



March 27, 2025

Notice of Intent

Hingham Conservation Commission

210 Hull Street & 311 Rockland Street, Hingham, MA

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Notice of Intent



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1871923
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	210 HULL STREET & 311 ROCKLAND STREET		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.25735N	e. Longitude	70.84774W
f. Map/Plat #	33/23	g.Parcel/Lot #	7/10

2. Applicant:

Individual Organization

a. First Name	GERRY	b.Last Name	RANKIN
c. Organization	RANKIN RESIDENTIAL		
d. Mailing Address	338 CLAPP ROAD		
e. City/Town	SCITUATE	f. State	MA
g. Zip Code	02066		
h. Phone Number	617-799-0588	i. Fax	
j. Email	gerry@rankinresidential.com		

3.Property Owner:

more than one owner

a. First Name		b. Last Name	
c. Organization	210 HULL STREET LLC.		
d. Mailing Address	338 CLAPP ROAD		
e. City/Town	SCITUATE	f.State	MA
g. Zip Code	02066		
h. Phone Number	617-799-0588	i. Fax	
j.Email	gerry@rankinresidential.com		

4.Representative:

a. First Name	BRENDAN	b. Last Name	SULLIVAN
c. Organization	MERRILL ENGINEERS AND LAND SURVEYORS		
d. Mailing Address	427 COLUMBIA ROAD		
e. City/Town	HANOVER	f. State	MA
g. Zip Code	02339		
h.Phone Number	781-826-9200	i.Fax	
j.Email	bsullivan@merrillinc.com		

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

a.Total Fee Paid	330.00	b.State Fee Paid	152.50	c.City/Town Fee Paid	177.50
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6.General Project Description:

7a.Project Type:

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

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project:



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2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
PLYMOUTH		58549	105
PLYMOUTH		59184	192
PLYMOUTH		59579	277

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

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

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Weir River and Turkey Hill Run	
	1. Name of Waterway (if any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input checked="" type="checkbox"/> 200 ft. - All other projects	
3. Total area of Riverfront Area on the site of the proposed project		29861 square feet
4. Proposed Alteration of the Riverfront Area:		
1330	0	1330
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.



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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
 6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

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

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

5.Projects Involves Stream Crossings

Project Involves Streams Crossings



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

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

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

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

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b. Photographs representative of the site

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

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

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

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP



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

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

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

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

b. Yes No

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

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

North Shore - Hull to New Hampshire:

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

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

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

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. Yes No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)

2. A portion of the site constitutes redevelopment

3. Proprietary BMPs are included in the Stormwater Management System

b. No, Explain why the project is exempt:

1. Single Family Home

2. Emergency Road Repair



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- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s). Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

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

210 HULL STREET 311 MERRILL ENGINEERS				
ROCKLAND STREET AND LAND	BRENDAN SULLIVAN	3/27/25		20 SCALE
SITE PLAN SET	SURVEYORS			

- 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.



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E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number <u>1153</u>	3. Check date <u>3/26/25</u>
4. State Check Number <u>Online Payment</u>	5. Check date <u>---</u>
6. Payer name on check: First Name <u>Merrill Foreman and David Swanson</u>	7. Payer name on check: Last Name <u>---</u>

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant <u>Gerard Henken MBE</u>	2. Date <u>3/25/25</u>
3. Signature of Property Owner (if different) <u>[Signature]</u>	4. Date <u>3.25.25</u>
5. Signature of Representative (if any) <u>---</u>	6. Date <u>---</u>

For Conservation Commission:

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

For MassDEP:

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

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

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



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

The following instructions and submittal requirements should be used when submitting a Notice of Intent to the Conservation Commission under the MA Wetlands Protection Act and Hingham Wetlands Protection By-Law. Please also refer to the DEP [Instructions for Completing WPA Form 3](#). Submit two (2) copies of the following, unless otherwise specified, to the Conservation Office, and one electronic copy of the complete application to conservation@hingham-ma.gov

- 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 Abutter List and the [‘Notification to Abutters Form’](#)
 - *Contact Conservation Office for abutters list which will be certified by the Assessor’s Office*
 - *Abutters must be notified by hand delivery, certified mail-return receipt, OR certificate 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*

***To be filled out**

- Narrative describing the property location, existing conditions, methodology used for wetland delineation including DEP data forms or other delineation method, site photos, proposed work, and performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations. The narrative should also include: a report on the on-site wetland resource areas (per the [Resource Area Delineation Policy](#)), existing/proposed impervious and pervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement requests (per the [Tree Removal and Replacement Policy](#)), and stormwater management.
- Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11” x 17” plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:
 - *All wetland resource area boundaries including the 50 and 100 foot Buffer Zone (showing sequentially numbered flags as applicable)*

- *FEMA Floodplain boundaries, as applicable*
- *A note indicating the date the wetland delineation was completed and who performed the delineation. If the wetland boundaries were previously approved by the Commission a note should be included indicating the date of approval and DEP File Number, if applicable.*
- *All plans shall be colored coded or highlighted with transparent marker pen as follows: freshwater or coastal wetland boundary in blue; 50 foot buffer zone in green; 100 foot buffer zone in yellow; 200 Foot Riverfront Area in pink; and Bordering Land Subject to Flooding (100 year flood plain where NFIP data available) or Land Subject to Coastal Storm Flowage in orange.*
- *Location of existing and proposed site amenities above and below the ground*
- *Topography in 2 foot contour intervals*
- *Limit of work/erosion and sediment control line*
- *Stockpile locations and other Stormwater BMPs as applicable*
- *Edge of lawn/tree line, and trees of 6 inches or greater DBH in the buffer zone*
- *The drainage basin in which the site is located*

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

For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards

Proof of mailing the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number) **To be sent once hearing date confirmed*

N/A Proof of mailing the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) and the MA Division of Marine Fisheries (Gloucester), if applicable (certified mail receipt from the post office)

The Conservation Commission's [Policy on Receipt of Information](#)

Optional - [Voluntary 21 Day Waiver](#)



Project Narrative

Project Narrative

Notice of Intent
311 Rockland Street & 210 Hull Street
Hingham, MA 02043

Introduction

The project proponent, Gerry Rankin of 210 Hull Street LLC., proposes to construct two single-family dwellings at 311 Rockland Street and 210 Hull Street, connected by a gravel common driveway. In addition, retaining walls, infiltration basins and associated utilities are proposed. Stormwater management and erosion control measures are proposed to minimize impacts to the wetland resource areas downgradient of the project.

Existing Conditions

311 Rockland Street and 210 Hull Street will have revised lot boundaries as a result of an Approval Not Required (ANR) Plan that will be filed at a later date. Both properties will now be accessed from Hull Street. The properties are bounded by Rockland Street / Weir River to the northwest, Hull Street / Turkey Hill Run to the southeast, and abutting properties to the north and south.

311 Rockland Street will have a total lot area of 1.29 acres±. The property is located within Zone "X" and "AE(10.8)" of the Flood Insurance Rate Map, as shown in FEMA No. 25023C0038J, effective July 17, 2012, and portions of the site along Rockland Street are within a special flood hazard area. The Weir River Estuary is located across Rockland Street and is an Area of Critical Environmental Concern (ACEC). The 200-foot Riverfront Area associated with the Weir River and measured from the mean annual highwater line extends across Rockland Street and onto the property. A Salt Marsh which is located at the toe of slope of the embankment just beyond the existing metal guardrail along Rockland Street and a Coastal Bank located at the landward limit of the Salt Marsh are the landward most wetland areas which abut the Weir River. The 50-foot and 100-foot buffer zones to the Salt Marsh/Coastal Bank, special flood hazard area, and ACEC are outside the limit of work for 311 Rockland Street.

The site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 100-foot Buffer Zone (to Salt Marsh)
- 100-foot Buffer Zone (to Coastal Bank)
- 200-foot Riverfront Area
- Land Subject to Coastal Storm Flowage

The existing property has various ledge outcrops located throughout the site, and slopes reaching between 40-50% on portions of the property. The site is currently an undeveloped wooded property with the rear portion containing flatter topography.

210 Hull Street will have a total lot area of 1.19 acres±. The property is located partially within the 200 Foot Riverfront Outer Riparian associated with Turkey Hill Run, which is a perennial stream that eventually feeds into the Weir River. The entire proposed property lies within Zone "X" of the Flood Insurance Rate Map. Ledge

outcrops and slopes >10% are also present on 210 Hull Street. The site is currently developed with a single family home, garage, and paved driveway. Existing topography generally slopes towards Hull Street and the northern abutting property.

Proposed Conditions and Mitigation

The work under this Notice of Intent includes the construction of a gravel common driveway, retaining wall, lawn grading, and stormwater management systems (infiltration basins). Work is proposed within the 200 foot Riverfront Outer Riparians associated with the Weir River and Turkey Hill Run.

The gravel common driveway is proposed to be 20' wide and will access from Hull Street. An 828 SF portion of the gravel common drive is proposed within the 200-foot Riverfront Outer Riparian associated with Turkey Hill Run, replacing a 429 SF portion of the existing paved driveway. In addition, grading and some minor ledge removal is proposed in this area.

The dwelling proposed at 311 Rockland Street will be entirely outside the Riverfront Area associated with the Weir River. The only work proposed within this Riverfront Area is grading associated with the dwelling, a 10± SF portion of retaining wall (Impervious), and portions of two infiltration basins. The total site area located within this riverfront area is 23,198 SF±. This lot is currently undeveloped and was created after October 6th, 1997. Therefore, a maximum of 10% alteration of the riverfront area is allowed within this lot, which equals 2,320 SF±. The proposed alteration, not including infiltration basins, within the 200-foot Riverfront Outer Riparian will be approximately 1,330 SF, so this standard is met. No work is proposed within the buffer zones of the nearby Salt Marsh.

The gravel common driveway access is required to come off Hull Street, which will result in alteration of already degraded land within the Riverfront Area associated with Turkey Hill Run. The total site area located within this riverfront area is 6,663 SF±. The entire work area within this riverfront area is degraded with lawn and paved driveway, therefore this portion of the project will fall within the Riverfront Redevelopment Standards listed in 310 CMR 10. The proposed gravel common driveway will replace the existing paved driveway and will not create any new alteration. For a full Riverfront Alternatives Analysis, refer to the attached *Riverfront Area Alternatives Analysis*.

Per *Hingham's Buffer Zone Mitigation Policy*, areas which are altered within wetland resource areas and buffer zones require mitigation. Due to the very minimal amount of work proposed within the resource area, a waiver is requested to dismiss the requirements of this policy.

Stormwater Management

Stormwater systems on-site were designed to comply with the Stormwater Standards outlined in the Massachusetts Stormwater handbook to the extent practicable. Four proposed Infiltration Basins are proposed on-site will be used for stormwater treatment, two of which will be partially within the 200 foot Riverfront Outer Riparian associated with the Weir River. These infiltration basins are designed to attenuate runoff coming off the site from 2, 10, and 100 year design storms. Planning Board will review the stormwater systems for accuracy and best engineering practices.

Erosion Control Measures

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

Silt Sock

A silt sock will be installed prior to the start of work, at the limit of work, and will remain in place until the site is stabilized, and non-paved areas have been loamed and seeded.

The contractor will inspect the erosion control periodically including after each rain event. Any silt or other debris that builds up on the silt sock should be removed at the time of these inspections. Additional silt sock is to be kept on site to repair the erosion control line as needed.

Construction Entrance

A stabilized construction entrance shall be installed prior to site work, at the driveway entrance abutting Hull Street. The construction entrance shall provide a stable site entrance and exit point for vehicular traffic navigating to the site. This erosion control measure also helps reduce the tracking of soil/sediment onto the roadway.

Compliance With Performance Standards for Work in the Buffer Zone (§22.0(d) Hingham Wetland Regulations)

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in the buffer zone as follows:

(1) The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.

The proposed dwellings and accessory structures were located to minimize impact to nearby resource areas and their buffer zones, and to meet the homeowners' desires for the properties. The proposed development within the 200 foot Riverfront Outer Riparians will be very minimal and are required to provide adequate site access, drainage, and grading for the proposed dwellings. The proposed dwellings themselves are located entirely outside of the Riverfront Areas, wetland buffer zones to the Salt Marsh, and Coastal Bank resource areas across Rockland Street.

(2) Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, revegetation with native vegetation may be required.

210 Hull Street is an already degraded property which will have its Resource Area improved by the replacement of existing pavement with gravel. 311 Rockland Street is undeveloped, but work within the Riverfront Area will be very minimal. We believe mitigation is not necessary due to the minimal nature of the proposed work.

(3) The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native

vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.

The existing development on 210 Hull Street within the Riverfront Area will be improved with the installation of the gravel common driveway. There are no areas of previous development within the wetland buffer zones at 311 Rockland Street. A waiver is requested to dismiss the requirements within the *Hingham Wetland Buffer Zone Mitigation Policy*.

(4) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.

The project does not pose an adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species. No NHESP Estimated & Priority Habitats are identified onsite, per MassMapper and the Wetland Assessment Report.

A small portion of 311 Rockland Street is located within the Weir River Estuary Area of Critical Environmental Concern (ACEC) designation, per MassMapper data. No work is proposed within this area.

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

This application is presented to the Conservation Commission for their review.

Compliance With Performance Standards for Work in Riverfront Area (§21.1(d) Hingham Wetland Regulations)

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in the Riverfront Area as follows:

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

See *Riverfront Area Alternatives Analysis*, for more information about design considerations regarding the Riverfront Area within the site.

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

The Weir River and Turkey Hill Run are considered perennial rivers, which flow into Hingham Bay. Both rivers have a 200' riverfront area which partially overlay the sites at 311 Rockland Street and 210 Hull Street. Therefore, all relevant aspects of 310 CMR 10.58 shall apply to this project.

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

The Weir River is tidally influenced, based on the information from Mouth of Coastal Rivers Map ID: Hingham-Hull-Mor-1. The site falls within the designated area for a coastal river.

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

See the Site Plan for this project to review the Riverfront Area, which was delineated from the mean annual high-water line via Massachusetts GIS data.

(5) Notwithstanding any provisions of 310 CMR 10.58, the alternatives analysis shall include only lots adjacent to the lot(s) being proposed for development or located in the near vicinity.

Alternative options were only considered within the property area. See the *Riverfront Area Alternatives Analysis* for further information.

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

The project does not pose an adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species. No NHESP Estimated & Priority Habitats are identified onsite, per MassMapper and the Wetland Assessment Report.

The site is located within the Weir River Estuary Area of Critical Environmental Concern (ACEC) designation, per MassMapper data. No work is proposed within this area.

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

This application is presented to the Conservation Commission for their review.

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

Not Applicable (N/A).

Compliance with 310 CMR 10.58(4)(d)1.

(1) *The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, §40. (Surface water quality shall not be impaired).*

The proposed work such as the gravel driveway, retaining walls, drainage, and yard grading within the riverfront area will not pose any adverse impacts to surface water quality for the Weir River or Turkey Hill Run, because all driveway runoff will be treated within Infiltration Basins prior to any overflow or discharge towards the rivers.

HINGHAM WETLAND BYLAW INTEREST

Hingham Wetland Regulation interest	Project Activity/Impact	Notes
Protection of Public or Private Water Supply	<i>No significant impact.</i>	The site is not located within or near any public or private water supplies.
Protection of Surface Water or Groundwater	<i>No significant impact.</i>	The site is not located within any known surface or ground water protection overlays. No untreated stormwater discharges will be included in this project.
Flood Control	<i>No significant impact.</i>	No work is proposed within the flood plain.
Erosion and Sedimentation Control	<i>No significant impact.</i>	Any anticipated erosion or sedimentation which will occur during construction will be controlled via the proposed silt socks, at the limit of work line. Therefore, wetland resources downgradient shall be protected from sedimentation. A construction entrance will help avoid the tracking of soil onto the roadway.
Storm Damage Prevention	<i>No significant impact.</i>	The proposed single-family dwellings and driveway will be constructed to withstand heavy storm occurrences. Erosion on-site will be prevented by site stabilization after construction is completed.
Water Pollution Prevention	<i>No Significant Impact.</i>	No untreated Stormwater discharges or illicit discharges will be included in this project.
Protection of Fisheries	<i>No Significant Impact.</i>	The project is located near the Weir River but will have no significant impact to any fish habitat.

Protection of Shellfish	<i>No Significant Impact.</i>	The project is located near the Weir River but will have no significant impact to any shellfish growing areas, or general shellfish habitat.
Protection of Wildlife and Wildlife Habitat	<i>No Significant Impact.</i>	Site work will occur within the Riverfront Area, but impacts will be minimized to reduce alterations within these resource areas.
Protection of Rare Species Habitat	<i>Not Applicable.</i>	The site is not located within or near to any NHESP Rare or Endangered Habitat overlays, according to the NHESP inventory map, dated August 1, 2021.
Protection of Recreation and Open Space	<i>No Significant Impact.</i>	No work is proposed to alter any recreational use land regarding wetlands.
Protection of Aesthetics	<i>No Significant Impact.</i>	Rockland Street is an area which is developed within the buffer zone to saltmarsh/coastal bank area and riverfront. Development of 311 Rockland Street and 210 Hull Street will create no significant change in wetland aesthetics near the site.

Riverfront Area Alternatives Analysis

Project Address: 311 Rockland Street & 210 Hull Street, Hingham MA
Plan Reference: Site Plan – 311 Rockland Street & 210 Hull Street, Hingham MA

311 Rockland Street

Introduction / Background

311 Rockland Street is currently an undeveloped lot. According to the Wetlands Protection Act 310 CMR 10.58 (4)(d), the issuing authority may allow for land alteration of up to 10% of the Riverfront Area within a lot, for lots created after October 6, 1997. The total area of riverfront within 311 Rockland Street is 23,198± SF, meaning the maximum amount of land alteration allowed within the Riverfront Area for this site is 2,320± SF.

The proposed area of riverfront alteration within the lot is 1,330± sf (5.7% of RA) and includes the yard grading and a 10 SF portion of a retaining wall. The proposed infiltration basins are not included in this alteration area because according to 310 CMR 10.58.(4)(d)(1), proponents may “exclude areas used for structural stormwater management measures, provided there is no practicable alternative to siting these structures within the riverfront area and provided a wildlife corridor is maintained”. This alternatives analysis addresses the fact that there are no feasible alternative conditions for the proposed work within the riverfront area. Therefore, work shall comply with 310 CMR 10.58.(4).

Alternatives for the development of this lot are listed below:

1. No Action Alternative

The property owner’s desire to develop the lot would not be addressed. Therefore, this was determined to be an unfeasible alternative.

2. Alternative Dwelling Location

Alternative layouts and locations for the dwelling were considered. Pushing the dwelling farther west would put it within the Riverfront Area, which does not align with the desires of the Hingham Conservation Department. The dwelling is restricted in the east by property lines and the sited location of the other proposed dwelling. The locations of the infiltration basins were also carefully considered. Other locations on the property had risk of encountering ledge, and pushing the Infiltration Basins further up the slope would not allow for as much runoff to be captured. Therefore, these alternatives are not ideal for development of the lot.

3. Preferred Alternative

The Project, as proposed, meets the desire of the property owner to improve their lot while also minimizing work within the 200 Foot Riverfront Outer Riparian. The dwelling is proposed entirely outside the Riverfront Area in this proposal, with only infiltration basins, yard grading, and a small 10-foot portion of retaining wall being proposed within the resource area. With these measures, the proposed work is not expected to negatively impact the Riverfront Area.

Riverfront Area Alternatives Analysis

210 Hull Street

Introduction/Background

210 Hull Street is currently developed with a single family home, paved driveway, garage, and lawn. The entire Riverfront portion of the lot is degraded from the paved driveway and lawn areas. Therefore, the work proposed within the Riverfront Area associated with Turkey Hill Run can be considered redevelopment and will not create any new alteration. Work proposed within this area includes the removal of the existing paved driveway, installation of 828 SF of gravel common driveway, lawn grading, and minor ledge removal. This alternatives analysis addresses the fact that there are no feasible alternative conditions for the proposed work within the riverfront area. Therefore, work shall comply with 310 CMR 10.58.(4).

Alternatives for the development of this lot are listed below:

1. No Action Alternative

The property owner's desire to develop the lot would not be addressed. Therefore, this was determined to be an unfeasible alternative.

2. Alternative Dwelling Location

Alternative layouts and locations for the gravel common driveway were considered. However, placing the common drive outside of the existing paved driveway footprint would only increase disturbance within the Riverfront Area. A paved driveway was also considered, but this would increase the amount of runoff coming from the site. Therefore, this alternative is not ideal for development of the lot.

3. Preferred Alternative

The Project, as proposed, meets the desire of the property owner to improve their lot while also minimizing work within the 200 Foot Riverfront Outer Riparian. The resource area will be improved by removing the existing paved driveway and replacing it with a gravel common driveway. The gravel driveway will be wider than the existing paved drive (20 feet), as this is required by the Common Driveway Regulations in the Hingham Zoning Bylaw. With these measures, the proposed work is not expected to negatively impact the Riverfront Area.

Stormwater management is proposed to be in accordance with the DEP Stormwater Management Regulations. The project has been designed to limit any potential impacts to the wildlife habitat functions or impairments to groundwater or surface water quality.

INDEPENDENT ENVIRONMENTAL CONSULTANTS, INC.
162 West Long Pond Road, Plymouth, MA 02360
508-274-0310

June 30, 2022

Gerry Rankin
Triphammer Road
Hingham, MA 02043

Re: 311 Rockland Street, Hingham, MA

Mr. Rankin,

This letter is an environmental assessment report concerning the above mentioned undeveloped property located at 311 Rockland Street in Hingham. Independent Environmental Consultants, Inc. (IEC) conducted a site inspection and evaluation of the subject property on 6-29-23, to determine the wetland resource areas, and wetland buffer zones located within and adjacent to the property. This inspection occurred during the summer season, during the growing season, with full leaf-out conditions.

This subject property borders on Rockland Street, which is a two-lane asphalt roadway, with side walk areas on both sides of the roadway. This subject property is located directly across Rockland Street from the Weir River Estuary (ACEC), Area of Critical Environmental Concern. The Weir River Estuary (ACEC) is a perennial, tidal, river wetland system, which is a significant tidal river system, flood zone area, diversified wetland ecosystem, and valuable wildlife habitat zone, and wildlife corridor. Turkey Hill Run, which is another perennial river, is located off-property, near Route 228 in Hingham and Cohasset.

The subject property is an undeveloped parcel of land with extensive ledge coverage. Existing topography rises in elevation from Rockland Street, upgradient (steep slope) to the top of the ledge outcrop feature. Within this forested property with a significant ledge outcrop area, the majority of land with relatively flat topography is located at the top of the ledge outcrop, with the more level land located at the top of the ledge outcrop moving inland away from Rockland Street, and away from the wetland resource areas (Weir River Estuary) located on the other side of Rockland Street. The property contains upland, exposed ledge areas, and forested area habitats.

Wetland resource areas include the Weir River Estuary (ACEC), perennial river, 200' riverfront area (100' inner riparian zone and 100' outer riparian zone), salt marsh, land subject to coastal storm flowage (FEMA Flood Zone - 100 year flood zone), 50' buffer zone and 100' buffer zone. The 200' riverfront area associated with the Weir River, and measured from the mean annual high water line (mahwl) of the perennial river, which then extends across Rockland Street, and onto this subject property. This includes both the 100' inner riparian zone, and the 100' outer riparian zone of the Weir River, which extend onto this subject property at 311 Rockland Street. For the Weir River wetland system, the edge of wetlands is the landward edge of the salt marsh, which is located at the toe of slope of the embankment area, located below the existing metal guardrail along Rockland Street, directly adjacent to the salt marsh wetland system, which is located on the river side of Rockland Street. There is a minor bank feature

located at the landward limit of the salt marsh, and adjacent to the metal guardrail of Rockland Street, this embankment is a coastal bank feature. The 50' buffer zone and the 100' buffer zone associated with the top of coastal bank, and the landward limit of the salt marsh (Weir River wetland system), extend towards 311 Rockland Street on the other side of Rockland Street. The 50' buffer zone and the 100' buffer zone extend onto the subject property located at 311 Rockland Street. The property at 311 Rockland Street may have a small area of land, some low-lying land areas which are located directly adjacent to Rockland Street, and located at the toe of slope of the onsite granite ledge out crop area, which is classified as land subject to coastal storm flowage (FEMA Flood Zone), from flood waters of the Weir River Estuary (ACEC), during coastal storm events, and during significant tidal flow events.

Sections of the subject property may be mapped as Estimated Habitat and/or Priority Habitat of Endangered & Rare Species by NHESP.

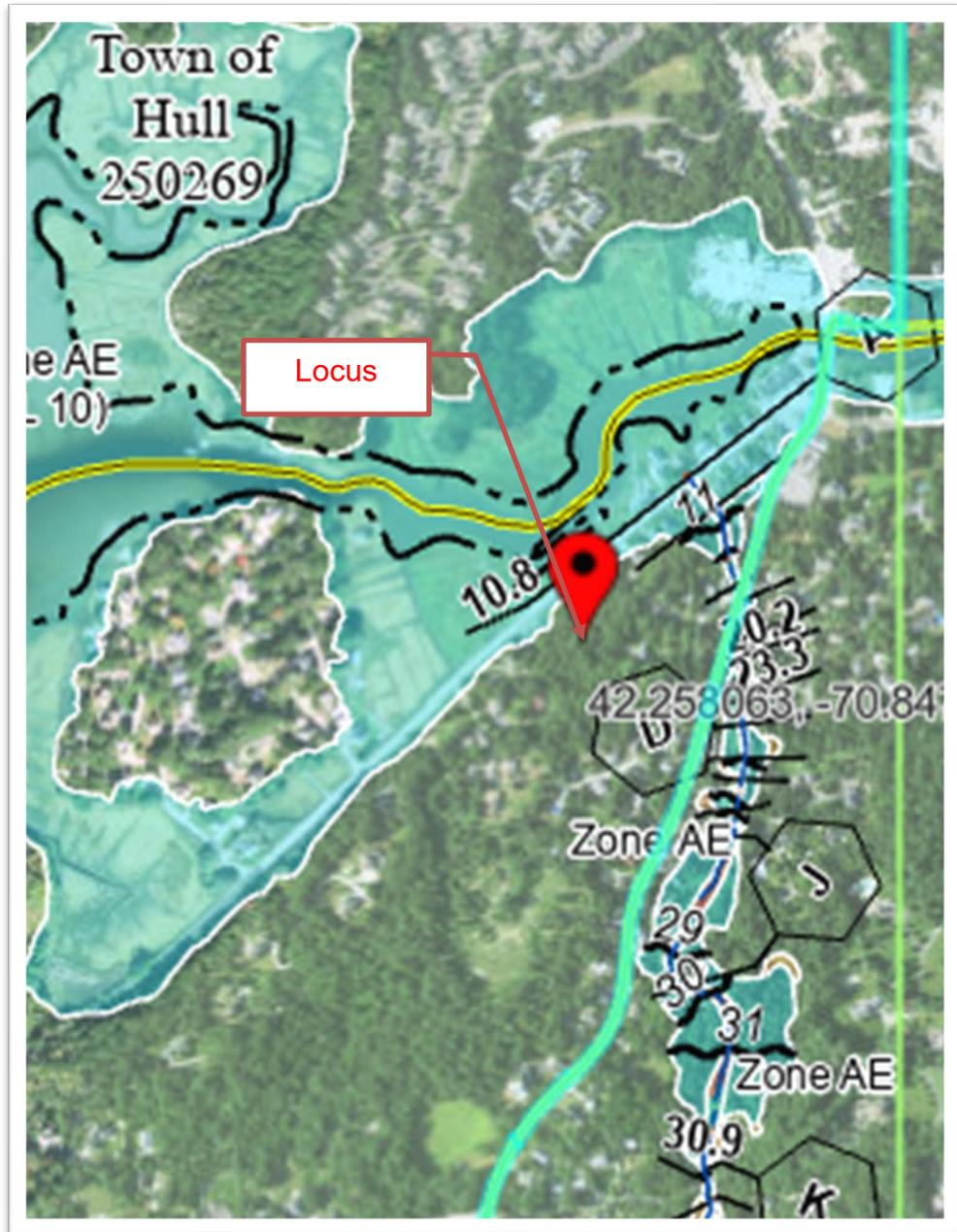
The subject wetland resource areas, and wetland buffer zones are under the jurisdiction of the Hingham Conservation Commission, and DEP Wetlands SERO.

Paul J. Shea, PWS
President



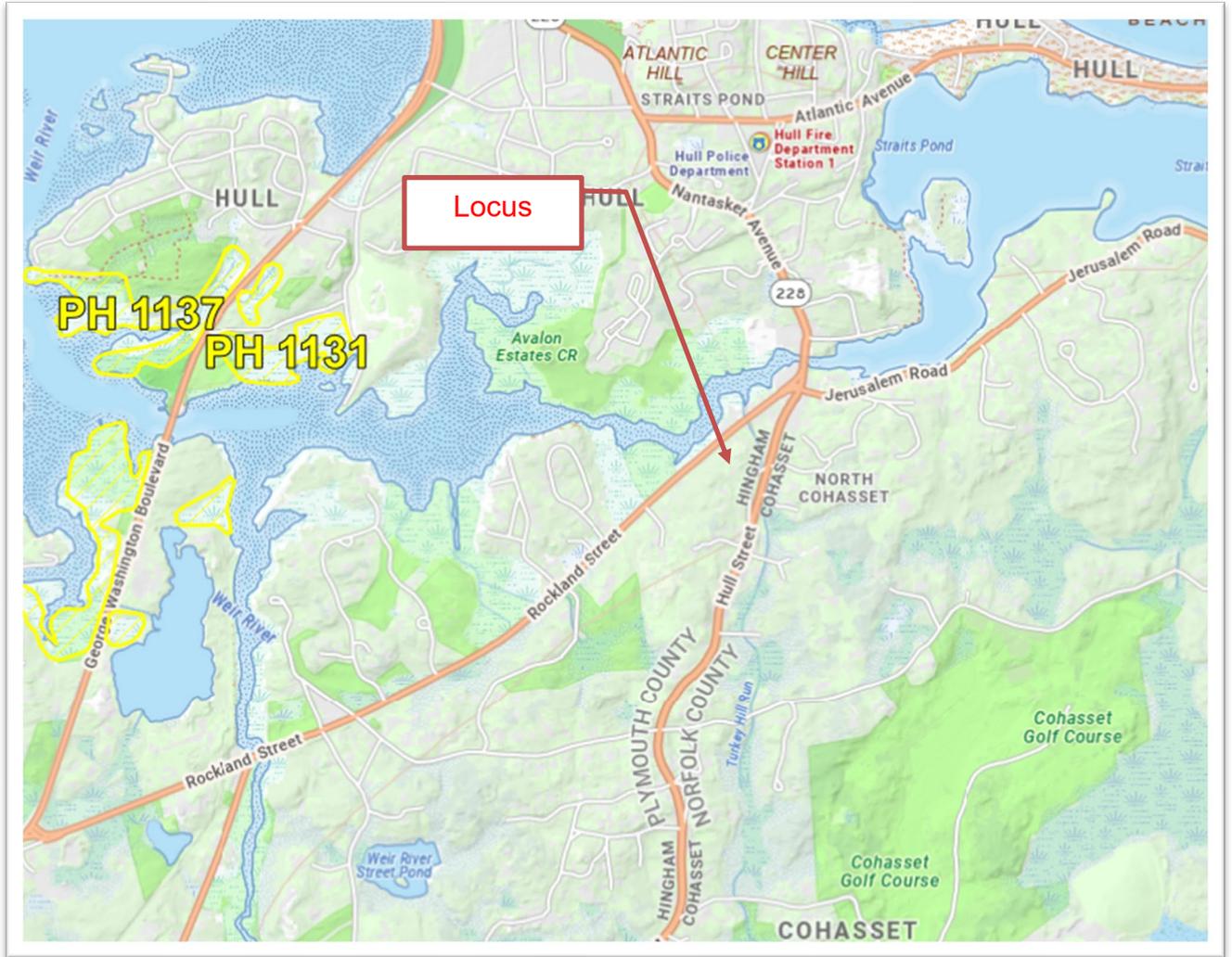
Figures

FEMA Map





NHESP Map





Aerial Image





NOI Wetland Filing Fees

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

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

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

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

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

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

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

WETLAND FEE CATEGORY SUMMARY

CATEGORY 1: \$100.00

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

CATEGORY 2: \$250.00

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

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

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

CATEGORY 4: \$725.00

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

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

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



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

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1871923
 City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name	GERRY	b. Last Name	RANKIN
c. Organization	RANKIN RESIDENTIAL		
d. Mailing Address	338 CLAPP ROAD		
e. City/Town	SCITUATE	f. State	MA
		g. Zip Code	02066
h. Phone Number	6177990588	i. Fax	
		j. Email	gerry@rankinresidential.com

2. Property Owner:(if different)

a. First Name		b. Last Name	
c. Organization	210 HULL STREET LLC.		
d. Mailing Address	338 CLAPP ROAD		
e. City/Town	SCITUATE	f. State	MA
		g. Zip Code	02066
h. Phone Number	6177990588	i. Fax	
		j. Email	gerry@rankinresidential.com

3. Project Location:

a. Street Address	210 HULL STREET & 311 ROCKLAND STREET	b. City/Town	HINGHAM
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Are you exempted from Fee?

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

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

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

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) SITE, WORK WITHOUT A HOUSE;	1	110.00	RFA MULTIPLIER 1.5	165.00
B.) SITE, WORK WITHOUT A HOUSE;	1	110.00	RFA MULTIPLIER 1.5	165.00
	City/Town share of filling fee	\$177.50	State share of filing fee	\$152.50
			Total Project Fee	\$330.00



Abutters Notification



**TOWN OF HINGHAM
CONSERVATION COMMISSION
210 CENTRAL STREET
HINGHAM, MA 02043
(781) 741-1445**

Per MA DEP regulations, Abutters must be notified via Certified Mail-Return Receipt OR Certificate of Mailing.

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT:

CONSERVATION COMMISSION

REQUESTED BY: Xander Oram

EMAIL: xoram@merrillinc.com

TELEPHONE: 781-887-3102

PROPERTY LOCATION: MAP(S): 23/33 **BLOCK(S):** - **LOT(S):** 10/7

PROPERTY ADDRESS: 311 ROCKLAND STREET/ 210 HULL STREET

OWNER OF RECORD: 210 HULL STREET, LLC

PURPOSE OF LIST: NOTICE OF INTENT

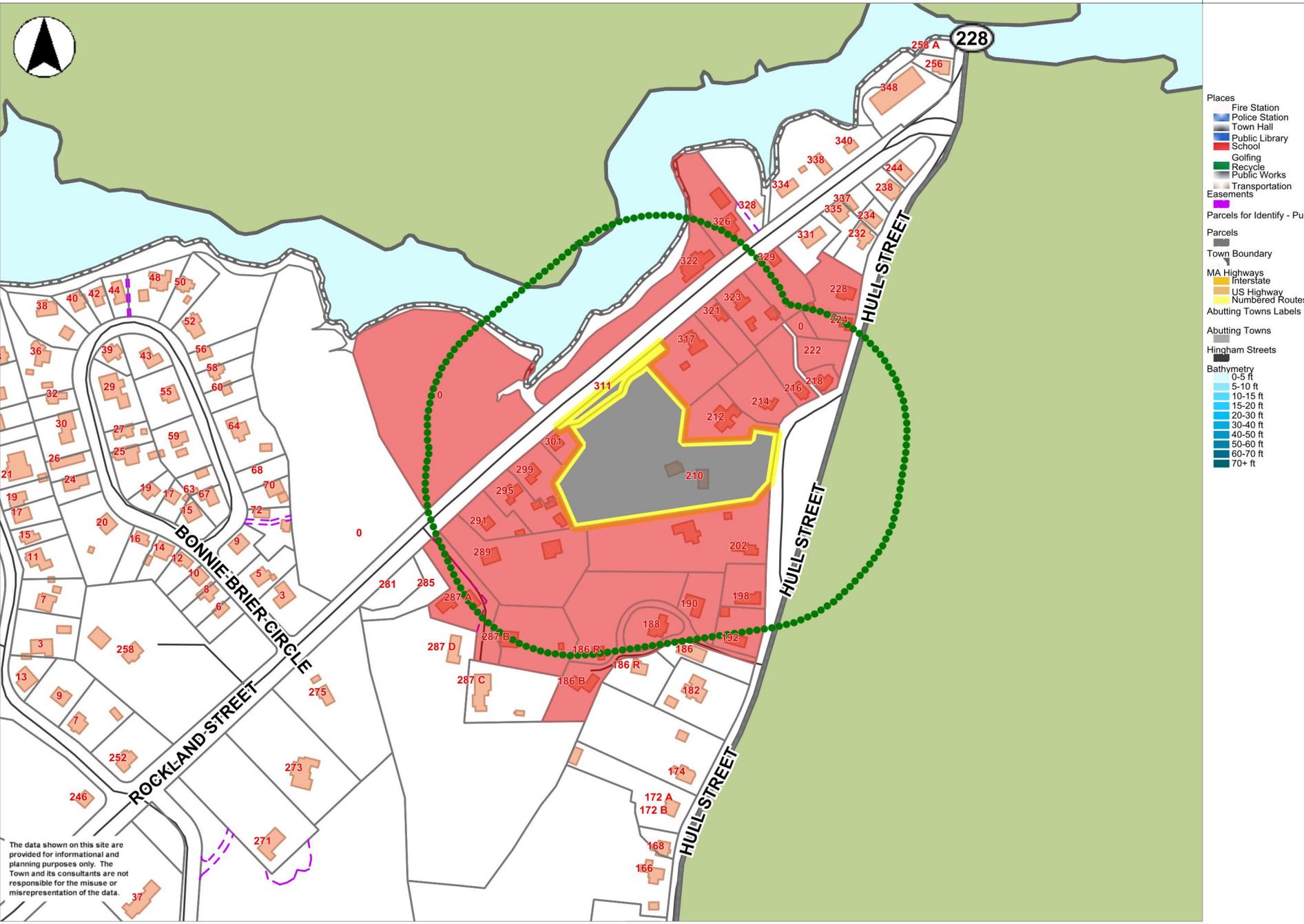
(Example: Notice of Intent, Anrad, etc.)

REQUIREMENT: 100-FT. RADIUS _____ 300-FT. RADIUS (COASTAL PROJECTS) X

Submit with this request, a list of abutters created from the GIS map program: [Hingham GIS mapsonline](#)

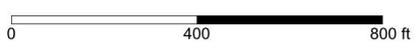
- Select the blue tab on the left labeled “FIND”,
- Enter the street name and enter the street #. (clicking on the autopopulated choice as it appears)
- The parcel is then selected & highlighted
- At the far bottom, on the left, click on the gray tab ‘Find Abutters’
- The parcel will be automatically entered in ‘Find abutters to a single parcel section’; select the distance required.
- Press ‘Go’.
- Select the ‘envelope’ icon for printing mailing labels. Print or save the list generated and submit with this Request form.

For contiguous parcel selection, or other questions, contact the Conservation office for assistance.



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

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



TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 311 ROCKLAND STREET/ 210 HULL STREET

Parcel ID: 23-0-10, 33-0-7

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 March 13, 2025

Parcel ID: 23-0-10
ROBY THOMAS & ALISHA
301 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 33-0-7
210 HULL STREET LLC
338 CLAPP ROAD
SCITUATE, MA 02066

Parcel ID: 22-0-34
TOWN OF HINGHAM
TOWN OF HINGHAM (CONSERVATION)
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 23-0-1
LINSKEY STEPHEN M & DONNA
322 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-11
CASCARANO JOHN JR
317 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-12
MITCHELL ERIC A & DONNA
321 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-13
BODIE STEVEN FRANCIS &
BODIE-MCWETHY FAMILY
323 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-14
FEELEY MICHAEL
329 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-2
FISKE GERARD H & ELEANOR
326 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 23-0-22
TIRRELL ROGER W & GEMMA
228 HULL STREET
HINGHAM, MA 02043

Parcel ID: 23-0-23
GRIGALUNAS MICHELLE
224 HULL STREET
HINGHAM, MA 02043

Parcel ID: 23-0-24
HEGER TODD W & JULIE G
216 HULL STREET
HINGHAM, MA 02043

Parcel ID: 23-0-25
GRIGALUNAS MICHELLE
224 HULL STREET
HINGHAM, MA 02043

Parcel ID: 23-0-27
REEN DESAI MARYBETH
218 HULL STREET
HINGHAM, MA 02043

Parcel ID: 23-0-28
HEGER TODD W & JULIE G
216 HULL STREET
HINGHAM, MA 02043

Parcel ID: 23-0-32
DIONNE CORY J & REILLY
214 HULL STREET
HINGHAM, MA 02043

Parcel ID: 23-0-33
VALE RONALD P & ROUDABEH
212 HULL STREET
HINGHAM, MA 02043

Parcel ID: 32-0-55
GRATTA JUDITH A
238 Hull Street
Hull, MA 02043

Parcel ID: 33-0-1
SINGLETON HELEN
289 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 33-0-10
ROBBINS SCOTT M & KERRY L
186 B HULL STREET
HINGHAM, MA 02043

Parcel ID: 33-0-11
HOFFMAN PETER R
202 HULL STREET
HINGHAM, MA 02043

Parcel ID: 33-0-12
BOHL MIRANDA & LAFRENIER
198 HULL STREET
HINGHAM, MA 02043

Parcel ID: 33-0-13
MACNEILL ROBERT W &
192 HULL STREET
HINGHAM, MA 02043

Parcel ID: 33-0-14
GILMORE PETER & HENRY
190 HULL STREET
HINGHAM, MA 02043

Parcel ID: 33-0-15
PARKER JEREMY & MICHELLE
186A HULL STREET
HINGHAM, MA 02043

Parcel ID: 33-0-16
VICTOR ELIZABETH &
KESKIN VICTOR FAMILY
188 HULL STREET
HINGHAM, MA 02043

Parcel ID: 33-0-2
TODD M. KOOPS
STEVEN WALSH
291 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 33-0-3
JOHNSON PETER H
REMICK DEBORAH R
295 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 33-0-4
GOVONI STEVEN S &
299 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 33-0-5
ROBY THOMAS & ALISHA
301 ROCKLAND STREET
HINGHAM, MA 02043

Parcel ID: 33-0-8
FISH EMILY C & LORETTA C
101 WHITCOMB AVENUE
HINGHAM, MA 02043

NOTIFICATION TO ABUTTERS

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

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

_____ has filed a _____
Applicant Name *Application Type*

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

The address of the property where work is proposed: _____

The proposed work includes: _____

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

Monday, Wednesday, Thursday: 7:30AM- 4:30PM

Tuesday: 7:30AM - 7:00PM

Fridays: closed

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

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

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

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

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

***TO BE FILLED OUT ONCE HEARING DATE IS CONFIRMED**

AFFADAVIT OF SERVICE
Under the MA Wetlands Protection Act and
Hingham Wetlands Protection By-Law

(To be submitted to the Hingham Conservation Commission and the MA Department of Environmental Protection when filing an application requiring abutter notification)

I, _____, hereby certify under the pains and penalties of perjury
Name of person making Affidavit
that on _____ I gave notification to abutters in compliance with the second paragraph of
Date
the Massachusetts General Laws Chapter 131, Section 40, and the Hingham Wetlands Protection By-Law and
Wetland Regulations, by _____ in connection with the following matter:
Type of Service

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

_____ for property located at _____.
Date *Property Address*

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

Signature

Date

HINGHAM WETLAND REGULATIONS
APPENDIX C

Policy on Receipt of Information

(Revised March 4, 2024)

1. New applications/filings must be submitted to the Conservation office (by certified mail or hand delivery) in accordance with the Commission's Meeting Schedule and Deadlines to facilitate the placement of the legal advertisement and to allow timely review by the Conservation Officer. Conservation staff will review the application for administrative completeness. Upon receipt of a complete application, a hearing or meeting will be scheduled in accordance with the 310 CMR 10.05(5) and the Wetland Regulations, Section 7.6.
2. If deemed necessary, based on the Commission's meeting schedule, Conservation staff may request the applicant *voluntarily* waive the 21 day statutory deadline for holding a public hearing or issuing a Determination of Applicability.
3. Requests for additional information may be made by the Commission members or their agent to clarify the scope of the project or determine compliance with the 310 CMR 10.00 and/or the Hingham Wetland Regulations. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative as promptly as possible.
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office (hard copy and electronic copy) a minimum of 7 days prior to the meeting date, on Monday by 4PM. If the office is closed on Monday due to a holiday, the information is due on the preceding Thursday by 4PM. *Revisions submitted after the established deadline may not receive a timely review, thereby resulting in a continuance to the next available meeting.*
5. The Commission may engage the peer review services of an outside consultant as provided by M.G.L. Ch. 44, § 53G, to be paid for by the applicant, for specific expert review deemed necessary to come to a final decision on a submitted application. Specific consultant services may include but are not limited to, review of a Notice of Intent, Wetland Resource Area Delineation, Stormwater/Drainage Reports, etc. The consultant shall be chosen by the Conservation Commission by vote at the public hearing, and report only to the Commission or its agent. *Requested additional information/revisions by the peer reviewer is required a minimum of two weeks prior to the hearing date.*
5. All supplemental documentation and revised plans must include a revision date and must be date stamped by the Conservation office upon receipt. If this information is not present, the documents may be considered incomplete and may not receive a timely review, thereby resulting in a continuance to the next available meeting.
6. Please note that all supplemental documentation and revised plans submitted to the Commission for a pending application, subject to the MA Wetlands Protection Act, must also be sent to the DEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign and include with your filing. Thank you.



Applicant or Applicant's Representative Signature



Date

