENCE. WORK CONSISTS OF EXTENDING THE EXISTING DECK AND RELOCATION OF STAIRCASE AND CONSTRUCTING AN ELEVATED STORAGE AREA WITHIN COASTAL BANK, LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF) AND ASSOCIATED BUFFER ZONE TO COASTAL BEACH AND SALT MARSH.

7a.Project Type:

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |



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 #:
 eDEP Transaction #:1858046
 City/Town:HINGHAM

7b. Is any portion of the proposed activity eligible to be treated as a 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:
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
PLYMOUTH		59001	63

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

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	
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 any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 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.



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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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 Beaches	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
f. <input checked="" type="checkbox"/> Coastal Banks	10.4	
	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, crea.
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	1192	
	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

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 entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings



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Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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:AUGUST 1, 2021

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number



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City/Town:HINGHAM

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.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. Not applicable - project is in inland resource area only

b. Yes No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1. Single Family Home



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- 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

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 by regular mail delivery.

- 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.
- 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.

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	c. Revised Final Date:	e. Scale:
-----------------------	-----------------------------	-----------------------------------	-------------------------------	------------------

ARCHITECTURAL ADDITIONS AND RENOVATIONS FOR 187 DOWNER AVENUE (34 SHEETS)	ROGER O. HOIT AIA ARCHITECT	ROGER O. HOIT, AIA	OCTOBER 2, 2024	1" = 2'-0"
SITE PLAN	GRADY CONSULTING, L.L.C.	TIM BENNETT, P.L.S.	JANUARY 23, 2025	1" = 20'

- 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.
-



Massachusetts Department of Environmental Protection

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Provided by MassDEP:
MassDEP File #:
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City/Town:HINGHAM

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:

_____	_____
2. Municipal Check Number	3. Check date
_____	_____
4. State Check Number	5. Check date
_____	_____
6. Payer name on check: First Name	7. Payer name on check: Last Name

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.

Barbara Caron	1/23/2025
_____	_____
1. Signature of Applicant	2. Date
_____	_____
3. Signature of Property Owner(if different)	4. Date
Devon Taber	1/23/2025
_____	_____
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.

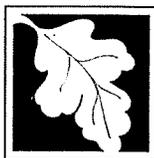
For MassDEP:

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 Section C, Items 1-3, 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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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.

Same as Owner

1. Signature of Applicant

Barbara K. Carson

2. Date

1/7/25

3. Signature of Property Owner (if different)

Intabov

4. Date

01-07-2025

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.

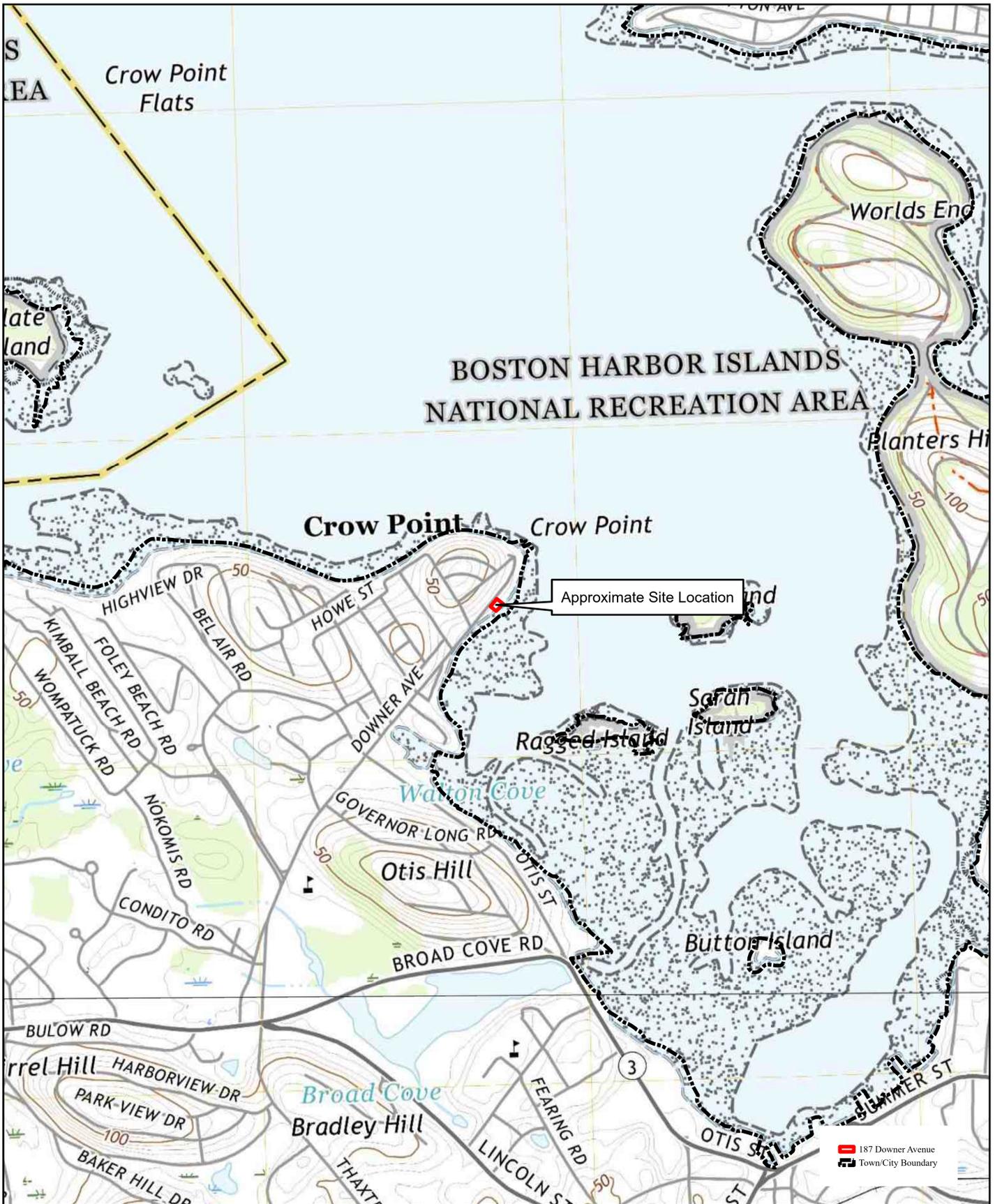
For MassDEP:

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.

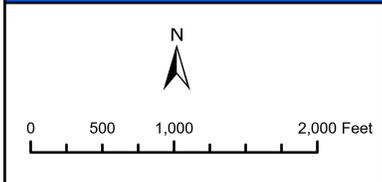
Other:

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.



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS TopoView, Hull, Nantasket Beach, Cohasset, and Weymouth Quadrangles (2021)



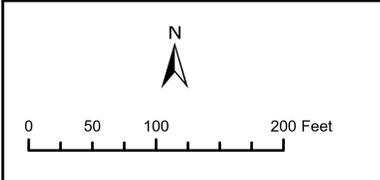
USGS Map
 Notice of Intent
 187 Downer Avenue
 Hingham, MA

FIGURE 1

LUCAS
 ENVIRONMENTAL, LLC



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



Aerial/NHESP Map
Notice of Intent
187 Downer Avenue
Hingham, MA

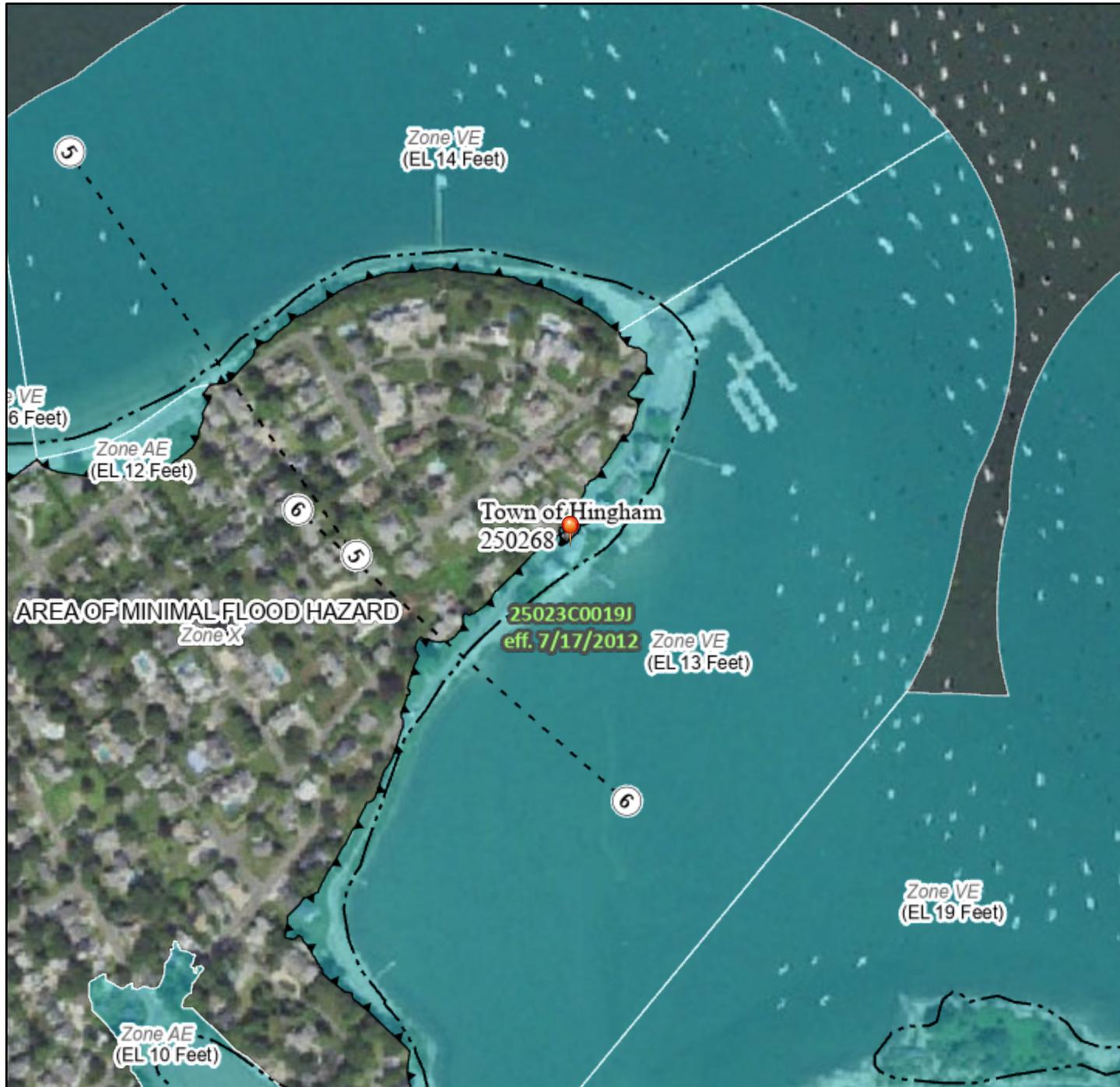
FIGURE 2



National Flood Hazard Layer FIRMMette



70°53'59"W 42°15'52"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°53'21"W 42°15'25"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

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

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

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/4/2024 at 8:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

FIGURE 3

PHOTOGRAPHIC DOCUMENTATION

DATE: December 3, 2024



Photograph 1: Existing single-family dwelling along Downer Avenue and the property line, facing northeast.



Photograph 2: Existing Buffer Zone to Coastal Bank, Coastal Beach, and Salt Marsh, facing east.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 3, 2024



Photograph 3: Existing deck off single-family dwelling within Buffer Zone and local setback zone.



Photograph 4: Existing Salt Marsh and Coastal Beach resource areas seaward of project site.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 3, 2024



Photograph 5: Existing Top of Coastal Bank and manicured lawn within the 100-Foot Buffer Zone, facing north.



Photograph 6: Existing attached storage shed with HVAC units and sunroom (left).

PHOTOGRAPHIC DOCUMENTATION

DATE: December 3, 2024



Photograph 7: Existing outdoor shower (left), gravel disturbed area and driveway, facing west. Area depicted will be utilized for construction access.



Photograph 8: Existing house and lawn in Buffer Zone, facing south.

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:

Barbara Caron has filed a Notice of Intent
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: 187 Downer Avenue, Hingham, MA 02043

The proposed work includes:

Proposed renovations and redevelopment to a single-family home, which includes the small extension of an existing deck, relocation of deck stairs, and deck over an existing storage area within a developed footprint within LSCSF, Coastal Bank and associated Buffer Zones.

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 8:30AM- 4:30PM

Tuesday 8:30AM - 7:00PM

Friday 8:30AM - 1:00PM

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

You may also request copies of the application from the applicant or applicant's representative by contacting Lucas Environmental, LLC at (617) 405 4641 between the hours of 9 AM and 5 PM on the following days: Monday through Friday.

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

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

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

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

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 187 Downer Avenue

Parcel ID: 17-0-144

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 December 10, 2024

Abutters List

[print this list](#)

Date: December 09, 2024

Subject Property Address: 187 DOWNER AVENUE Hingham, MA
Subject Property ID: 17-0-144

Search Distance: 300 Feet

Owner: MULHALL ROBERT F JR & MARY KATHRYN TT
Co-Owner: OAKLEY STREET TRUST
Prop ID: 17-0-113
Prop Location: 174 DOWNER AVENUE Hingham, MA

Owner: SALTONSTALL WILLIAM Z & OCONNOR
Prop ID: 17-0-114
Prop Location: 2 MALCOLM STREET Hingham, MA

Owner: LANDON ERIN C & OBRIEN SEAN
Prop ID: 17-0-125
Prop Location: 8 MERRILL STREET Hingham, MA

Owner: MIRSHEKARI ALI JOHN & CRISTINA JOY
Prop ID: 17-0-126
Prop Location: 2 MERRILL STREET Hingham, MA

Owner: PIERCE MATTHEW BRIAN & BRIANNA MARIE
Prop ID: 17-0-127
Prop Location: 2 STANDISH STREET Hingham, MA

Owner: HAWES JAMES W & ELLEN W
Prop ID: 17-0-128
Prop Location: 25 MARION STREET Hingham, MA

Owner: OBRIEN JOHN D JR & KATHLEEN
Prop ID: 17-0-130
Prop Location: 24 MARION STREET Hingham, MA

Owner: 22 MARION STREET LLC
Prop ID: 17-0-131
Prop Location: 22 MARION STREET Hingham, MA

Owner: DINNEEN THOMAS M TT
Co-Owner: THOMAS M DINNEEN 2018 TRUST
Prop ID: 17-0-132
Prop Location: 20 MARION STREET Hingham, MA

Owner: KRANZLEY MICHAEL C TT
Co-Owner: MICHAEL C KRANZLEY 2013 REVOCABLE TRUST
Prop ID: 17-0-133
Prop Location: 18 MARION STREET Hingham, MA

Owner: PARISEAULT ELEANOR LYNCH & CHRISTIAN GIRARD
Prop ID: 17-0-134
Prop Location: 16 MARION STREET Hingham, MA

Owner: JOHNSON JEFFREY A & SUSAN P TT
Co-Owner: JEFFREY A & SUSAN P JOHNSON FAMILY TRUST
Prop ID: 17-0-135
Prop Location: 190 DOWNER AVENUE Hingham, MA

Owner: CLARKE DIANE D (LE)
Co-Owner: DIANE D CLARKE 2018 REVOCABLE TRUST
Prop ID: 17-0-136
Prop Location: 200 DOWNER AVENUE Hingham, MA

Owner: SCIOSCIA FAMILY TRUST THE
Co-Owner: SCIOSCIA MICHAEL J & MARIE E TRUSTEE
Prop ID: 17-0-138
Prop Location: 186 DOWNER AVENUE Hingham, MA

Owner: WANTY PATRICIA K & DUANE A
Prop ID: 17-0-139

Prop Location: 180 DOWNER AVENUE Hingham, MA

Owner: TECHET ALEXANDRA H
Prop ID: 17-0-141
Prop Location: 199 DOWNER AVENUE Hingham, MA

Owner: ALGIRD JOHN ROBERT & PATRICIA
Prop ID: 17-0-142
Prop Location: 195 DOWNER AVENUE Hingham, MA

Owner: CHRISTOPHER MICHAEL S & ALLISON W
Prop ID: 17-0-143
Prop Location: 191 DOWNER AVENUE Hingham, MA

Owner: STUDLEY FRED M & SANDY W
Prop ID: 17-0-145
Prop Location: 185 DOWNER AVENUE Hingham, MA

Owner: TOWN OF HINGHAM BOARD SEWER COMM
Prop ID: 17-0-158
Prop Location: 176 DOWNER AVENUE Hingham, MA



- Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Golfing
 - Recycle
 - Public Works
 - Transportation
- Easements
 - Parcels for Identify - Public
- Parcels
 - Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Hingham Streets
 - Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft



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.





Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1858046
 City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name	BARBARA	b. Last Name	CARON		
c. Organization					
d. Mailing Address	187 DOWNER AVENUE				
e. City/Town	HINGHAM	f. State	MA	g. Zip Code	02043
h. Phone Number	7819625656	i. Fax		j. Email	barbaracaron@comcast.net

2. Property Owner:(if different)

a. First Name	BARBARA	b. Last Name	CARON		
c. Organization					
d. Mailing Address	187 DOWNER AVENUE				
e. City/Town	HINGHAM	f. State	MA	g. Zip Code	02043
h. Phone Number	7819625656	i. Fax		j. Email	barbaracaron@comcast.net

3. Project Location:

a. Street Address	187 DOWNER AVENUE	b. City/Town	HINGHAM
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Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	2	110.00		220.00
				0.00
				0.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$122.50	\$97.50	\$220.00

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

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

NOTE: These Bylaw fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40). The Bylaw fee and the Town’s share of the WPA fee should be submitted on separate checks, payable to the **Town of Hingham**.

***Fees for filings received after a project has commenced are double the fee listed.**

**TOWN OF HINGHAM
CALCULATED FEE STATEMENT
NOTICE OF INTENT FILINGS**

Activity definition: anywhere the footprint is changing or site work occurs constitutes a new activity.

Category	Activity Letter(s)	Quantity	Fee/Activity	Fee
1	A	2	\$100.00	\$200.00
2			\$250.00	
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL \$200.00

WETLAND FEE CATEGORY SUMMARY

CATEGORY 1: \$100.00

- a) Work on Single Family Lot: addition, pool, etc.
- b) Site work without house
- c) Control vegetation (SFH): removal, herbicide, etc.
- d) Resource improvement.
- e) Work on septic system separate from house.
- f) Monitoring well activities minus roadway.

CATEGORY 2: \$250.00

- a) Construction of Single Family House (SFH).
- b) Parking lot.
- c) Beach nourishment.
- d) Electric Generating Facility activities.
- e) Inland Limited Projects minus road crossings.
- f) New agricultural or aquacultural projects.
- g) Each crossing for driveway to SFH.
- h) Any point source discharge.

CATEGORY 3: \$525.00/\$1,000.00

- a) Site preparation (for development beyond NOI scope).
- b) Each building (for development) including site.
- c) Road construction not crossing or driveway.
- d) Hazardous clean up.

CATEGORY 4: \$725.00

- a) Each crossing for development or commercial road.
- b) Dam, sluiceway, tidegate work.
- c) Landfill.
- d) Sand and gravel operation.
- e) Railroad line construction.
- f) Control vegetation in development (SFH).
- g) Bridge (SFH).
- h) Water level variation.
- i) Hazardous waste alterations to resource area.
- j) Dredging.
- k) Package treatment plant & discharge

CATEGORY 5: \$3.00 per linear foot (\$100.00 minimum)

- a) Docks, piers, revetments dikes, etc. (coastal or inland)

ROGER O HOIT
1175 MAIN ST.
HINGHAM, MA 02043-3902

53-179/113

1267

DATE 1.7.25

PAY TO Town of Hingham \$ 122.⁵⁰
THE ORDER OF One hundred twenty two & 50/100
DOLLARS

Eastern Bank
Boston, MA 02110
easternbank.com
1-800-EASTERN

MEMO CAROL STATE FEE

Roger O. Hoit MP

ROGER O HOIT
1175 MAIN ST.
HINGHAM, MA 02043-3902

53-179/113

1268

DATE 1.7.25

PAY TO Rucas Environmental \$ 112.¹²
THE ORDER OF One hundred twelve & 12/100
DOLLARS

Eastern Bank
Boston, MA 02110
easternbank.com
1-800-EASTERN

MEMO CAROL STATE PORTION OF STATE FEE

Roger O. Hoit MP

ROGER O HOIT
1175 MAIN ST.
HINGHAM, MA 02043-3902

53-179/113

1269

DATE 1.7.25

PAY TO Town of Hingham \$ 200.⁰⁰
THE ORDER OF Two hundred & 00/100
DOLLARS

Eastern Bank
Boston, MA 02110
easternbank.com
1-800-EASTERN

MEMO CAROL BY LAW FEE

Roger O. Hoit MP



LEGEND

EXISTING	
	PROPERTY LINE
	CONTOUR
	EDGE OF PAVEMENT
	FENCE
	FENCE
	WATER LINE
	ELECTRIC LINE
	ELECTRIC LINE
	GAS LINE
	SEWER LINE
	DRAIN LINE
	100' WETLAND BUFFER
	50' WETLAND BUFFER
	MHW
	MLW
	FEMA FLOOD ZONE
	COASTAL BANK

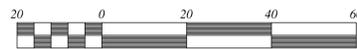
NOTES:

- COASTAL WETLAND RESOURCE AREAS WERE OBSERVED AND IDENTIFIED BY LUCAS ENVIRONMENTAL, LLC DECEMBER 3, 2024.
- LAND CONTAINING SHELLFISH MAY BE PRESENT IN COASTAL BEACH AND LAND UNDER THE OCEAN.
- LIMITS OF SALT MARSH WERE OBSERVED AND APPROXIMATED USING AERIAL PHOTOGRAPHY DATED AUGUST 23, 2024. THIS RESOURCE AREA WAS NOT DELINEATED AT THE TIME OF OBSERVATION AS NO WORK IS PROPOSED IN THIS AREA.
- THE ENTIRE PARCEL IS WITH THE 100 FT BUFFER ZONE OF THE COASTAL BEACH.
- THE SITE IS NOT LOCATED IN THE ACCORD POND WATERSHED.
- THE SITE IS NOT LOCATED IN THE HINGHAM AQUIFER PROTECTION DISTRICT.

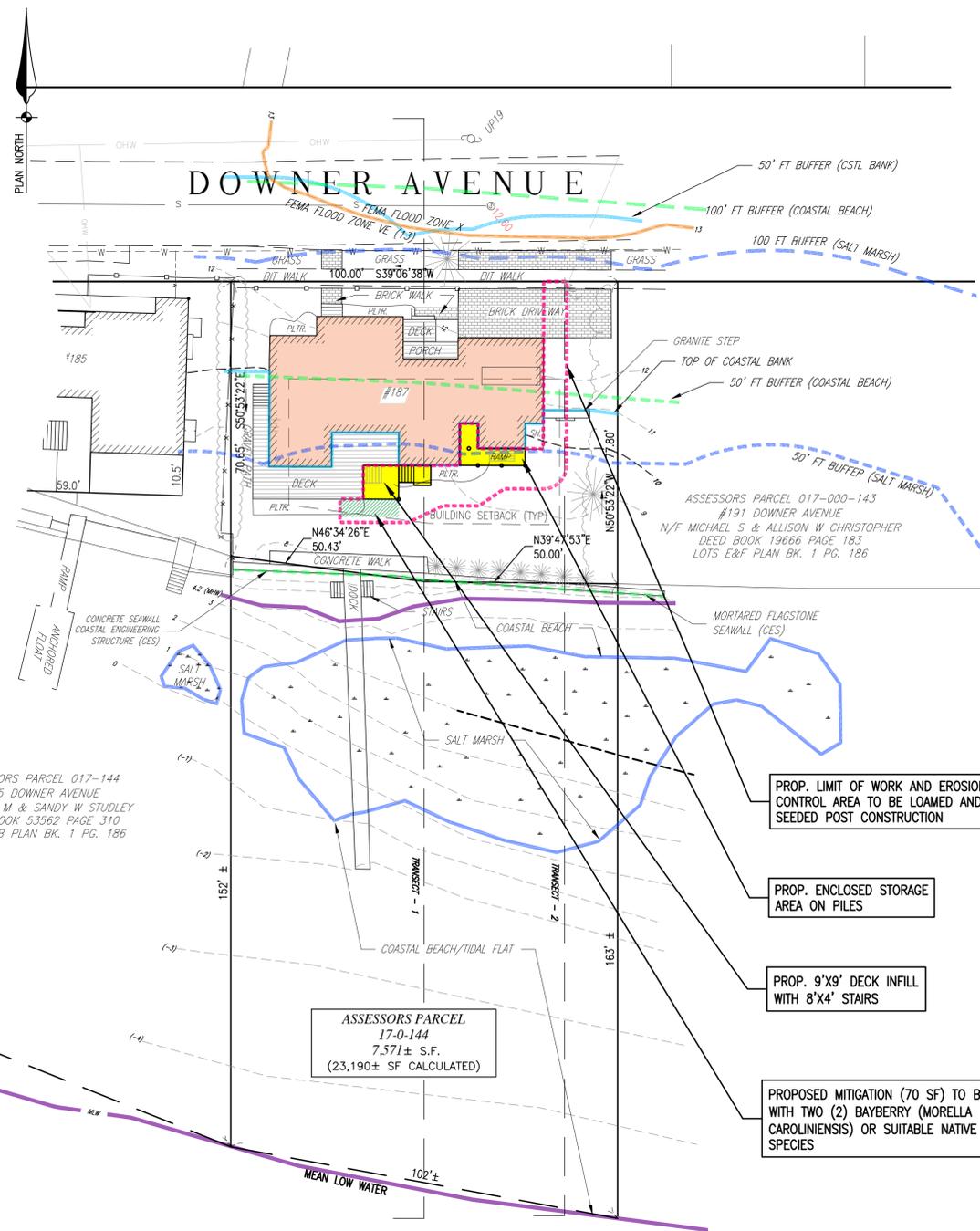
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE VE 13 AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0019J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

THE SITE LOCUS IS ALMOST ENTIRELY WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF)



Scale 1" = 20'



9. IN ALL RESIDENCE DISTRICTS AND BUSINESS DISTRICT A, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS. FOR A VACANT LOT, THE FRONT SETBACK LINE SHALL BE THE MINIMUM FRONT SETBACK REQUIRED IN THE DISTRICT.

16. IN NO EVENT SHALL THE HEIGHT OF ANY RESIDENTIAL BUILDING BE HIGHER THAN THIRTY-FIVE (35) FEET MEASURED FROM GRADE PLANE, AND IN NO EVENT SHALL THE HIGHEST ROOF SURFACE, PEAK OR PARAPET BE MORE THAN FORTY (40) FEET ABOVE FINISHED GRADE WHERE IT INTERSECTS THE PERIMETER WALL AT ANY POINT. SEE ALSO THE BUILDING HEIGHT DIAGRAM IN ANNEX A.

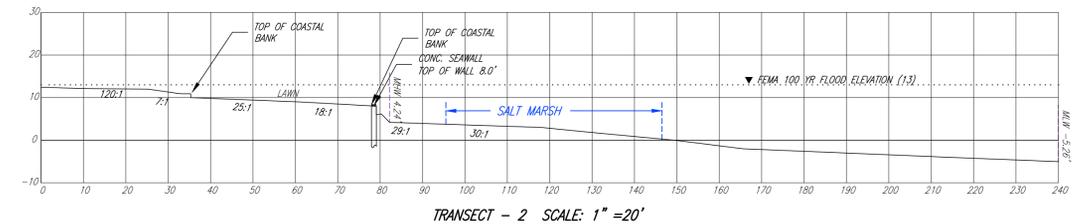
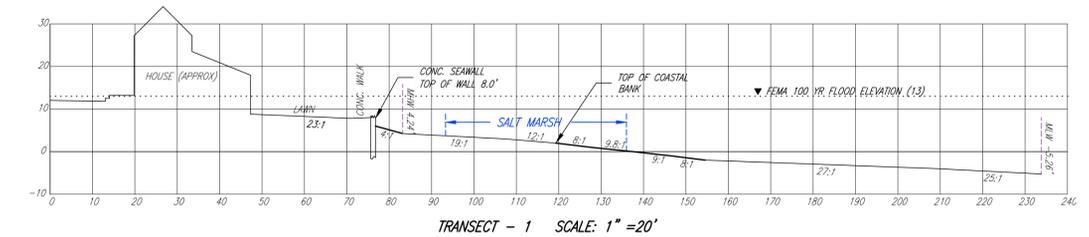
PROJECTIONS NOTHING HEREIN SHALL PREVENT THE PROJECTION OF STEPS, GUTTERS, BAY WINDOWS, TERRACES, OUTSIDE CHIMNEYS, STOOPS, PIAZZAS OR PORCHES NOT EXCEEDING THIRTY (30) SQUARE FEET IN AREA, EAVES, CORNICES, WINDOW SILLS OR BELT COURSES OF THE MAIN STRUCTURE OR ACCESSORY BUILDINGS INTO ANY FRONT, SIDE OR REAR YARD SPACES; PROVIDED, HOWEVER, THAT ANY DEVICE THAT SUPPLIES USABLE FLOOR AREA TO A STRUCTURE SHALL NOT CONSTITUTE A PROJECTION FOR THE PURPOSE OF THIS BY-LAW.

ZONING DATA

DISTRICT: RA - RESIDENCE A

MINIMUM REQUIREMENTS:

LOT AREA	20,000 S.F.
LOT FRONTAGE	125 FT
FRONT YARD	25 FT
SIDE YARD	15 FT
REAR YARD	15 FT
MAX BUILDING COVERAGE (NO REQUIREMENT)	35 FT
MAX BUILDING HEIGHT	2-1/2 STORIES



PROP. LIMIT OF WORK AND EROSION CONTROL AREA TO BE LOAMED AND SEEDED POST CONSTRUCTION

PROP. ENCLOSED STORAGE AREA ON PILES

PROP. 9'X9' DECK INFILL WITH 8'X4' STAIRS

PROPOSED MITIGATION (70 SF) TO BE PLANTED WITH TWO (2) BAYBERRY (MORELLA CAROLINIENSIS) OR SUITABLE NATIVE SHRUB SPECIES

ASSESSORS PARCEL 17-0-144
7,571± S.F.
(23,190± SF CALCULATED)

ASSESSORS PARCEL 017-144
#185 DOWNER AVENUE
N/F FRED M. & SANDY W. STUDLEY
DEED BOOK 53562 PAGE 310
LOTS A&B PLAN BK. 1 PG. 186



PLAN REFERENCES

- PLAN BOOK 1 PAGE 186
- PLAN BOOK 6 PAGE 53
- PLAN BOOK 8 PAGE 207
- PLAN BOOK 8 PAGE 399
- PLAN BOOK 9 PAGE 75
- PLAN BOOK 40 PAGE 722
- PLAN BOOK 52 PAGE 642
- PLAN BOOK 54 PAGE 517
- PLAN IN BOOK 2693 PAGE 480
- PLAN IN BOOK 3143 PAGE 321
- PLAN IN BOOK 3449 PAGE X512

RECORD OWNER:

ASSESSORS PARCEL 17/0/144
BARBARA K. CARON REVOCABLE TRUST
187 DOWNER AVENUE
HINGHAM, MA 02043
DEED BOOK 59001 PAGE 63
LOTS C & D PLAN BOOK 1 PAGE 186

PREPARED FOR:
BRADFORD CARON
179 OTIS STREET
HINGHAM, MA 02043

JANUARY 23, 2025
SCALE: 1"=20'
JOB No. 24-366



SITE PLAN

ASSESSORS MAP 17 LOT 144
187 DOWNER AVENUE
HINGHAM, MASSACHUSETTS