

Notice of Intent Application

February 27, 2025

Subject Property

425 Lincoln Street
Map 35, Lot 1 and Map 46, Lot 66
Hingham, Massachusetts

Applicant

Viking Development, LLC
302 Innovation Drive, Suite 130
Franklin, TN 37067

Property Owner

425 Lincoln Street, LLC
20 Winthrop Square, 5th Floor
Boston, MA 02110

LEC Environmental Consultants, Inc.

12 Resnik Road
Suite 1
Plymouth, MA 02360
508-746-9491

www.lecenvironmental.com



February 27, 2025

Email/FedEx Delivery

Hingham Conservation Commission
Hingham Town Hall
210 Central Street
Hingham MA 02043

**Re: Notice of Intent Application
425 Lincoln Street
Assessors Map 35, Lot 1 and Map 46, Lot 66
Hingham, Massachusetts**

[LEC File#: TGS\24-429.01]

Dear Members of the Conservation Commission:

On behalf of the Applicant, Viking Development, LLC, LEC Environmental Consultants, Inc., (LEC) is filing the enclosed Notice of Intent (NOI) Application with the Hingham Conservation Commission to convert the auto dealership at 425 Lincoln Street (Route 3A) to a childcare facility with associated building renovations, access and parking reconfiguration, drainage improvements, and mitigation plantings. Portions of the proposed project are located within 200-foot Riverfront Area and within the 100-foot Buffer Zone to Coastal Bank and Salt Marsh.

This NOI Application is being filed under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40) and its implementing Regulations (310 CMR 10.00), and the *Town of Hingham Wetlands Protection Bylaw (Article 22) and Regulations*.

Bohler Engineering has prepared *Site Development Plans* dated February 3, 2025 (Appendix C) and *Drainage Summary*, dated February 25, 2025 (Appendix B) and will be delivered under separate cover.

Enclosed please find two checks payable to the Town of Hingham for the town portion of the WPA filing fee (\$387.50), for the Town Bylaw fee (\$525.00). The state portion of the WPA filing fee (\$362.50) has been forwarded to the DEP Lockbox.

We look forward to presenting the project at the March 17, 2025 Public Hearing. If you have any questions, please do not hesitate to contact me at 508-746-9491 or at mmaganello@lecenvironmental.com.

Sincerely,

LEC Environmental Consultants, Inc.

Mark L. Manganello
Assistant Director of Ecological Services

Enclosures

cc: DEP; Chris Fazendin; Bohler Engineering

LEC Environmental Consultants, Inc.		www.lecenvironmental.com		
12 Resnik Road Suite 1 Plymouth, MA 02360 508.746.9491	380 Lowell Street Suite 101 Wakefield, MA 01880 781.245.2500	100 Grove Street Suite 302 Worcester, MA 01605 508.753.3077	P.O. Box 590 Rindge, NH 03461 603.899.6726	680 Warren Avenue Suite 3 East Providence, RI 02914 401.685.3109
PLYMOUTH, MA	WAKEFIELD, MA	WORCESTER, MA	RINDGE, NH	EAST PROVIDENCE, RI

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Notice of Intent Report

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Drainage Summary, Dated February 25, 2025, Prepared by Bohler Engineering

Appendix C

Site Development Plans, Dated February 3, 2025, Prepared by Bohler Engineering



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hingham

City/Town

A. General Information (continued)

6. General Project Description:

Convert an auto dealership to a childcare facility, including building and parking reconfiguration and net reduction in impervious surface.

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)
46417	344
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 checked="" type="checkbox"/> Riverfront Area	Weymouth Back River (coastal)	

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: 53,500 square feet

4. Proposed alteration of the Riverfront Area:

47,000 a. total square feet 24,650 b. square feet within 100 ft. 22,350 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.

Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
a. Designated Port Areas
b. Land Under the Ocean
c. Barrier Beach
d. Coastal Beaches
e. Coastal Dunes

Size of Proposed Alteration, Proposed Replacement (if any)
f. Coastal Banks
g. Rocky Intertidal Shores
h. Salt Marshes
i. Land Under Salt Ponds
j. Land Containing Shellfish
k. Fish Runs
l. Land Subject to Coastal Storm Flowage

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW
b. square feet of Salt Marsh

5. Project Involves Stream Crossings
a. number of new stream crossings
b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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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**

8/1/2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

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

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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

D. Additional Information

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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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.

Proposed Site Plan

a. Plan Title

Bohler Engineering

John Kucich

b. Prepared By

c. Signed and Stamped by

February 3, 2025

1"=20'

d. Final Revision Date

e. Scale

Drainage Summary

February 25, 2025

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:

0519

2/21/2025

2. Municipal Check Number

3. Check date

0517

2/21/2025

4. State Check Number

5. Check date

Viking Development, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

WPA Form 3 – Notice of Intent

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

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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.

<i>Chris Fazendin</i>	<u>2/19/2025</u>
1. Signature of Applicant	2. Date
<i>Francis J. Casle</i>	<u>2/19/25</u>
3. Signature of Property Owner (if different)	4. Date
<i>Mark L. Magill</i>	<u>2/25/2025</u>
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

<u>425 Lincoln Street</u>	<u>Hingham</u>
a. Street Address	b. City/Town
<u>0517</u>	<u>\$362.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Chris</u>	<u>Fazendin</u>	
a. First Name	b. Last Name	
<u>Viking Development, LLC</u>		
c. Organization		
<u>302 Innovation Drive, Suite 130</u>		
d. Mailing Address		
<u>Franklin</u>	<u>TN</u>	<u>37067</u>
e. City/Town	f. State	g. Zip Code
<u>303-928-0047</u>	<u>N/A</u>	<u>chris.fazendin@thegardenerschool.com</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>425 Lincoln Street LLC</u>	<u>20 Winthrop Square, 5th floor</u>	
c. Organization	d. Mailing Address	
<u>Boston</u>	<u>MA</u>	<u>02110</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
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	1	\$500.00	\$750.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	<u>\$750.00</u>
State share of filing Fee:	a. Total Fee from Step 5 <u>\$362.50</u>
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 <u>\$387.50</u>
	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 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 impacted trees of 6 inches or greater DBH in the buffer zone, riverfront area, and/or other resource area*
- *The drainage basin in which the site is located*

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

- For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards
- Proof of mailing the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)
- Proof of mailing the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) and the MA Division of Marine Fisheries (Gloucester), if applicable (certified mail receipt from the post office)
- For projects proposing any work on a dock or pier or other work in the harbor, email copy of application and plan to the Town of Hingham Harbor Master at CorsonK@hpd.org (with email copy to conservation@hingham-ma.gov)
- The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or applicant's representative
- Optional - [Voluntary 21 Day Waiver](#)

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

AFFIDAVIT OF SERVICE

Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00)

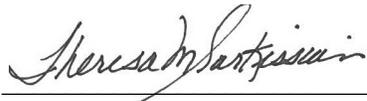
and the

Town of Hingham Wetlands Protection Bylaw (Article 22)

I, Theresa Sarkissian, on behalf of Viking Development, LLC hereby certify under the pains and penalties of perjury that on February 28, 2025, I will give notification to abutters in compliance with the second paragraph Massachusetts General Laws Chapter 131, Section 40, and 310 CMR 10.05 (4) (a), and the *Town of Hingham Wetlands Protection Bylaw* in connection with the following matter:

A Notice of Intent was filed under the *Massachusetts Wetlands Protection Act* and the *Town of Hingham Wetlands Protection Bylaw* by LEC Environmental Consultants, Inc., on behalf of Viking Development, LLC, with the Town of Hingham Conservation Commission on February 27, 2025, for the subject lot located at 425 Lincoln Street, Assessors Map 35 Lot 1 and Map 46, Lot 66 in Hingham, Massachusetts.

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



Theresa Sarkissian
Permitting Technician

2/27/2025

Date

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:

Viking Development, LLC has filed a Notice of Intent Application
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: 425 Lincoln Street
The proposed work includes: Convert the existing auto dealership to a daycare facility with associated building renovations, access and parking reconfiguration, drainage improvement, and mitigation plantings.

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

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

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

You may also request copies of the application from the applicant or applicant's representative by contacting LEC Environmental Consultants, Inc. at (508) 746 9491 between the hours of 8:00 a.m and 5:00 p.m 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.

February 28, 2025

CERTIFICATE OF MAILING

«Name»

«Name2»

«Address»

«City, State Zip»

**Re: Notice of Intent
425 Lincoln Street
Assessors Map 35 Lot 1 and Map 46, Lot 66
Hingham, Massachusetts**

[LEC File # TGS\24-429.01]

Dear Abutter:

On behalf of the Applicant, Viking Development, LLC, LEC Environmental Consultants, Inc. (LEC), is submitting a Notice of Intent (NOI) Application to convert the existing auto dealership to a childcare facility, with associated building renovations, access and parking reconfiguration, drainage improvements, and mitigation plantings at 425 Lincoln Street (Route 3A) in Hingham, Massachusetts. A portion of the proposed work activities are located within Wetland Resource Areas and/or associated Buffer Zones protected under the *Massachusetts Wetlands Protection Act* (M.G.L., c. 131, s. 40) and its implementing *Regulations* (310 CMR 10.00), and the *Town of Hingham Wetlands Protection Bylaw* (Article 22) and associated *Regulations*.

The NOI Application, supplemental report, and accompanying site plans are available for review by the public at the Hingham Conservation Commission office located at 210 Central Street. A Public Hearing with the Hingham Conservation Commission for this matter is scheduled for March 17, 2025. Public Hearings with the Hingham Conservation Commission commence at 7:00 p.m. and are held remotely via Zoom. Please contact the Conservation Commission directly for the Public Hearing agenda and Zoom link. Notice of the hearing will be posted in the Town Hall at least 48 hours in advance.

Please do not hesitate to contact LEC should you have any questions or concerns about the Notice of Intent.

Sincerely,

LEC Environmental Consultants, Inc.



Mark L. Manganello

Assistant Director of Ecological Services

Enclosure

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 425 Lincoln Street

Parcel ID: 45-0-1, 35-0-66

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 February 18th, 2025

425 LINCOLN STREET LLC
20 WINTHROP SQUARE
BOSTON, MA 02110

425 LINCOLN STREET LLC
20 WINTHROP SQUARE 5TH FLOOR
BOSTON, MA 02110

SEA CHAIN MARINA LLC
C/O HINGHAM SHIPYARD
24 SHIPYARD DRIVE
HINGHAM, MA 02043

SEA CHAIN MARINA LLC
C/O HINGHAM SHIPYARD
24 SHIPYARD DRIVE
HINGHAM, MA 02043

ARC DBPCFBR001 LLC
C/O CVSPHARMACY INC
1CVS DRIVE
WOONSOCKET, RI 02895

BABAR LLC TT
LINCOLN PLAZA REALTY
1900 CROWN COLONY DRIVE
SUITE 405
QUINCY, MA 02169

COMMONWEALTH OF
DEPT OF FISHERIES
DEPT. OF FISHERIES & WILDLIFE
100 CAMBRIDGE STREET
BOSTON, MA 02202

BABAR LLC TT
LINCOLN PLAZA REALTY
1900 CROWN COLONY DRIVE SUITE 405
QUINCY, MA 02169

BABAR LLC TT
LINCOLN PLAZA REALTY
1900 CROWN COLONY DRIVE
SUITE 405
QUINCY, MA 02169

BROADHURST HINGHAM LLC
234 WEST 44TH STREET
NEW YORK, NY 10036

TOWN OF HINGHAM- REC
210 CENTRAL STREET
HINGHAM, MA 02043

1. Introduction

On behalf of the Applicant, Viking Development, LLC, LEC Environmental Consultants, Inc., (LEC) is filing the enclosed Notice of Intent (NOI) Application to convert the auto dealership at 425 Lincoln Street (Route 3A) to a childcare facility, with associated building renovations, driveway and parking reconfiguration, drainage improvements, and mitigation plantings. Portions of the proposed project are located within Riverfront Area associated with Weymouth Back River and within the 100-foot Buffer Zone to Coastal Bank and Salt Marsh.

This NOI Application is being filed under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40) and its implementing Regulations (310 CMR 10.00), and the *Town of Hingham Wetlands Protection Bylaw (Article 22) and Regulations*.

Bohler Engineering has prepared *Site Development Plans*, dated February 4, 2025, (Appendix C), and the *Drainage Summary*, dated February 14, 2025 (Appendix B).

1.1 Background

The site has been developed since the 1960s. The most recent activity involving the Conservation Commission was an NOI filed in 2015 for improvements to the auto dealership parking configuration. The Commission issued an Order of Conditions (OOC), dated August 08, 2015 (DEP File # 034-1222), permitting the improvements. The project was completed and a Certificate of Compliance (COC), dated January 14, 2019, was issued indicating that all requirements listed on the OOC were completed.

2. General Site Description

This approximately 1.37-acre site is located on the north side of Lincoln Street (Route 3A) about 1,000 feet east of the Hingham and Weymouth town line. The shoreline of a tidal cove connected to Weymouth Back River is located along the northwesterly property line. Commercial development is located adjacent to the north, east, and south of the property. A strip of forested upland located between the site and shoreline transitions to Salt Marsh as topography descends to the northwest.

The site contains an abandoned auto dealership building, paved parking areas, landscaping, and a stormwater management system that was approved through the 2015 OOC. Landscape beds, permitted as mitigation in the 2015 OOC, extend along the northwestern limit of development. The mitigation plantings, including winterberry (*Ilex verticillata*) and inkberry (*Ilex glabra*), have not been continually maintained. The

proposed seed mix has not become well-established in these areas. Numerous plantings have not survived and invasive species, such as Japanese knotweed (*Fallopia japonica*), have colonized portions. Further information regarding the proposed restoration of the mitigation plantings is provided below.

The uplands canopy contains black cherry (*Prunus serotina*), tree-of-heaven (*Ailanthus altissima*), honey locust (*Gleditsia triacanthos*), crabapple (*Malus* spp.), and red oak (*Quercus rubra*). The understory includes saplings from the canopy along with bittersweet (*Celastrus orbiculata*), multiflora rose (*Rosa multiflora*), honeysuckle (*Lonicera* sp.), and poison ivy (*Toxicodendron radicans*).

2.1 Natural Heritage and Endangered Species Program Designation

According to the 15th Edition of the *Massachusetts Natural Heritage Atlas* (effective August 1, 2021) published by the Natural Heritage & Endangered Species Program (NHESP), no areas of *Estimated Habitats of Rare Wildlife* or *Priority Habitat of Rare Species*, or Potential or Certified Vernal Pools exist on the site (Appendix A, Figure 2).

2.2 FEMA Flood Insurance Rate Map Designation

According to the July 03, 2024, FEMA Flood Insurance Rate Maps (FEMA FIRM) for Town of Hingham (Community Panel 25023 C 0081K), most of the site is mapped within a Zone X (unshaded) – Areas outside the 1% annual chance flood (Attachment A, Figure 3). A Zone VE (El. 12.0) - Special Flood Hazard Area, encroaches onto the property along the northwestern property line.

3. Wetland Resource Areas

Wetland Resource Areas on the property include Riverfront Area, Coastal Bank, and Land Subject to Coastal Storm Flowage (LSCSF). Although located off-site, the boundary of Salt Marsh was delineated and is depicted on the Plans.

3.1 Riverfront Area

According to 310 CMR 10.58 (2) (a), *A Riverfront Area is the area of land between a river's mean annual high water line and a parallel line measured horizontally. The riverfront area may include or overlap other resource areas or their buffer zones. The riverfront area does not have a buffer zone.*

Riverfront Area extends from Weymouth Back River onto the site. The on-site Riverfront Area is almost entirely developed and degraded in accordance with the definition of Previously Developed Riverfront Area under 310 CMR 10.58 (5). The

Riverfront Area boundary extends from the Mean High Water (MHW) elevation of Back River, in accordance with 310 CMR 10.58 (2)(c) which states: *in tidal rivers, the mean annual high-water line is coincident with the mean high water line determined under 310 CMR 10.23*. The MHW has been established at elevation 4.0, as noted on the Plans.

3.2 **Coastal Bank**

According to 310 CMR 10.30 (2) Coastal Bank is 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*.

Coastal Bank is located along the northwesterly property line between the limit of existing development and the downgradient Salt Marsh. The top of Coastal Bank has been delineated based on topography and the floodplain elevation (12.0) in accordance with DEP Wetlands Program Policy 92-1. The southern portions of the Coastal Bank, starting around Salt Marsh flag #16, shows moderate signs of erosion while the northern portion is armored with rip-rap.

3.3 **Salt Marsh**

According to 310 CMR 10.32(2) (2), Salt Marsh is defined 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*.

The off-site Salt Marsh boundary is delineated with flags demarcated SM-1 to SM-11, as depicted on the Plans. Vegetation in the Salt Marsh includes smooth cordgrass, salt meadow cordgrass, common reed (*Phragmites australis*), seaside goldenrod (*Solidago sempervirens*), glasswort (*Salicornia* sp.), and sea lavender (*Limonium* sp.).

3.4 **Land Subject to Coastal Storm Flowage**

According to 310 CMR 10.04, Land Subject to Coastal Storm Flowage (LSCSF) is *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 03, 2024, FEMA FIRM for the Town of Hingham, a V-Zone (El. 12.0) extends onto the northwestern portion of the property and is identified on the Plans as LSCSF.

4. Proposed Project

The proposed project involves site improvements to accommodate a childcare business, with interior building renovations, minor exterior renovations, asphalt repaving, concrete sidewalks, a pervious playground area, and site retaining walls to accommodate grade changes adjacent to the building structure. The project also includes stormwater management improvements, restoration of the previously approved 4,800 square foot mitigation planting areas, and a new 573 square foot mitigation planting area. These mitigation measures are described in detail below.

The project activities will occur in the existing footprint of development; no expansion of development is proposed. The project will result in a net reduction of impervious surfaces by 6,500 square feet. This reduction will be achieved primarily through the removal of pavement to accommodate construction of the 5,100 square foot play area located north of the building. The play area surface will be pervious artificial turf over a crushed stone base containing a perforated pipe underdrain.

4.1 Stormwater Management Improvements

According to the Bohler Drainage Summary (Appendix B), “the scope of work includes the addition of two (2) area drain structures, a rain garden, drywell, and an underdrain system at the playground area. These structures will outlet to the existing stormwater drainage system which consists of several catch basins, drain manholes, a sand filter, an oil/gas separator structure, and a hydrodynamic water quality unit.”

“The site was previously redeveloped in 2015 to convert the rear parking from gravel to pavement. As part of the redevelopment, landscaping was added and a sand filter and water quality unit were installed to supplement the existing storm management system consisting of catch basins with trap hoods and an oil water separator. The 2015 redevelopment complied with the current 2008 MassDEP Stormwater Handbook requirements and Order of Conditions (DEP File # 034-1222). The current proposed project will retain all the previous stormwater quality treatment features but will create improvements by replacing the existing sand filter and reducing the impervious area within the site by approximately 6,500 square feet (0.15 ac.).”

“The existing pipe outfall will be cleared and the riprap apron at the outfall will be replaced. The existing catch basin sumps and water quality treatment structures will be cleaned as part of the proposed project. The project does not alter the existing drainage patterns at the site and meets the criteria of a redevelopment project as defined by the

current 2008 Stormwater Management Standards in the Massachusetts Stormwater Handbook.”

4.2 **Riverfront Area Mitigation Plantings**

As described above, the previously approved mitigation planting areas located along the limit of development near the resource areas are in poor condition and require restoration. While several of the plantings are in good health, the seed mix was not successful, many of the plantings did not survive, and invasive species have proliferated. The proposed project involves restoration of these areas, including removal of invasive species, replanting and reseeded, and post-construction monitoring to ensure long-term success. In addition to restoration of the previous mitigation areas, which total approximately 4,800 square feet, the project involves expanding the mitigation planting area to include a 573 square foot area located along the limit of development closer to Route 3A. This area will be cleared of existing vegetation, which is dominated by invasive species, and restored with topsoil, seed mix, and three native saplings.

As part of the mitigation area restoration process, the soil conditions will be assessed, and four to six inches of topsoil will be added in areas lacking sufficient topsoil. Seed mixtures will be applied using either the hydroseed method or by hand, followed by a light mulching of straw or salt marsh hay. All slopes at or steeper than 3:1 will be stabilized with erosion control blankets following seeding.

The mitigation planting area restoration and new mitigation planting area activities will be supervised by a qualified wetland scientist and will be monitored by the wetland scientist for a minimum of two (2) growing seasons to document restoration/enhancement success, identify any regrowth of invasive plants to be managed, and/or identify any replanting efforts required due to mortality. The wetland scientist shall prepare annual monitoring reports describing the success of the restoration/enhancement effort and any required management efforts, and shall include representative site photographs. Annual reports shall be submitted to the Commission at the end of each growing season.

5. **Regulatory Performance Standards**

The proposed project meets the criteria for Redevelopment of Previously Developed Riverfront Area per 310 CMR 10.58 (5), as further described below, and proposes significant improvements to the Riverfront Area through restoring the previously approved mitigation planting areas, reducing impervious surfaces, and improving the stormwater management system. The project also involves activities in the 50-foot and 100-foot Buffer Zone; however, development activities are limited to renovations of

existing impervious surfaces and other features. Mitigation plantings are also proposed within the 50-foot Buffer Zone but are inherently designed to benefit the Buffer Zone and adjacent resource areas. Citations of the Riverfront Area Performance Standards are provided below, along with a description of how the project meets these standards.

5.1

Redevelopment of Previously Developed Riverfront Area

Redevelopment Within Previously Developed Riverfront Areas: Restoration and Mitigation. Notwithstanding the provisions of 310 CMR 10.58 (4) (c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation, or expansion of existing structures...A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil...Work to redevelop previously developed riverfront area shall conform to the following criteria:

(a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131, s. 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58 (4) shall be met.

The project includes native restoration and enhancement plantings and stormwater management improvements, which will result in a significant overall improvement to the capacity of the Riverfront Area to protect the interests of the WPA. The mitigation planting areas will increase the square footage of naturally vegetated Riverfront Area along the limit of development which improves wildlife habitat. The stormwater improvements will improve water quality in the stormwater runoff, which aids in the prevention of pollution and protection of land containing shellfish, fisheries, and wildlife habitat.

(b) Stormwater management is provided according to standards established by the Department.

Stormwater management improvements are provided in accordance with DEP’s Stormwater Standards and specifically with the Redevelopment Standards. The proposed stormwater improvements and the 10 Standards are described in detail in the Drainage Summary (Appendix B).

(c) Within 200-foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less....

The proposed project does not involve any expansion of the existing development footprint, and proposed to reduce impervious surfaces in the Riverfront Area while expanding mitigation planting areas.

- (d) Proposed work, including expansion of structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58 (5) (f) or (g).*

No significant expansion of structures or the development footprint are proposed.

- (e) The area of proposed work shall not exceed the amount of the degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58 (5) (f) or (g).*

The project is specifically designed within the existing development footprint, while incorporating measures to reduce impervious surfaces, improve stormwater and expand mitigation plantings.

- (f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58 (5) (c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration...*

- (g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary...*

With regard to (f) and (g), the Applicant proposes on-site restoration of 4,800 square feet of Riverfront Area, as previously permitted, plus an expanded restoration area totaling 573 square feet. No new or expanded development of Riverfront Area is proposed.

6. Summary

On behalf of the Applicant, Viking Development, LLC, LEC is filing this NOI Application with the Hingham Conservation Commission to renovate the existing development to accommodate a daycare facility. Portions of the proposed project are located within Riverfront Area associated with Weymouth Back River and within the 100-foot Buffer Zone to Coastal Bank. The project has been designed to result in an overall improvement to the protection of these resource areas and buffer zones through a modest reduction in impervious cover, stormwater improvements, and mitigation plantings.

This project has been designed in accordance with the applicable performance standards under the *Massachusetts Wetlands Protection Act Regulations* and the *Town of Hingham Wetlands Protection Regulations*.

Massachusetts Natural Heritage and Endangered Species Program Atlas of Estimated Habitat of State-listed Rare Wetlands Wildlife, Natural Heritage & Endangered Species Program, Massachusetts Division of Fisheries & Wildlife, Route 135, Westborough, MA 01581, www.state.ma.us/dfwele/dfw

Massachusetts Wetlands Protection Act (M.G.L. c. 131, §. 40), www.state.ma.us/dep
Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00),
www.state.ma.us/dep

National Flood Insurance Program, Federal Emergency Management Agency Flood Insurance Rate Map (Map Number 25023 C 0081K), Middlesex County, July 3, 2024.

New England Hydric Soils Technical Committee. 2020, 4th ed., *Field Indicators for Identifying Hydric Soils in New England*, New England Interstate Water Pollution Control Commission, Lowell, MA.

Reed, P.B. 1988. *National List of Plant Species that Occur in Wetlands: 1988 Massachusetts*. U.S. Department of the Interior, Fish and Wildlife Service. NERC-88/18.21

Hingham Conservation Commission, *Town of Hingham Wetlands Protection Regulations (Revised May 20, 2024) and the Town of Hingham Wetlands Protection Bylaw (Article 22)*

Appendix A

Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial/NHESP Map

Figure 3: FEMA Flood Insurance Rate Map

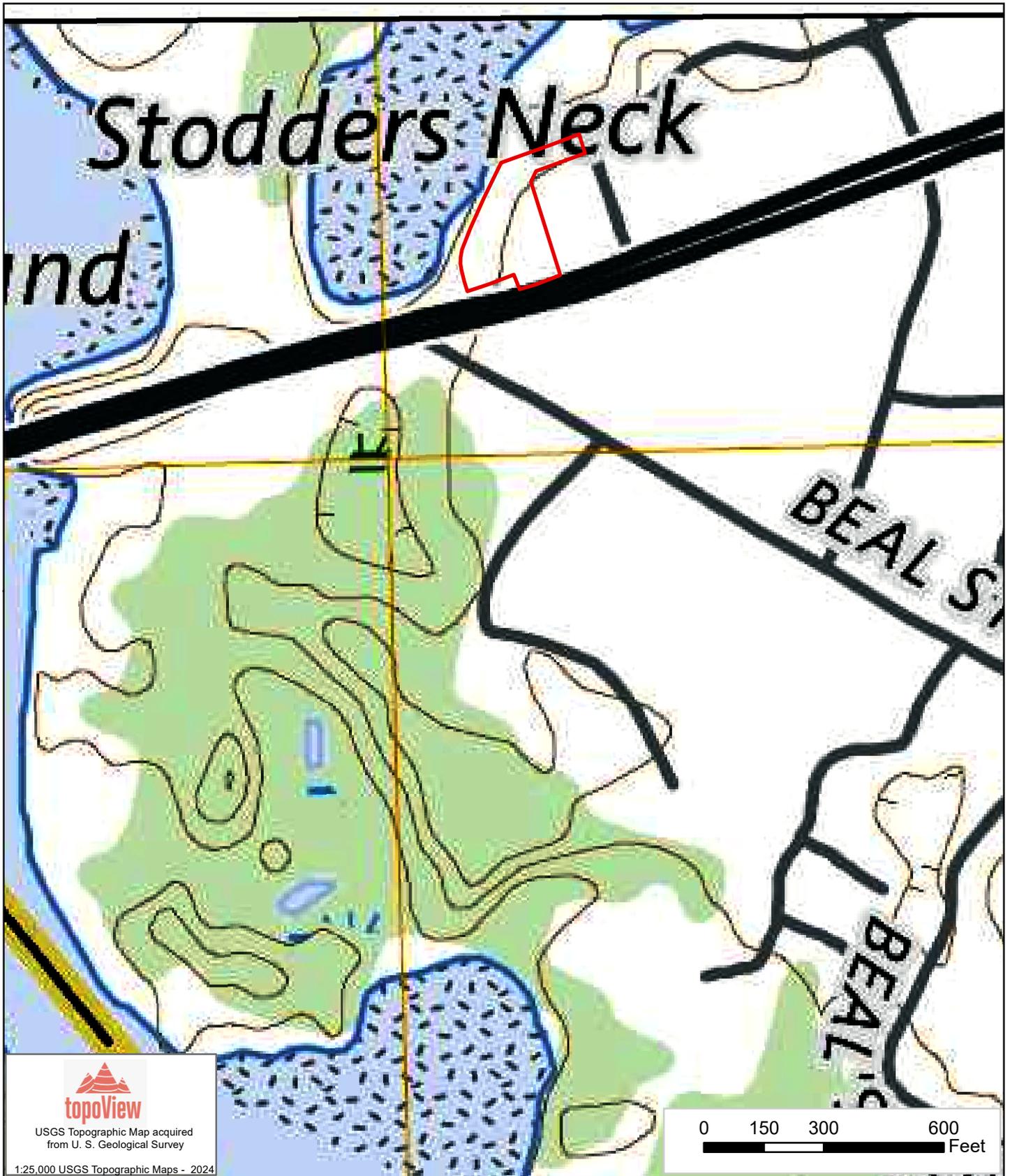




Figure 2: Aerial Orthophoto Map
 425 Lincoln Street
 Hingham, Massachusetts

Figure 3: National Flood Hazard Layer FIRMette



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
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 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		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 **2/12/2025 at 7:49 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.

Appendix B

Drainage Summary, Dated February 25, 2025, Prepared by Bohler Engineering

DRAINAGE SUMMARY

For



***PROPOSED
Child Care Facility***

***425 Lincoln Street
Hingham, Massachusetts
Plymouth County***

Prepared by:

BOHLER ENGINEERING
352 Turnpike Road
Southborough, MA 01772
(508) 480-9900 TEL.



John A. Kucich
Massachusetts P.E. Lic. #41530

BOHLER //

February 25, 2025



This drainage summary summarizes proposed changes to the existing drainage system at 425 Lincoln Street in the Town of Hingham. The proposed project is the redevelopment of the existing building and parking at the site to provide a child care facility. The Project consists of interior upgrades to the existing building and associated site improvements, inclusive of asphalt repaving, concrete sidewalks, a playground area, and site retaining walls to accommodate grade changes adjacent to the building structure. The scope of work will also include the addition of two (2) area drain structures, a raingarden, drywell, and an underdrain system at the playground area. These structures which will outlet to the existing stormwater drainage system which consists of several catch basins, drain manholes, a sand filter, an oil/gas separator structure, and a hydrodynamic water quality unit.

The site was previously redeveloped in 2015 to convert the rear parking from gravel to pavement. As part of the redevelopment, landscaping was added and sand filter and water quality unit were installed to supplement the existing storm management system consisting of catch basins with trap hoods and an oil water separator. The 2015 redevelopment complied with the current 2008 MassDEP Stormwater Handbook requirements and Order of Conditions #034-1222.

The current proposed project will retain all of the previous stormwater quality treatment features but will create improvements by replacing the existing sand filter and reducing the impervious area within the site by approximately 6,500 square feet (0.15 Ac.). The existing pipe outfall will be cleared and the riprap apron at the outfall will be replaced. The existing catch basin sumps and water quality treatment structures will be cleaned as part of the proposed project.

The Project does not alter the existing drainage patterns at the site and meets the criteria of a redevelopment project as defined by the current 2008 Stormwater Management Standards in the Massachusetts Stormwater Handbook. A detailed summary of compliance with the Stormwater Management Standards has been provided below:

Standard 1: There will be no new untreated discharges from the site. Runoff from the site will continue to discharge through the noted treatment features before discharging to an existing riprapped piped outflow point.

Standard 2: There will be no net increase in peak rates of stormwater runoff across the site, and there will be a decrease in runoff rates and volumes due to the decrease in impervious area. The existing stormwater management systems will continue to manage the stormwater runoff generated from impervious surface area on-site.

Standard 3: The proposed redevelopment will reduce impervious surface area as compared to existing site conditions and therefore new groundwater recharge facilities are not required, although the proposed drywell will provide additional groundwater recharge.

Standard 4: The average annual Total Suspended Solids (TSS) loading conditions will remain unchanged from redevelopment conditions as the total impervious surface area across the site will be reduced.

Standard 5: The proposed Project is not considered to be a “Land Use with Higher Potential Pollutant Loads” (LUHPPL).

Standard 6: The Project is not located within any environmentally critical areas.

Standard 7: As described in this memorandum, this Project qualifies as a redevelopment as the scope of work consists of a rehabilitation of a previously developed site that results in no net increase in impervious surface area.

Standard 8: The proposed Project will provide construction period erosion and sedimentation controls that will be detailed in the Site Development Plans provided for this Project, inclusive of inlet protection to properly filter stormwater discharges.

Standard 9: The Long-Term Operation and Maintenance (O&M) Plan for the existing stormwater management system components on-site will continue to be followed after the construction period of the proposed redevelopment ends.

Standard 10: No illicit discharges will be created as part of the site construction in the area in question.

An updated Operation and Maintenance Plan that includes components of the originally approved Operation and Maintenance Plan for the Volvo site in 2015 is attached.



Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

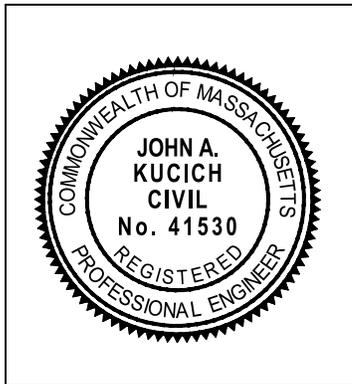
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



John Kucich
Signature and Date

2/25/2025

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of “country drainage” versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): Sand Filter

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
- Redevelopment Project
- Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

LONG-TERM STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN

The Stormwater Management Standards

Standard 9: A Long-term Operation and Maintenance (O&M) Plan shall be developed and implemented to ensure that stormwater management systems function as designed.

The Long-term Operation and Maintenance Plan shall at a minimum identify:

1. Stormwater management system(s) owners;
2. The party or parties responsible for operation and maintenance, including how future property owners will be notified of the presence of the stormwater management system and the requirement for proper operation and maintenance;
3. The routine and non-routine maintenance tasks to be undertaken after construction is complete and a schedule for implementing those tasks;
4. Plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point;
5. Description and delineation of public safety features; and
6. Estimated operations and maintenance budget.

The Operation and Maintenance Plan shall identify best management practices for implementing maintenance activities in a manner that minimizes impacts to wetland resource areas.

The Proposal is for a private development.

Stormwater Management System

Owner: The Gardner School / Viking Development

General Contractor: Fortunato Construction

The General Contractor shall have all logs and reports as stated within the Stormwater Pollution Prevention Plan readily available at all times for inspection by the Town of Hingham.

Method of recording for future Owners

- Deed
 Order of Conditions
 Other: _____

DRAINAGE SYSTEM

The following components shall be inspected:

- Inspection during or immediately following initial installation of sediment controls.
- Inspection following severe rainstorms to check for damage to controls.
- Inspection prior to seeding deadlines, particularly in the fall.
- Final inspection of projects nearing completion to ensure that temporary controls have been removed, stabilization is complete, drainage ways are in proper condition, and the final contours agree with the proposed contours on the approved plan.

Storm Events

2 year storm= 3.4 inches

10 year storm=4.7 inches

25 year storm=5.7 inches

100 year storm=7.0 inches

After the occurrence of any of the storm events noted above, or any other heavy rainfall that may have affected stormwater management facilities, the designated inspector shall inspect the components listed below for evidence of scouring or erosion, excessive sediment deposits, clogging of stormwater structures, or any other condition that may adversely affect stormwater management operations.

If any of these conditions are observed, then appropriate actions should be taken to restore the stormwater management facility so that it operates as intended.

COMPONENT: Deep sump catch basins

RESPONSIBILITY:

During Construction: Fortunato Construction

Post Construction: Owner

ACTION: Cleaning (Sediment removal / sump cleaning) and Inspection

FREQUENCY:

During Construction

1. Cleaning – As needed during construction or whenever the depth of deposits is greater than or equal to one half the depth from the bottom invert of the lowest pipe.
2. Inspection – Weekly during construction

Post Construction

1. Cleaning – Twice a year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom invert of the lowest pipe in the basin.
2. Inspection – Twice a year

DESCRIPTION: Basins are to be cleaned twice per year. The General Contractor will monitor sumps and remove sediments as necessary. The Owner will monitor sumps post construction on an as needed basis. Precautions shall take place to maintain the integrity of the oil trapping hoods during cleaning. The hoods shall be inspected and repaired as necessary. Accumulated Hydrocarbon shall be collected separately from accumulated sediment. All material shall be disposed of in accordance with DEP regulations.

Inspections:

- Frame and Grate
- Inlet and Outlet condition
- Cracks and settlement & joint failure & leaking
- Sediment Accumulation
- Oil/Gas Sheen in water
- Condition of hood
- General Inspection of structure

BUDGET: Inspection/cleaning- \$1000/ per basin per yr based on inspections and cleanings twice a year.

COMPONENT: Stormwater Quality Unit (CDS Unit)

RESPONSIBILITY:

During Construction: Fortunato Construction

Post Construction: Owner

ACTION: Inspection / cleaning

FREQUENCY: Per Manufacturer's Maintenance Guidelines or at least once per twelve months whichever is more restrictive depending on the rate of sediment accumulation.

DESCRIPTION: See attached Manufacturer's Maintenance Guidelines. All accumulated materials shall be disposed of in accordance with DEP regulations.

BUDGET: Inspection/cleaning- \$500/ yr based on inspection and cleaning once a year.

COMPONENT: Drywell

RESPONSIBILITY:

During Construction: Fortunato Construction

Post Construction: Owner

ACTION: Inspection / cleaning

FREQUENCY: Dry wells shall be inspected a minimum of once a year to ensure they are operating as intended and in working order.

DESCRIPTION: To determine if the dry well is functioning, measure the depth of water at 24 and 48 hour intervals after a storm. Calculate clearance rates by dividing the drop in water level (inches) by the time elapsed (hours). Inspections shall be by qualified personnel assigned by the property owner. Sediment collecting in the bottom of the basin shall be inspected once annually, and shall be removed any time the sediment reaches a depth of six inches. Any sediment removed shall be disposed of in accordance with MADEP and other applicable requirements.

BUDGET: Cleaning - \$1,000/year, Inspection - \$200/yr

COMPONENT: Bioretention Areas (Rain Gardens)

RESPONSIBILITY:

During Construction: Fortunato Construction

Post Construction: Owner

ACTION: Inspection / cleaning

FREQUENCY: To be inspected and cleared of trash monthly

DESCRIPTION: mowed 2 to 12 times per year; mulched annually; fertilized annually; dead vegetation removed annually; pruned annually; replace entire media and all vegetation as needed. Sediment shall be removed once accumulated to 3 or more inches. Any sediment removed shall be disposed of in accordance with MADEP and other applicable requirements.

BUDGET: \$2,000/yr

LONG-TERM POLLUTION PREVENTION PLAN

*The Gardner School
425 Lincoln Street
Map 46, Lot 1 & Map 35, Lot 66
Hingham, MA*

RESPONSIBLE PARTY DURING CONSTRUCTION:

*Fortunato Construction
99 Old Brickyard Lane, Suite 10
Berlin, CT 06037*

RESPONSIBLE PARTY POST CONSTRUCTION:

*Viking Development LLC
302 Innovation Drive, Suite 130
Franklin, TN*

For this site, the Long-Term Pollution Prevention Plan will consist of the following:

- The property owner shall be responsible for “good housekeeping” including proper periodic maintenance of building and pavement areas, curbing, landscaping, etc.
- Proper storage and removal of solid waste (dumpsters).
- Sweeping of parking lots, drive aisles and access aisles a minimum of twice per year with a commercial cleaning unit. Any sediment removed shall be disposed of in accordance with applicable local and state requirements.
- Regular inspections and maintenance of Stormwater Management System as noted in the “O&M Plan”.
- Snow removal shall be the responsibility of the property owner. Snow shall not be plowed, dumped and/or placed in forebays, infiltration basins or similar stormwater controls. Salting and/or sanding of pavement / walkway areas during winter conditions shall only be done in accordance with all state/local requirements and approvals.
- Reseed any bare areas as soon as they occur. Erosion control measures shall be installed in these areas to prevent deposits of sediment from entering the drainage system.

- Grass shall be maintained at a minimum blade height of two to three inches and only 1/3 of the plant height shall be removed at a time. Clippings shall not be disposed of within stormwater management areas or adjacent resource areas.
- Plants shall be pruned as necessary.
- Snow piles shall be located adjacent to or on pervious surfaces in upland areas. This will allow snow melt water to filter into the soil, leaving behind sand and debris which can be removed in the springtime.
- If necessary, stockpiled snow will be removed from the Site and disposed of at an off-site location in accordance with all local, state and federal regulations.
- The amount of sand and deicing chemicals shall be kept at the minimum amount required to provide safe pedestrian and vehicle travel.
- Deicing chemicals are recommended as a pretreatment to storm events to minimize the amount of applied sand.

OPERATON AND MAINTENANCE TRAINING PROGRAM

The Owner will coordinate an annual in-house training session to discuss the Operations and Maintenance Plan, the Long-Term Pollution Prevention Plan, and the Spill Prevention Plan and response procedures. Annual training will include the following:

Discuss the Operations and Maintenance Plan:

- Explain the general operations of the stormwater management system and its BMPs
- Identify potential sources of stormwater pollution and measures / methods of reducing or eliminating that pollution
- Emphasize good housekeeping measures

Discuss the Spill Prevention and Response Procedures:

- Explain the process in the event of a spill
- Identify potential sources of spills and procedures for cleanup and /or reporting and notification
- Complete a yearly inventory or Materials Safety Data sheets of all tenants and confirm that no potentially harmful chemicals are in use.

ILLICIT DISCHARGE STATEMENT

Certain types of non-stormwater discharges are allowed under the U.S. Environmental Protection Agency Construction General Permit. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this LTPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. Any existing illicit discharges, if discovered during the course of the work, will be reported to MassDEP and the local DPW, as applicable, to be addressed in accordance with their respective policies. No illicit discharges will be allowed in conjunction with the proposed improvements.

Duly Acknowledged:

Name & Title	Date
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SPILL PREVENTION AND RESPONSE PROCEDURES **(POST CONSTRUCTION)**

In order to prevent or minimize the potential for a spill of Hazardous Substances or Oil or come into contact with stormwater, the following steps will be implemented:

1. All Hazardous Substances or Oil (such as pesticides, petroleum products, fertilizers, detergents, acids, paints, paint solvents, cleaning solvents, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
2. The minimum practical quantity of all such materials will be kept on site.
3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided on site.
4. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
5. It is the OWNER's responsibility to ensure that all Hazardous Waste on site is disposed of properly by a licensed hazardous material disposal company. The OWNER is responsible for not exceeding Hazardous Waste storage requirements mandated by the EPA or state and local authorities.

In the event of a spill of Hazardous Substances or Oil, the following procedures should be followed:

1. All measures should be taken to contain and abate the spill and to prevent the discharge of the Hazardous Substance or Oil to stormwater or off-site. (The spill area should be kept well ventilated and personnel should wear appropriate protective clothing to prevent injury from contact with the Hazardous Substances.)
2. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.
3. For spills greater than five (5) gallons of material immediately contact the MADEP at the toll-free 24-hour statewide emergency number: **1-888-304-1133**, the local fire department (**9-1-1**) and an approved emergency response contractor. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill to the emergency response contractor or coordinator, and proceed with prevention, containment and/or clean-up if so desired. (Use the form provided, or similar).
4. If there is a Reportable Quantity (RQ) release, then the National Response Center should be notified immediately at (800) 424-8802; within 14 days a report should be submitted to the EPA regional office describing the release, the date and circumstances of the release and the steps taken to prevent another release. This Pollution Prevention Plan should be updated to reflect any such steps or actions taken and measures to prevent the same from reoccurring.

Cause of Spill: _____

Measures Taken to Clean up Spill: _____

Type of equipment: _____ Make: _____ Size: _____

License or S/N: _____

Location and Method of Disposal _____

Procedures, method, and precautions instituted to prevent a similar occurrence from recurring: _____

Additional Contact Numbers:

- DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) EMERGENCY PHONE: 1-888-304-1133
- NATIONAL RESPONSE CENTER PHONE: (800) 424-8802
- U.S. ENVIRONMENTAL PROTECTION AGENCY PHONE: (888) 372-7341

Appendix C

Site Development Plans, Dated February 3, 2025, Prepared by Bohler Engineering

EXHIBIT A

THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE CITY OF HINGHAM, COUNTY OF PLYMOUTH, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

TRACT I
PARCEL I (425 LINCOLN STREET)

THAT CERTAIN PARCEL OF LAND, TOGETHER WITH ANY BUILDINGS AND IMPROVEMENTS THEREON, COMMONLY KNOWN AS 425 LINCOLN STREET, HINGHAM, MASSACHUSETTS, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

THE LAND WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHERLY SIDE OF LINCOLN STREET IN SAID HINGHAM, SHOWN AS LOT B ON A PLAN ENTITLED "PLAN OF LAND IN HINGHAM-MASS." BY HENRY F. BRYANT & SON, INC., DATED FEBRUARY 7, 1956, RECORDED WITH PLYMOUTH DEEDS IN BOOK 2479, PAGE 453, AND BOUNDED AND DESCRIBED AS FOLLOWS

NORTHERLY: BY LAND NOW OR FORMERLY OF RAMSEY C. ALLEN, AS SHOWN IN SAID PLAN, ONE HUNDRED EIGHTY AND 78/100 (180.78).

EASTERLY: BY LAND NOW OR FORMERLY OF SAID ALLEN AND BY LAND NOW OR FORMERLY OF GULF OIL CORPORATION (BEING LOT A ON SAID PLAN), ONE HUNDRED EIGHTY-SIX AND 00/100 (186.00) FEET.

SOUTHERLY: BY LINCOLN STREET, AS SHOWN ON SAID PLAN, ONE HUNDRED FIFTEEN AND 99/100 (115.99) FEET; WESTERLY: BY SAID LINCOLN STREET, AS SHOWN ON SAID PLAN, FORTY AND 00/100 (40.00) FEET.

SOUTHERLY: AGAIN, BY SAID LINCOLN STREET, AS SHOWN ON SAID PLAN, ONE HUNDRED EIGHTEEN AND 35/100 FEET.

WESTERLY: AGAIN, BY LAND NOW OR FORMERLY OF SAID ALLEN, AS SHOWN ON SAID PLAN, FIFTY-SIX AND 93/100 FEET, AND

NORTHWESTERLY: BY LAND NOW OR FORMERLY OF SAID ALLEN AS SHOWN ON SAID PLAN IN TWO COURSES MEASURING, RESPECTIVELY, FIFTY-EIGHT AND 28/100 (58.28) FEET AND FORTY-THREE AND 65/100 (43.65) FEET.

CONTAINING 36,800 SQUARE FEET OF LAND, ACCORDING TO SAID PLAN.

EXCEPTING AND EXCLUDING 910 SQUARE FEET THEREOF, MORE OR LESS, TAKEN BY THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, FOR ALTERATIONS IN THE LAYOUT OF SAID LINCOLN STREET, DATED OCTOBER 31, 1984, AND RECORDED IN PLYMOUTH REGISTRY OF DEEDS IN BOOK 5877, PAGE 134. SEE ALSO THE PLAN REFERENCED IN SAID TAKING.

TRACT II

PARCEL I (LOT 2B, LINCOLN STREET)

THAT CERTAIN PARCEL OF LAND LOCATED IN THE TOWN OF HINGHAM, PLYMOUTH COUNTY, SHOWN AS LOT 2B (CONTAINING APPROXIMATELY 24,120 SQUARE FEET OF LAND, MORE OR LESS), ON THAT CERTAIN PLAN ENTITLED "APPROVAL NOT REQUIRED SUBDIVISION PLAN, 421 LINCOLN STREET IN HINGHAM, MASSACHUSETTS (PLYMOUTH COUNTY)" DATED MAY 14, 2010 AND RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 55, PAGE 985 (THE "PLAN").

PARCEL II (EASEMENT INTEREST)

TOGETHER WITH THE BENEFIT OF EASEMENTS AND RESERVATIONS CONTAINED IN QUITCLAIM DEED AND GRANT OF EASEMENT AND RESERVATION OF EASEMENT FROM HINGHAM SHIPYARD LLC, HEWITTS COVE MARINA, LLC, AND LANDFALL MARINE AND RECREATION CENTER, LLC TO ROCKY REACH LLC, DATED APRIL 22, 2004 AND RECORDED MAY 3, 2004 IN BOOK 28115, PAGE 39; AS CONFIRMED BY QUITCLAIM DEED FROM ROCKY REACH, LLC TO HINGHAM TD3A, LLC DATED JUNE 21, 2010 AND RECORDED JUNE 23, 2010 IN BOOK 39552, PAGE 227; AND AS FURTHER SHOWN ON PLAN BOOK 55, PAGE 985.

GENERAL EXCEPTIONS 1 THRU 6, 39 & 40 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

6 TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS; - LINCOLN STREET SHOWN HEREON.

7 THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO; - SEE NOTE #2.

THE FOLLOWING AFFECTS TRACT I:

8 RIGHT OF WAY AS SET FORTH IN DEED BY AND BETWEEN HARRY L. WHITE, MARRIED, AMY L. WHITE, UNMARRIED AND GULF OIL CORPORATION, A PENNSYLVANIA CORPORATION, DATED FEBRUARY 6, 1956 AND RECORDED IN BOOK 2479, PAGE 453; - PASSAGEWAY SHOWN HEREON.

9 NOTICE OF VARIANCE CONDITIONAL OR LIMITED VARIANCE OR SPECIAL PERMIT MADE BY THE COMMONWEALTH OF MASSACHUSETTS, TOWN OF HINGHAM BOARD OF APPEALS, DATED DECEMBER 12, 1973 AND RECORDED APRIL 25, 1975 IN BOOK 4951, PAGE 627; - NOT PLOTTABLE.

10 ORDER OF TAKING FOR LAYOUT/RELOCATION OF ROUTE 3A, DATED OCTOBER 31, 1984 AND RECORDED NOVEMBER 28, 1984 IN BOOK 5877, PAGE 134; - CURRENT LAYOUT OF LINCOLN STREET SHOWN HEREON.

11 DECISION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS DATED APRIL 27, 1987 AND RECORDED OCTOBER 29, 1987 IN BOOK 8097, PAGE 347; - NOT PLOTTABLE.

12 EASEMENTS AS SHOWN ON PLAN ENTITLED "PLAN OF LAND IN HINGHAM, MASS.", DATED OCTOBER 6, 1987, RECORDED AS PLAN NO. 1353 OF 1987, PLAN BOOK 30, PAGE 103; - PASSAGEWAY, DRAINAGE EASEMENT & PARCEL 6-TN-1 SHOWN HEREON.

13 DECISION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS DATED JULY 6, 1987 AND RECORDED IN BOOK 8176, PAGES 175 AND 178; - NOT PLOTTABLE.

14 ORDER OF CONDITIONS ISSUED BY THE TOWN OF HINGHAM CONSERVATION COMMISSION, DATED MARCH 16, 1987 AND RECORDED DECEMBER 10, 1987 IN BOOK 8176, PAGE 182, AS AFFECTED BY CERTIFICATE OF COMPLIANCE, DATED APRIL 17, 1990 AND RECORDED OCTOBER 15, 1991 IN BOOK 10531, PAGE 50; - NOT PLOTTABLE.

15 DECISION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS DATED DECEMBER 29, 1988 AND RECORDED MARCH 20, 1989 IN BOOK 8640, PAGE 159; - NOT PLOTTABLE.

16 DECISION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS DATED DECEMBER 5, 1995 AND RECORDED DECEMBER 12, 1995 IN BOOK 14019, PAGE 97; - NOT PLOTTABLE.

17 ORDER OF CONDITIONS, DEP FILE NO. 034-1180 ISSUED BY HINGHAM CONSERVATION COMMISSION, DATED DECEMBER 20, 2013 AND RECORDED DECEMBER 20, 2013 IN BOOK 43944, PAGE 282, AS AFFECTED BY CERTIFICATE OF COMPLIANCE, DATED JUNE 24, 2014 AND RECORDED OCTOBER 24, 2014 IN BOOK 44870, PAGE 235; - NOT PLOTTABLE.

18 NOTICE OF DECISION SPECIAL PERMIT A2-MINOR MODIFICATION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS, DATED AUGUST 31, 2015 AND RECORDED OCTOBER 2, 2015 IN BOOK 46115, PAGE 328; - NOTE PLOTTABLE.

19 NOTICE OF LEASE MADE BY AND BETWEEN CASA DEVELOPMENT, INC., A MASSACHUSETTS CORPORATION, AS LANDLORD AND VILLAGE MOTORS SOUTH, INC., A MASSACHUSETTS CORPORATION, AS TENANT, DATED NOVEMBER 3, 2014 AND RECORDED MAY 11, 2016 IN BOOK 46910, PAGE 64; - BLANKET IN NATURE; MAP 46, LOT 1 & MAP 35, LOT 66 SHOWN HEREON.

20 ALL MATTERS AS SHOWN ON PLAN IN BOOK 2479, PAGE 453; - PASSAGEWAY SHOWN HEREON.

THE FOLLOWING AFFECTS TRACT II:

21 RIGHT TO MAINTAIN LEACHING FIELD SET FORTH IN DEED, DATED JULY 31, 1953 AND RECORDED AUGUST 3, 1953 IN BOOK 2287, PAGE 489 AND SHOWN AS PLAN NO. 355 OF 1984; - NO LEACHING FIELD OBSERVED AT THE TIME OF SURVEY, DOCUMENT VAGUE IN DESCRIPTIONS; UNABLE TO DETERMINE LOCATION OF RIGHTS.

22 ORDER OF CONDITIONS, DEP FILE NO. 34-83 ISSUED BY HINGHAM CONSERVATION COMMISSION, DATED MAY 19, 1980 AND RECORDED JUNE 17, 1980 IN BOOK 4840, PAGE 145; - NOT PLOTTABLE.

23 APPLICATION FOR VARIANCE BY THE TOWN OF HINGHAM BOARD OF APPEALS, DATED JULY 28, 1981 AND RECORDED AUGUST 5, 1981 IN BOOK 5035, PAGE 408; - NOT PLOTTABLE.

24 LICENSE NO. 806 BY THE COMMONWEALTH OF MASSACHUSETTS, DATED DECEMBER 18, 1981 AND RECORDED FEBRUARY 2, 1982 IN BOOK 5109, PAGE 421 AND AS SHOWN ON PLAN BOOK 82, PAGE 86, AS AFFECTED BY ASSIGNMENT OF LICENSE, DATED SEPTEMBER 18, 2000 AND RECORDED FEBRUARY 16, 2001 IN BOOK 19383, PAGE 58; - NO PIER, FLOATS OR EXISTING TIMBERS OBSERVED AT THE TIME OF SURVEY; RIGHTS RELEASED PER BOOK 19383, PAGE 58.

25 APPLICATION FOR VARIANCE BY THE TOWN OF HINGHAM BOARD OF APPEALS, DATED MARCH 8, 1983 AND RECORDED MAY 9, 1983 IN BOOK 5347, PAGE 292; - NOT PLOTTABLE.

26 ORDER OF TAKING, LAYOUT NO. 7505, ALTERATION OF LINCOLN STREET, DATED JUNE 20, 2001 AND RECORDED JUNE 29, 2001 IN BOOK 20102, PAGE 240, AND AS SHOWN ON PLAN NO. 409 OF 2001; - CURRENT LAYOUT OF LINCOLN STREET SHOWN HEREON.

27 ORDER OF CONDITIONS BY THE HINGHAM CONSERVATION COMMISSION CONCERNING DEP FILE NO. 34-700, DATED JANUARY 28, 2003 AND RECORDED MARCH 10, 2003 IN BOOK 24438, PAGE 34, AND FILED AS DOCUMENT NO. 529366; AS AMENDED BY AMENDED ORDER OF CONDITIONS, DATED SEPTEMBER 28, 2004 AND RECORDED OCTOBER 29, 2004 IN BOOK 29354, PAGE 272, AND FILED AS DOCUMENT NO. 575687; AS AFFECTED BY EXTENSION PERMIT FOR ORDERS OF CONDITIONS, DATED DECEMBER 22, 2005 AND RECORDED JANUARY 12, 2006 IN BOOK 32060, PAGE 344; AS AMENDED BY AMENDED ORDER OF CONDITIONS, DATED JANUARY 9, 2006 AND RECORDED FEBRUARY 10, 2006 IN BOOK 32197, PAGE 196; AS AMENDED BY AMENDED ORDER OF CONDITIONS, DATED JUNE 21, 2007 AND RECORDED SEPTEMBER 18, 2007 IN BOOK 35088, PAGE 77; AS AFFECTED BY EXTENSION PERMIT FOR ORDERS OF CONDITIONS, DATED NOVEMBER 17, 2008 AND RECORDED NOVEMBER 28, 2008 IN BOOK 36569, PAGE 47; AS AFFECTED BY CERTIFICATE OF COMPLIANCE, DATED MARCH 24, 2015 AND RECORDED MAY 21, 2015 IN BOOK 45570, PAGE 323; - NOT PLOTTABLE.

28 RESERVATIONS OF EASEMENTS AS SET FORTH IN DEED, DATED APRIL 22, 2004 AND RECORDED MAY 3, 2004 IN BOOK 28115, PAGE 39; - ACCESS & UTILITY EASEMENTS, WATER & ELECTRIC EASEMENT SHOWN HEREON.

29 DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR HINGHAM SHIPYARD EAST PROPERTY OWNERS ASSOCIATION, INC. AND HINGHAM SHIPYARD WEST PROPERTY OWNERS ASSOCIATION, INC. BY AND BETWEEN HEWITTS COVE MARINA, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, HCM, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND ROCKY REACH LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, WITH THE POWER TO ASSESS COMMON CHARGES, RECORDED JUNE 12, 2006 IN BOOK 32846, PAGE 1, AND AS SHOWN ON PLAN RECORDED AS PLAN NO. 540 OF 2006 IN PLAN BOOK 51, PAGE 869; AS AFFECTED BY AFFIDAVIT, RECORDED JULY 11, 2006 IN BOOK 33005, PAGE 264, AND AS SHOWN ON PLANS RECORDED AS PLAN NOS. 06-634 & 06-638 OF 2006 IN PLAN BOOK 51, PAGES 1011-1016; AS AFFECTED BY JOINDER AND RELEASE AGREEMENT, RECORDED JULY 10, 2008 IN BOOK 38169, PAGE 144; AS AFFECTED BY NOTICE OF RELOCATION OF WATERFRONT PARK EASEMENT RECORDED AUGUST 5, 2010 IN BOOK 38811, PAGE 297; AS AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED JANUARY 20, 2017 IN BOOK 48026, PAGE 85; AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED FEBRUARY 8, 2018 IN BOOK 49486, PAGE 178; - NON LOCUS, SUBJECT LANDS LOCATED NORTH & EAST OF HIMS' ESSINGTON DRIVE.

30 ORDER OF CONDITIONS, DEP FILE NO. SE-34-1019, ISSUED BY HINGHAM CONSERVATION COMMISSION, DATED FEBRUARY 3, 2010 AND RECORDED MARCH 10, 2010 IN BOOK 38311, PAGE 248; AS AFFECTED BY PARTIAL CERTIFICATE OF COMPLIANCE DATED APRIL 9, 2012 AND RECORDED APRIL 25, 2012 IN BOOK 41278, PAGE 15; - NOT PLOTTABLE.

31 COVENANT RUNNING WITH THE LAND BY ROCKY REACH LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, DATED MARCH 10, 2010 AND RECORDED MARCH 24, 2010 IN BOOK 38354, PAGE 128; - DAILY WATER ALLOCATIONS; NOT PLOTTABLE.

32 COVENANT RUNNING WITH THE LAND BY HINGHAM TD3A, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, DATED OCTOBER 7, 2010 AND RECORDED OCTOBER 7, 2010 IN BOOK 39090, PAGE 95; - DAILY WATER ALLOCATIONS; NOT PLOTTABLE.

33 EASEMENTS SET FORTH IN QUITCLAIM DEED FROM CASA DEVELOPMENT, INC., A MASSACHUSETTS CORPORATION TO 425 LINCOLN STREET LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, DATED DECEMBER 21, 2015 AND RECORDED DECEMBER 22, 2015 IN BOOK 46417, PAGE 344; - WATER & ELECTRIC EASEMENT, PASSAGEWAY, ACCESS EASEMENT & ACCESS & UTILITY EASEMENT SHOWN HEREON.

34 ALL MATTERS AS SHOWN ON PLAN BOOK 55, PAGE 985; - STREETScape EASEMENT, WATER & ELECTRIC EASEMENT, ACCESS & UTILITY EASEMENT & ACCESS EASEMENT SHOWN HEREON.

35 ORDER OF CONDITIONS, DEP FILE NO. 034-122 ISSUED BY HINGHAM CONSERVATION COMMISSION, DATED AUGUST 5, 2015 AND RECORDED AUGUST 25, 2015 IN BOOK 45862, PAGE 22; AS AMENDED BY AMENDED ORDER OF CONDITIONS DATED AUGUST 5, 2015 AND RECORDED SEPTEMBER 21, 2015 IN BOOK 46061, PAGE 244, AS AFFECTED BY CERTIFICATE OF COMPLIANCE, DATED JANUARY 14, 2019 AND RECORDED JANUARY 18, 2019 IN BOOK 50733, PAGE 69; - NOT PLOTTABLE.

36 MORTGAGE BY AND BETWEEN 425 LINCOLN STREET LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND SOUTH SHORE BANK, A MASSACHUSETTS BANKING INSTITUTION, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$1,880,000.00, DATED DECEMBER 21, 2015 AND RECORDED DECEMBER 22, 2015 IN BOOK 46418, PAGE 1; - BLANKET IN NATURE; MAP 46, LOT 1 & MAP 35, LOT 66 SHOWN HEREON.

37 COLLATERAL ASSIGNMENT OF LEASES AND RENTS BY AND BETWEEN 425 LINCOLN STREET LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND SOUTH SHORE BANK, A MASSACHUSETTS BANKING INSTITUTION, DATED DECEMBER 21, 2015 AND RECORDED DECEMBER 22, 2015 IN BOOK 46418, PAGE 17; - BLANKET IN NATURE; MAP 46, LOT 1 & MAP 35, LOT 66 SHOWN HEREON.

38 CHANGES IN THE BOUNDARIES OF THE LAND THAT MAY HAVE BEEN CAUSED BY ANY CHANGE IN THE COURSE OF THE WEYMOUTH BACK RIVER, BY ACCRETION, EROSION, AVULSION, ALLUVION OR COMBINATION THEREOF, WHETHER OCCURRING NATURALLY OR BY ARTIFICIAL MEANS; - BACK RIVER COVE SHOWN HEREON.

SEE SHEET 1 OF 2 FOR NOTES & REFERENCES
SEE SHEET 1 OF 2 FOR BOUNDARY, SITE FEATURES & TOPOGRAPHY

THIS SURVEY IS CERTIFIED TO:
425 LINCOLN STREET, LLC
VIKING DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

1	REVISED PER CLIENT COMMENTS & ADDITIONAL FIELD LOCATIONS	J.S.A.	R.J.K.	G.L.H.	1-7-2025
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE 10-16-2024 11-13-2024	FIELD BOOK NO. 24-10 24-10	FIELD BOOK PG. 67 117	FIELD CREW J.D.O.	DRAWN J.P.M.	REVIEWED R.J.K.
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ALTA/NSPS LAND TITLE SURVEY
VIKING DEVELOPMENT, LLC
425 LINCOLN STREET
LOT 1, MAP 46 & LOT 66, MAP 35
TOWN OF HINGHAM, PLYMOUTH COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
332 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 • 508.948.3003 FAX
WWW.CPASURVEY.COM

1-7-2025
DATE

APPROVED G.L.H.	DATE 11-14-2024	SCALE 1"=20'	FILE NO. 03-130228-03	DWG. NO. 2 OF 2
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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

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