

NOTICE OF INTENT
Raze & Rebuild of Single Family Dwelling

**Massachusetts Wetlands Protection Act
M.G.L. c. 131, §40 &
Town of Hingham Wetlands Protection Bylaw**

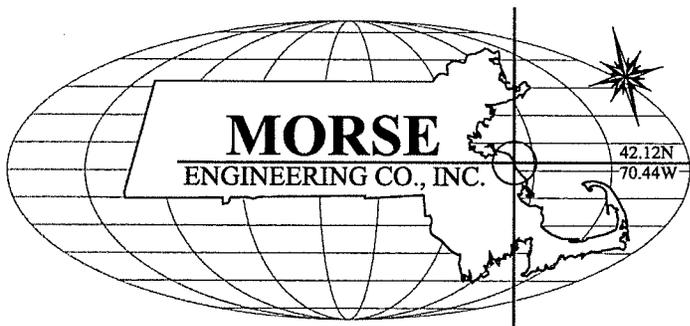
Project Location
**14 Spring Street
Assessor's Parcel: 81-0-103B**

Applicant/Owner
**Breakwater Development LLC
213 Wampatuck Road
Hingham, MA 02043**

REVISED: March 11, 2025

Date: February 25, 2025

Prepared by:



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*Registered Professional Engineers, Land Surveyors
Project Managers & Environmental Consultant*

www.morsecoinc.com

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APPENDIX A

- NOI Wetland Fee Transmittal Form
- Town of Hingham By-Law Fee Schedule
- Copy of Filing Checks

APPENDIX B

- Certified List of Abutters
- Abutter Notification Form
- Assessors Map
- Affidavit of Service Form
- Locus Deed
- Conservation Commission's Policy on Receipt of Information

APPENDIX C

- Wetland Delineation Report



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 Bylaw. 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

- 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.

- NA 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)
- NA 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

PROJECT NARRATIVE

14 Spring Street

Hingham, MA

1.0 Project Summary

The project proponent proposes to raze and rebuild a single family dwelling and construct the associated driveway, utilities, stormwater controls, septic system, grading and landscaping at 14 Spring Street, Hingham, MA. The property is shown as Hingham Assessor's Parcel 81-0-103B and is approximately 22,360 s.f. in size. The property has frontage on Spring Street to the west and is abutted by an undeveloped property to the east and developed residentially zoned properties all other directions.

14 Spring Street is currently developed with a single family dwelling constructed circa 1955 and associated paved driveway, landscaping, woodland and lawn areas. The property slopes to the east towards an on-site bordering vegetated wetland.

The subject resource area at this site is a bordering vegetated wetland. The project lies within the buffer zones to this wetland. The property lies within the FEMA Flood Zone "X" as shown on FEMA Flood Insurance Rate Map Panel 25023C 0082K dated 7/3/2024.

The existing dwelling roof/bulkhead area is 1,137 s.f. in size, all of which lies within the 100' wetland buffer zone. At its closest point, the existing dwelling is 53.3' from the wetland. The proposed dwelling roof area is 2,241 s.f. in size, with 2,235 s.f. lying within the 100' wetland buffer zone. At its closest point, the proposed dwelling is 50' from the wetland. The proposed paved driveway is 1,453 s.f. in size with 941 s.f. lying within the 100' wetland buffer zone. At its closest point, the proposed paved driveway is 50.4' from the wetland.

Utilities will be cut/capped and reconnected to the new dwelling. An upgraded septic system is proposed within the front yard (See plans prepared by McSweeney Associates, Inc.). The upgraded septic system is not "new construction" as no new bedrooms or additional design flow are proposed. The septic system is 70.8'+/- from the wetland at its closest point. The septic system is proposed as far away from the wetland as is possible, given the site's dimensional constraints. Per HWR Section 23.1(a)(1), the required setback of 100' from the sewage disposal system and bordering vegetated wetland shall not be required for a system replacement that is not an enlargement. This system will be a vast improvement from the existing on-site system. The Proposed Septic System Plan has been filed with Hingham Board of Health.

The applicant is proposing the removal of 1 tree within the 100' buffer zone to a bordering vegetated wetland. Per the Commission's Tree Replacement Policy this tree must be replaced at a one-to-one tree or one to multi-shrub ratio. The project will add 2,047 s.f. of impervious area within the 100' buffer zone, none of which is proposed within the 50' buffer zone. Per the Commission's Buffer Zone Mitigation Policy, a 2,047 s.f. (1:1 ratio) mitigation area will be planted as detailed on the Landscape Plan.

Stormwater control measures are now proposed, consisting of a crushed stone trench and rain garden. These stormwater control devices will help to promote groundwater recharge, total suspended solids removal, and mitigate rates and volumes of stormwater runoff.

The site does not contain any areas designated as estimated or priority endangered species habitat or certified vernal pools.

2.0 Wetland Resource Areas & Impacts

Bordering Vegetated Wetlands (BVW) (310 CMR 10.55)

The proposed work lies partially within the 100' buffer to a Bordering Vegetated Wetland. Bordering Vegetated Wetlands are often significant to public and private water supplies, flood control, storm damage prevention, the protection of wildlife habitats and fisheries. Bordering Vegetated Wetlands also contribute to pollution control and the removal of harmful substances. Vegetation, soils, and hydrologic indicators were used to establish the vegetated wetland boundary.

No work is proposed within the bordering vegetated wetlands. Portions of the proposed dwelling, driveway, septic system, utilities, stormwater systems and site grading are within the 100' buffer to the bordering vegetated wetland. The 100' buffer zone is a resource area per the Hingham Wetlands Protection Bylaw and has performance standards for work per the Hingham Wetland Regulations. This project complies with these performance standards as the existing site is already developed within the buffer zone, stormwater control measures are now proposed to improve site drainage and the applicant is proposing mitigation plantings at a 1:1 ratio for any additional impervious surface area within the buffer. The majority of the proposed work lies within previously disturbed areas. The proposed work will not have an impact on wildlife habitats, pollution control, storm damage prevention, or any private or public water supply.

3.0 Construction Phase Mitigating Measures

The following are mitigating measures that will be employed to ensure that impacts to wetland interests protected under the Town of Hingham Wetlands Protection Bylaw and the Wetlands Protection Act are minimized to the extent possible.

Erosion and Sedimentation Control

The potential for temporary impacts to wetlands due to erosion and migration of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices. These include:

1. Install staked 12" diameter mulch sock and/or silt fence (as directed by Conservation Agent) at the upland edge of the limit of work as shown on the Site Plan. This erosion control barrier shall be installed prior to earthwork at the site. An additional stockpile of siltation fence, and stakes will be stored on site for use in repairing the erosion control barrier as needed. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
2. Clearly define the limits of work in the field in order to minimize the extent of clearing and soil disturbance.
3. Regrade, loam, and seed exposed soil areas immediately following construction.



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 _____

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):

14 Spring Street	Hingham	02043
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.23399	-70.87664
81	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	103B	g. Parcel /Lot Number

2. Applicant:

Breakwater Development LLC		
a. First Name	b. Last Name	
c. Organization		
213 Wampatuck Road		
d. Street Address		
Hingham	MA	02043
e. City/Town	f. State	g. Zip Code
508-245-1679	apfdevelopmentgroup@gmail.com	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

James D.	Garfield, P.E.	
a. First Name	b. Last Name	
Morse Engineering Company, Inc.		
c. Company		
P.O. Box 92		
d. Street Address		
Scituate	MA	02066
e. City/Town	f. State	g. Zip Code
781-545-0895	781-545-9895	jgarfield@morsecoinc.com
h. Phone Number	i. Fax Number	j. Email address

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

\$610.00	\$292.50	\$317.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The work includes the raze & rebuild of a single family dwelling within the 100' buffer zone to a bordering vegetated wetland.

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	b. Certificate # (if registered land)
59402	301
c. Book	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.



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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

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

2. Width of Riverfront Area (check one):

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

3. Total area of Riverfront Area on the site of the proposed project: _____ 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.



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input 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



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

MassMapper 2025 _____
 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/mas-endangered-species-act-mesa-regulatory-review>).

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

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



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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Plymouth to New Hampshire border:

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

Email: dmf.envreview-south@mass.gov

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

Email: dmf.envreview-north@mass.gov

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

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

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



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

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

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.



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D. Additional Information (cont'd)

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

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

Site Plan

a. Plan Title

Morse Engineering Company, Inc.

James D. Garfield, P.E.

b. Prepared By

2/25/25

c. Signed and Stamped by

As noted

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:

5236

2-25-2025

2. Municipal Check Number

3. Check date

5235

2-25-2025

4. State Check Number

5. Check date

Morse Engineering Company, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

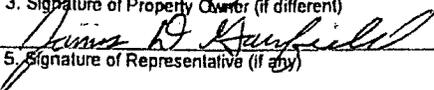
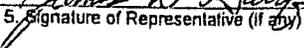
Hingham

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.

	2/26/25
1. Signature of Applicant	2. Date
	2/27/25
3. Signature of Property Owner (if different)	4. Date
	
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

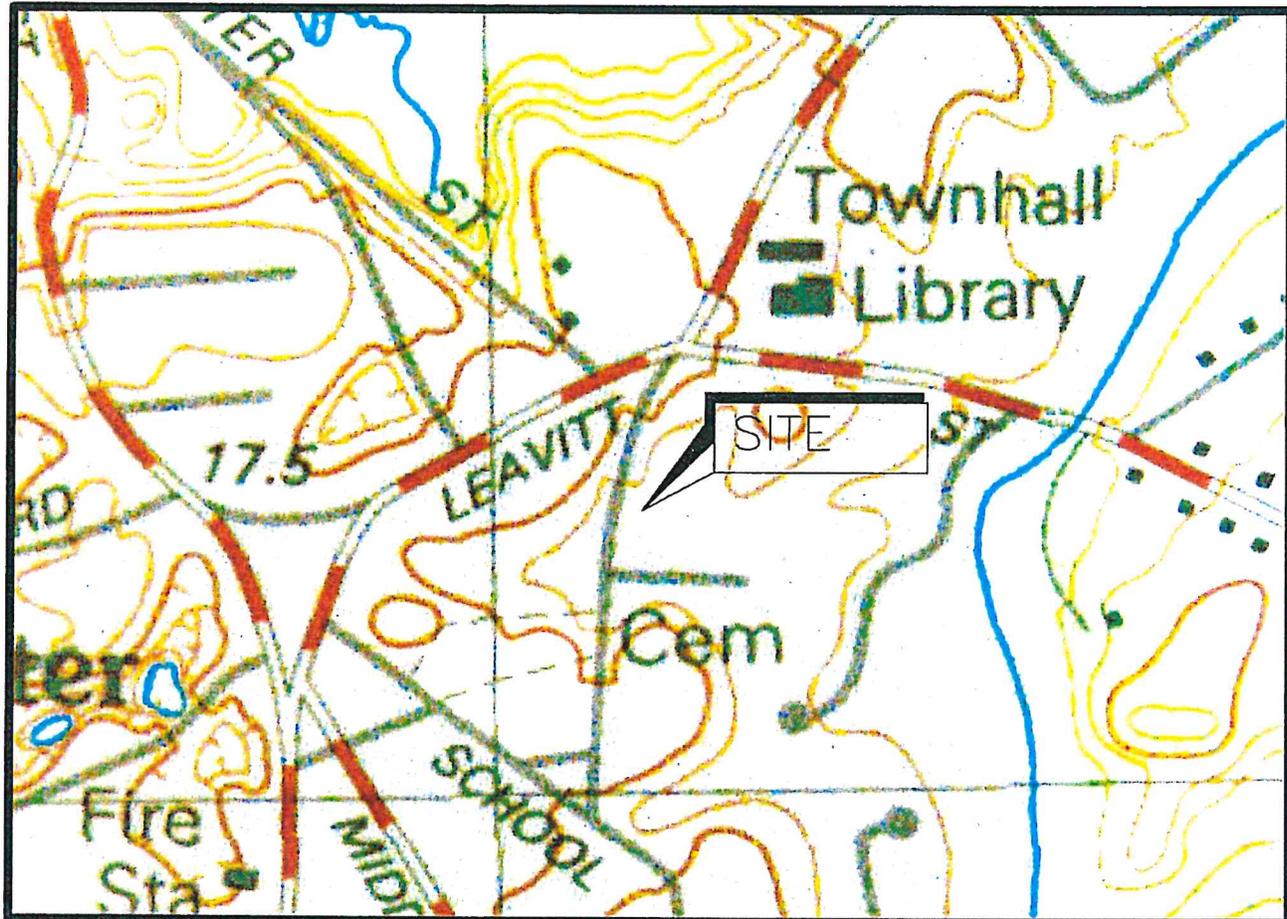
For MassDEP:

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

Other:

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

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



SCALE: 1" = 500'

U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES

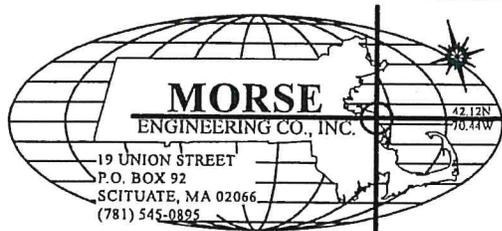
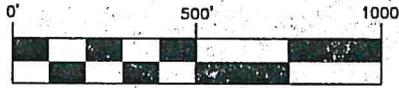
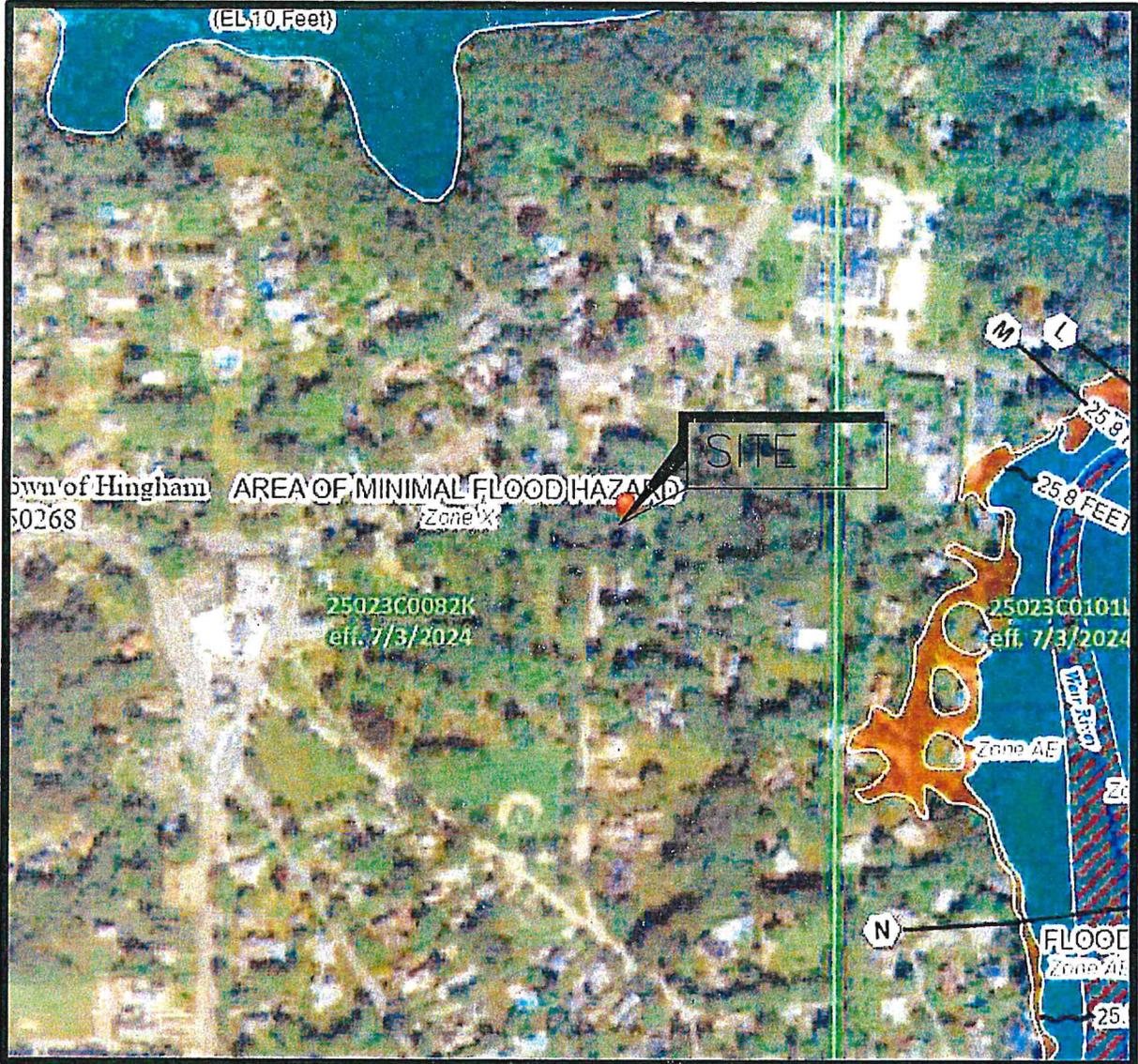


FIGURE - 1

USGS LOCUS MAP
14 SPRING STREET
HINGHAM, MASSACHUSETTS



SCALE: 1" = 500'

FLOOD INSURANCE RATE MAP (F.I.R.M.)
 PANEL NO: 25023C 0082K
 EFFECTIVE DATE: JULY 3, 2024

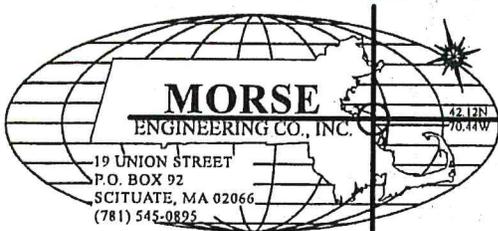
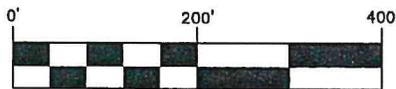


FIGURE - 2
 FEMA FLOOD MAP
 14 SPRING STREET
 HINGHAM, MASSACHUSETTS



SCALE: 1" = 200'

NATURAL HERITAGE & ENDANGERED SPECIES ATLAS
MASS GIS

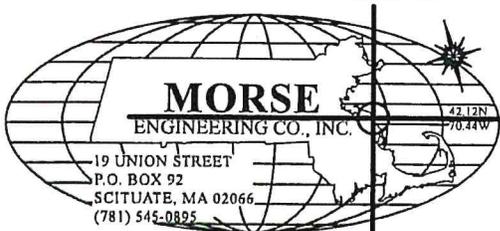


FIGURE - 3
NHESP MAP
14 SPRING STREET
HINGHAM, MASSACHUSETTS

APPENDIX A

- NOI Wetland Fee Transmittal Form
- Town of Hingham By-Law Fee
Schedule
- Copy of Filing Checks



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:

14 Spring Street _____ Hingham _____
 a. Street Address _____ b. City/Town _____
 5235 _____ \$292.50 _____
 c. Check number _____ d. Fee amount _____

2. Applicant Mailing Address:

Breakwater Development LLC _____
 a. First Name _____ b. Last Name _____

 c. Organization _____
 213 Wampatuck Road _____
 d. Mailing Address _____
 Hingham _____ MA _____ 02043 _____
 e. City/Town _____ f. State _____ g. Zip Code _____
 508-245-1679 _____ apfdevelopmentgroup@gmail.com _____
 h. Phone Number _____ i. Fax Number _____ j. Email Address _____

3. Property Owner (if different):

 a. First Name _____ b. Last Name _____

 c. Organization _____

 d. Mailing Address _____

 e. City/Town _____ f. State _____ g. Zip Code _____

 h. Phone Number _____ i. Fax Number _____ j. Email Address _____

B. Fees

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

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

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

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

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

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

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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2:			
Raze & Rebuild of SFD	1	\$500.00	\$500.00
Category 1:			
Demolition of SFD	1	\$110.00	\$110.00
Step 5/Total Project Fee:			\$610.00
Step 6/Fee Payments:			\$610.00
Total Project Fee:			a. Total Fee from Step 5 \$292.50
State share of filing Fee:			b. 1/2 Total Fee less \$12.50 \$317.50
City/Town share of filling Fee:			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

TOWN OF HINGHAM
REVISED WETLANDS PROTECTION BY-LAW FEES
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 (WPA; 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.)	1	\$100.00	\$100.00
2	a.)	1	\$250.00	\$250.00
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL \$350.00

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)

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

MORSE ENGINEERING COMPANY, INC.

53-447/113

5235

P.O. Box 92
Scituate, MA 02066

DATE 2.25.2025

PAY TO THE ORDER OF Commonwealth of MA

\$ 292.50

Two hundred ninety two dollars 50/100

DOLLARS

ROCKLAND TRUST
ROCKLAND, MASSACHUSETTS

MEMO: 14 Spring St. Dighton

Lynne R. Lawrence MP AUTHORIZED SIGNATURE



FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

MORSE ENGINEERING COMPANY, INC.

53-447/113

5236

P.O. Box 92
Scituate, MA 02066

DATE 2.25.2025

PAY TO THE ORDER OF Town of Dighton

\$ 317.50

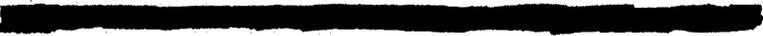
Three hundred seventeen dollars 50/100

DOLLARS

ROCKLAND TRUST
ROCKLAND, MASSACHUSETTS

MEMO: 14 Spring

Lynne R. Lawrence MP AUTHORIZED SIGNATURE



FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

MORSE ENGINEERING COMPANY, INC.

53-447/113

5237

P.O. Box 92
Scituate, MA 02066

DATE 2.25.2025

PAY TO THE ORDER OF Town of Dighton

\$ 350

Three hundred fifty dollars 00/100

DOLLARS

ROCKLAND TRUST
ROCKLAND, MASSACHUSETTS

MEMO: 14 Spring

Lynne R. Lawrence MP AUTHORIZED SIGNATURE



DETAILS ON BACK SECURITY FEATURES INCLUDED

APPENDIX B

- Certified List of Abutters
- Abutter Notification Form
- Assessors Map
- Affidavit of Service From
- Locus Deed
- Conservation Commission's Policy on
Receipt of Information

Abutters List

[print this list](#)

Date: January 09, 2025

Subject Property Address: 14 SPRING STREET Hingham, MA
Subject Property ID: 81-0-103.B

Search Distance: 100 Feet

Owner: SPIELBERGER MARK & CHRISTINE
Prop ID: 81-0-101
Prop Location: 0 R LEAVITT STREET Hingham, MA

Owner: LUCAS LINDA G
Prop ID: 81-0-103
Prop Location: 10 SPRING STREET Hingham, MA

Owner: BOOMER ROGER C & JANE M TT
Co-Owner: RJB REVOCABLE TRUST
Prop ID: 81-0-104
Prop Location: 20 SPRING STREET Hingham, MA

Owner: MEYER CHARLES D & CAROL B MEYER
Prop ID: 81-0-105
Prop Location: 4 SPRING LANE Hingham, MA

Owner: PHILBRICK-SMITH ANN E
Prop ID: 81-0-106
Prop Location: 6 SPRING LANE Hingham, MA

Owner: HINGHAM CENTER CEMETARY CORP
Prop ID: 81-0-130
Prop Location: 0 SPRING STREET Hingham, MA

Owner: KELLEHER STEPHEN & KATHARINE
Prop ID: 81-0-131
Prop Location: 43 LEAVITT STREET Hingham, MA

Owner: BOYLAN EDWARD D & PATRICIA B
Prop ID: 81-0-132
Prop Location: 41 LEAVITT STREET Hingham, MA

Owner: FAIRFIELD SCOTT R & MELISSA H TT
Co-Owner: MELISSA H FAIRFIELD TRUST
Prop ID: 81-0-133
Prop Location: 39 LEAVITT STREET Hingham, MA



TOWN OF HINGHAM
CONSERVATION COMMISSION

NOTIFICATION TO ABUTTERS UNDER THE MA WETLANDS PROTECTION ACT

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

Breakwater Development LLC has filed a Notice of Intent
(Applicant Name) (Application Type)

with the Conservation Commission for the Town of Hingham to perform work that may affect or is within an Area Subject to Protection under the Wetlands Protection Act (M.G.L. 131 § 40) and the Town of Hingham Wetlands Protection Bylaw.

The proposed project is located at 14 Spring Street
(Project Address or Assessor Lots)

The proposed work includes Raze & Rebuild of Single Family Dwelling
(Project Description)

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

8:30 AM - 4:30 PM, Monday, Wednesday, Thursday

8:30 AM - 7:00 PM, Tuesday

8:30 AM - 1:00 PM, Friday

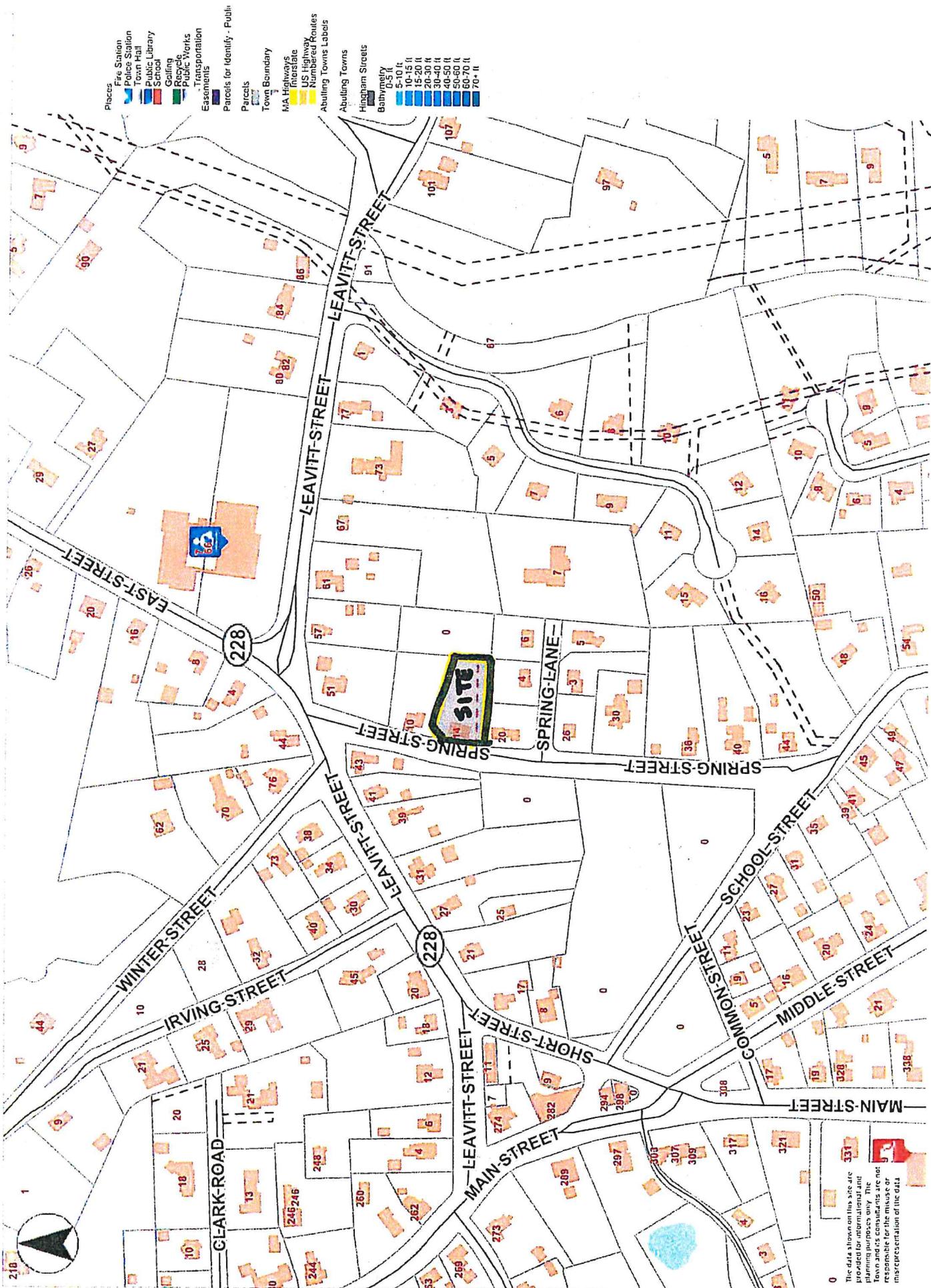
You may also request copies of the application from the ^{Representative} applicant at:

Morse Engineering: 781-545-0895, JGarfield@MorseCoInc.com
(Phone number and/or email address)

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

March 17, 2025
(Hearing date)

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



- Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Golfing
 - Recycle
 - Public Works
 - Transportation
 - Essentials
- 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
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft

0
 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.



TOWN OF HINGHAM
 CONSERVATION COMMISSION

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act
 and the Town of Hingham Wetlands Bylaw

I, James Garfield (Morse Engineering Co., Inc.)
 (Name)

hereby certify under the pains and penalties of perjury that on 2/26/25
 (Date of Notice)

I gave notification to abutters in compliance with the second paragraph of M.G.L. c. 131, § 40, in
 connection with the following matter:

Notice of Intent
 (Application Type)

by Certified Mail
 (Type of Notification or Delivery)

Filed with the Hingham Conservation Commission on 2/27/25
 (Date of Application)

For the property located at 14 Spring Street
 (Property address or location)

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this
 Affidavit of Service.

James W. Garfield
 (Signature)

2/27/25
 (Date)

*** Electronic Recording ***
Doc#: 00068882
Bk: 59402 Pg: 301 Page: 1 of 2
Recorded: 10/30/2024 12:56 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/30/2024 12:56 PM
Ctrl# 176309 08226
Fee: \$3,990.00 Cons: \$875,000.00

QUITCLAIM DEED

Property Address: 14 Spring Street, Hingham, MA 02043

I, Elaine S. Trudell, Trustee of the Trudell Family 2023 Revocable Living Trust under Declaration of Trust dated September 29, 2023, as evidenced by a Trustee Certificate pursuant to MGL ch. 184, section 35 recorded with Plymouth County Registry of Deeds in Book 58351 Page 172, for consideration paid and in full consideration of EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$875,000.00), grant to Breakwater Development LLC, a Massachusetts Limited Liability Company with a usual place of business of 213 Wampatuck Road, Hingham, MA 02043

with quitclaim covenants the following property in Plymouth County, Massachusetts

The land, with the buildings thereon, situated in said Hingham, shown as Lot B on a plan entitled "Plan of Lots Spring Street, Hingham, Mass. Surveyed for Myra A. Mitchell, dated December 15, 1961, by Lewis W. Perkins & Son, Engineers, recorded with Plymouth Registry of Deeds in Book 2908, page 172, bounded and described as follows:

WESTLERLY: by Spring Street, by two courses measuring respectively, sixty-four and 39/100 (64.39) feet and forty-two and 08/100 (42.08) feet;

NORTHWESTERLY: by Lot A on said plan, thirty-three and 94/100 (33.94) feet;

NORTHERLY: by Lot A on said plan, one hundred seventy-five and 41/100 (175.41) feet

EASTERLY; by land shown on said plan as of Charles H. Cushing Jr. and Winifred E. Cushing, eighty-nine and 34/100 (89.34) feet; and

SOUTHERLY: by lands shown on said plan as of Katherine Ray and Theresa L. Libertine, two hundred nine and 85/100 (209.85) feet.

Containing 22,360 square feet of land according to said plan

The Grantor herein, hereby voluntarily releases all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and acknowledges that there is no other person or persons entitled to any homestead rights.

Meaning and intending to describe and convey the same premises as conveyed to the Grantor by deed dated October 2, 2023 and recorded October 10, 2023 with the Plymouth County District Registry of Deeds in Book 58351, Page 174.

WITNESS my hand and seal this ^{ES}~~25~~ day of Oct, 2024.
25

Trudell Family 2023 Revocable Living Trust

By: Elaine S. Trudell, Trustee
Elaine S. Trudell, Trustee

STATE/Commonwealth of MA

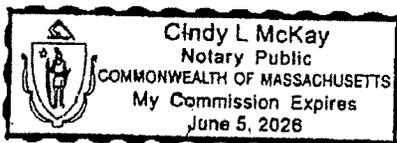
Norfolk County, ss.

On this 25 day of October, 2024, before me, the undersigned notary public, Elaine S. Trudell, Trustee of the Trudell Family 2023 Revocable Living Trust personally appeared, proved to me through satisfactory evidence of identification, which was driver license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as his/her free act and deed, for its stated purpose as Trustee on behalf of the Trudell Family 2023 Revocable Living Trust.

(Seal)

C. E. Umfrey
Notary Public

My commission expires: June 5, 2026

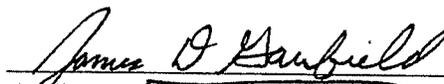


**HINGHAM WETLAND REGULATIONS
APPENDIX C**

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

2/25/25
Date

APPENDIX C

- Wetland Delineation Report

Wetland Delineation Report – 14 Spring Street, Hingham MA

Narrative:

The flagging of the wetland took place on November 13th of 2024. The temperature was approximately 45 degrees Fahrenheit, and the sky was sunny.

14 Spring Street Hingham MA is approximately 0.51 acres that abuts a Shallow Marsh Meadow (town of Hingham GIS). On site delineation has been done and the wetlands are close to what is shown on the GIS.

Delineation:

The property slowly slopes downhill towards the wetland. The wetland resides at the back low part of the lot. The existing yard goes close to the edge of the wetland with some vegetation separating them.

The vegetation on the upland sides mainly consisted of Norway Maple (*Acer Platanoides*) UPL, Northern Red Oaks (*Quercus Rubra*), and a line of Common Wormwood (*Artemisia Vulgaris*) UPL.

As you get further away from the lawn it slowly goes further down in elevation with standing water further back from the delineated line. But the presence of wetland dominate plants reside further up from the standing water. Deeming this area to be part of the wetland. These plants include Arrowwood Viburnum (*Viburnum Dentatum*) FAC, Silky Dogwood (*Cornus Amomum*) FacW, and Silver Maples (*Acer Saccharinum*) FacW.

The BVW was flagged (pink ribbons) with a series of flags #A1 - #A6. The line was delineated using the presence of the noted vegetation, geological features, as well as the appearance and presence of hydrology. The wetland was delineated under the methodology established under the Massachusetts Department of Environmental Protection regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands.

Additional Notes:

- The site is not located within an area mapped as a Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Act (NHESP).
- The site does not contain/is not near a Certified Vernal Pool.
- The site is not located within an area mapped as Land Subject to Flooding according to FEMA maps.
- The site does not contain/ is not near a U.S.G.S. mapped stream.
- The site is not located within an Area of Critical Environmental Concern.