

River Hawk

ENVIRONMENTAL

March 31, 2025

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

RE: NOTICE OF INTENT PACKAGE
53 Bel Air Road, Hingham, MA

Dear Conservation Members:

Attached you will find a Wetlands Protection Act Notice of Intent (NOI) to raze an existing dwelling and reconstruct a new single family dwelling in the buffer zone to Bordering vegetated wetlands (BVW) at the above referenced property. The following is a summary of the Attachments associated with this submittal:

Attachment A - Wetlands Protection Act Form 3
Attachment B - Narrative
Attachment C - Site Location Plan, FEMA FIRM, & Natural Heritage Estimated Habitat Map
Attachment D - Copy of Check for State Fee, Check for Town Fees
Attachment E - Certified Abutters List and Notice to Abutters
Attachment F - Affidavit of Service

Under Separate Cover

- Plans
- Stormwater Report

Note: Proof of abutter notifications will be provided to the Conservation Commission at the time of the hearing.

We look forward to presenting this project at the next available Conservation Commission meeting. Please feel to call the undersigned if you have any questions.

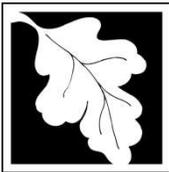
Sincerely,

River Hawk Environmental, LLC



Robert Rego, P.E., LSP
Senior Engineer

WPA Form 3



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

HINGHAM

City/Town

Important:

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



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>53 Bel Air Road</u>	<u>Hingham, MA</u>	<u>02043</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.26°</u>	<u>-70.91°</u>	
d. Latitude	e. Longitude	
<u>16-137</u>	<u></u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Chris</u>	<u>McKenna, Trustee</u>	
a. First Name	b. Last Name	
<u>53 Bel Air Road Realty Trust</u>		
c. Organization		
<u>4 Otis Avenue</u>		
d. Street Address		
<u>Cohasset</u>	<u>MA</u>	<u>02025</u>
e. City/Town	f. State	g. Zip Code
<u>781-844-2448</u>	<u></u>	<u>mckennabuilders@comcast.net</u>
h. Phone Number	i. Fax Number	j. Email Address

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

Same

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

4. Representative (if any):

<u>Bob</u>	<u>Rego, P.E.</u>	
a. First Name	b. Last Name	
<u>River Hawk Environmental, LLC.</u>		
c. Company		
<u>511 West Grove Street, Suite 301</u>		
d. Street Address		
<u>Middleborough</u>	<u>MA</u>	<u>02346</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 536-4639</u>	<u></u>	<u>brego@riverhawkllc.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$500.00 + \$250.00 ByLaw</u>	<u>\$237.50</u>	<u>\$262.50 + \$250.00 ByLaw</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

Raze existing single-family dwelling and reconstruct a new single family dwelling within the 100' buffer zone of a bordering vegetated wetland.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

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

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

PLYMOUTH

a. County

59,743

c. Book

b. Certificate # (if registered land)

97

d. Page Number

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

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

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

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

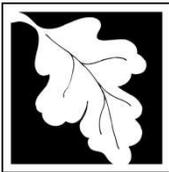
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

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

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

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

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

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

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- Aug 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

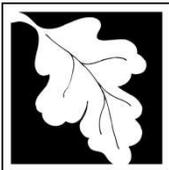
2. Assessor’s Map or right-of-way plan of site

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/ma-endangered-species-act-mesa-regulatory-review>).

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Provided by MassDEP:
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HINGHAM
City/Town

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

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.



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:

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HINGHAM

City/Town

D. Additional Information (cont'd)

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

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

Site Plan, 53 Bel Air Road Hingham, MA

a. Plan Title

River Hawk Environmental, LLC.

b. Prepared By

March. 31, 2025

d. Final Revision Date

Robert S. Rego, P.E.

c. Signed and Stamped by

1" = 20'

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

624

2. Municipal Check Number

627

4. State Check Number

Chris

6. Payor name on check: First Name

04/08/2025

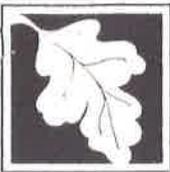
3. Check date

04/08/2025

5. Check date

McKenna

7. Payor name on check: Last Name



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

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City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant *[Handwritten Signature]*

3. Signature of Property Owner (if different) *[Handwritten Signature]*

5. Signature of Representative (if any) *[Handwritten Signature]*

2. Date 4-8-2025

4. Date 4/8/2025

6. Date 4/15/2025

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.

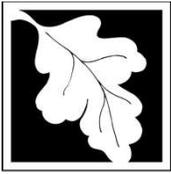
For MassDEP:

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:

53 Bel Air Road	Hingham
a. Street Address	b. City/Town
627	\$237.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Chris	McKenna, Trustee	
a. First Name	b. Last Name	
53 Bel Air Road Realty Trust		
c. Organization		
4 Otis Avenue		
d. Mailing Address		
Cohasset	MA	02025
e. City/Town	f. State	g. Zip Code
781-844-2448	mckennabuilders@comcast.net	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

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

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).

Narrative



PROJECT NARRATIVE

**53 Bel Air Road
Hingham, MA 02043**

PREPARED FOR:

**Chris McKenna
4 Otis Avenue
Hingham, MA 02025**

PREPARED BY:

**River Hawk Environmental, LLC.
511 West Grove Street, Suite 301
Middleborough, MA 02346**

March 31, 2025

1.0 INTRODUCTION

On behalf of 53 Bel Air Road Realty Trust, River Hawk Environmental, LLC. (RHE) has prepared a Notice of Intent (NOI) in accordance with the requirements of the Wetlands Protection Act (WPA 310 CMR 10.000) and the Town of Hingham Wetland By-Law for work within the 100-Buffer Zone to the Bordering Vegetated Wetland at 53 Bel Air Road in Hingham, MA (the Subject Property). A description of the existing conditions at the Subject Property, and the proposed activities subject to the WPA and the Hingham Conservation Commission Regulations, are presented herein.

2.0 GENERAL SITE INFORMATION

The following subsections provide information regarding the location and setting of the Subject Property. The location and pertinent details associated with the Subject Property are graphically depicted on the Project Plans and in Figures 1 through 3.

2.1 Site Location and Description

Address: 53 Bel Air Road
Hingham, MA 02043

Assessor's Information: Map 16, Lot 137

MassDEP GIS Coordinates: 42.26N, -70.91W

Relative Location: Northwest of the intersection of Bel Air Road and Bel Air Drive

Current Owners: 53 Bel Air Road Realty Trust
Chris McKenna, Trustee
4 Otis Avenue
Cohasset, MA 02025

2.2 Description and Current Use of Subject Property

The Subject Property is a 0.54 ± acre parcel (Map 16, Lot 137). The Subject Property is currently improved with a single family dwelling and associated utilities and a driveway. Portions of the Subject Property are located within a FEMA Zone AE (Elevation 10). The FEMA Zone AE is classified as Bordering Land Subject to Flooding. A bordering vegetated wetland exists on the western portion of the Subject Property.

3.0 PROPOSED WORK

The project consists of the construction of a 2,266 sf single family dwelling, a driveway, utilities, and stormwater Best Management Practices (BMPs).

A series of stormwater BMPs will be installed at the Subject Property to mitigate the effects of the increased stormwater generated by the proposed development. A separate Stormwater Management Report (SMR) has been prepared to document compliance with the MassDEP Stormwater Management Standards (SMS) and to describe stormwater management and erosion controls to be implemented prior to, during and after construction of the proposed commercial development project.

Site Location Plan, FEMA FIRM & Natural Heritage Estimated Habitat Map



River Hawk

ENVIRONMENTAL
CIVIL & ENVIRONMENTAL ENGINEERING

511 WEST GROVE STREET, SUITE 301
MIDDLEBOROUGH, MA 02346

TEL: 781-536-4639
www.RiverHawkLLC.com

DRAWING TITLE

FIGURE 1 - SITE LOCATION PLAN

PROJECT

53 BEL AIR ROAD
HINGHAM, MA

CLIENT

53 BEL AIR ROAD REALTY TRUST
HINGHAM, MA

APPROX. SCALE:

NTS

DATE:

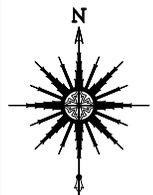
FEB. 13, 2025

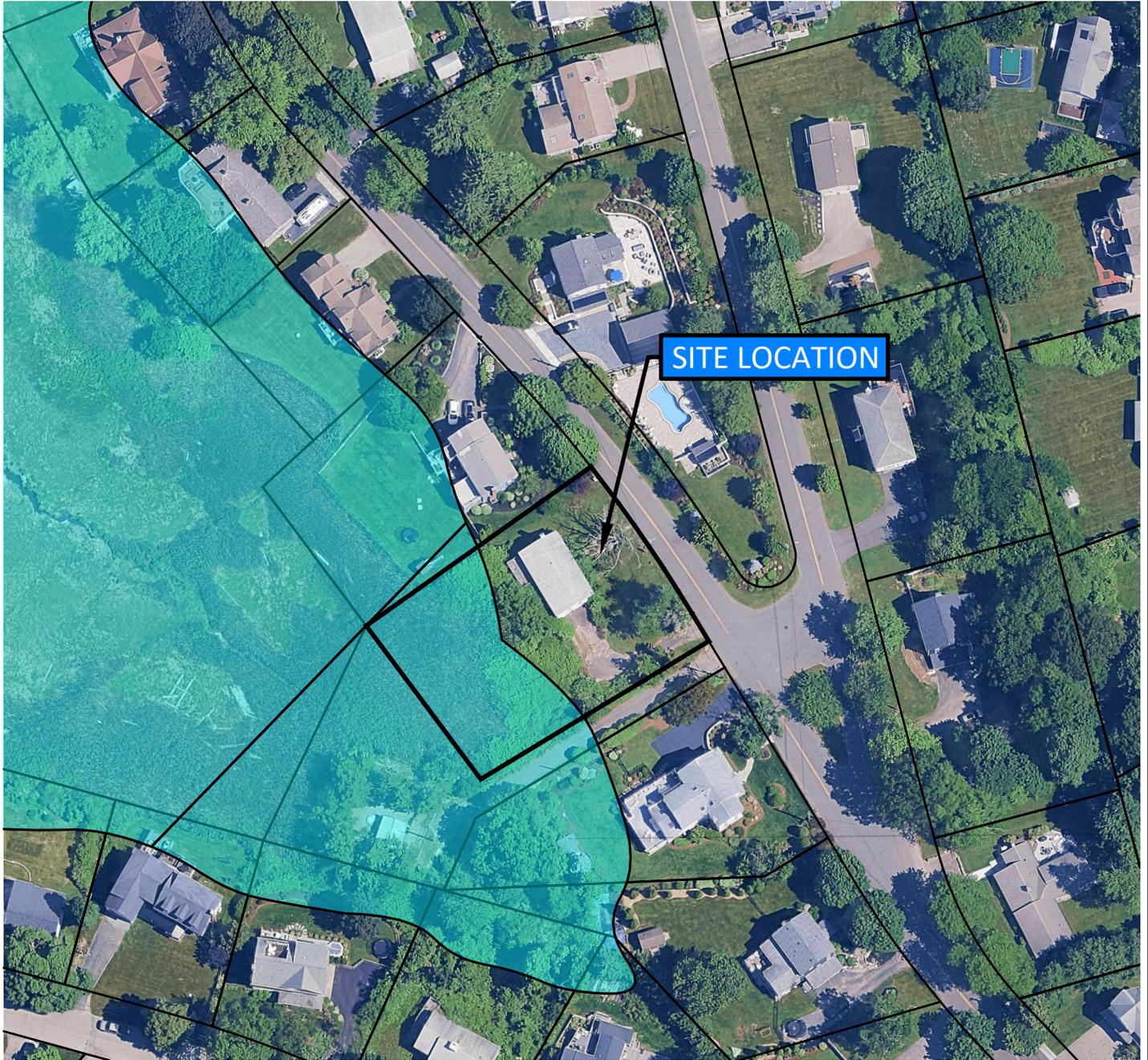
DRAWN BY:

AWL

CHECKED BY:

RSR





NOTE: ALL DETAILS ARE APPROXIMATE AND ARE NOT THE RESULT OF A FIELD SURVEY.

LEGEND



FEMA FLOOD



NHESP ESTIMATED HABITATS



NHESP PRIORITY HABITATS



ACEC



OWR

River Hawk
 ENVIRONMENTAL
 CIVIL & ENVIRONMENTAL ENGINEERING

511 WEST GROVE STREET
 MIDDLEBORO, MA 02346

TEL: 508-523-1007
 www.RiverHawkLLC.com

DRAWING TITLE
 FIGURE 2 - FEMA, NHESP, ACEC & OWR RESOURCE MAP

PROJECT
 53 BEL AIR ROAD
 HINGHAM, MA

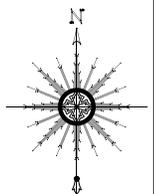
CLIENT
 53 BEL AIR ROAD REALTY TRUST
 HINGHAM, MA

APPROX. SCALE:
 NTS

DATE:
 FEB. 13, 2025

DRAWN BY: AWL

CHECKED BY: RSR



Copy of Check for State Fee, Check for Town Fees

Certified Abutters List, and Notice to Abutters

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 53 Bel Air Road

Parcel ID: 16-0-137

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 10, 2025

Abutters List

[print this list](#)

Date: February 06, 2025

Subject Property Address: 53 BEL AIR ROAD Hingham, MA

Subject Property ID: 16-0-137

Search Distance: 100 Feet

Owner: MALONE PATRICK J & CAROLYN

Prop ID: 16-0-122

Prop Location: 15 OCEAN VIEW DRIVE Hingham, MA

Owner: LEVIN STEVE

Prop ID: 16-0-123

Prop Location: 13 OCEAN VIEW DRIVE Hingham, MA

Owner: AFRAME CRAIG

Co-Owner: BLOCK JAMIE F

Prop ID: 16-0-134

Prop Location: 59 BEL AIR ROAD Hingham, MA

Owner: NIARCHOS MICHAEL T & KRISTEN G

Prop ID: 16-0-136

Prop Location: 57 BEL AIR ROAD Hingham, MA

Owner: HARTNEY MATTHEW ALEXANDER & ERIN

Prop ID: 16-0-139

Prop Location: 49 BEL AIR ROAD Hingham, MA

Owner: NICHOLS JAMES & MARY

Prop ID: 16-0-142

Prop Location: 52 BEL AIR ROAD Hingham, MA

Owner: LOT 192C TRUST

Co-Owner: C/O TIM DRISCOLL

Prop ID: 16-0-208

Prop Location: 0 OCEAN VIEW DRIVE Hingham, MA

Owner: TOWN OF HINGHAM

Prop ID: 16-0-72

Prop Location: 0 OCEAN VIEW DRIVE Hingham, MA

**NOTIFICATION TO ABBUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT
AND THE SWANSEA WETLANDS PROTECTION BYLAW**

In accordance with the second paragraph of Mass General Laws, Ch. 131, S. 40, and the Swansea Wetlands Protection By-law, you are hereby notified of the following:

A. The name of the applicant is: Chris McKenna

B. The name of the owner is: Chris McKenna

C. The applicant has filed a **Notice of Intent (NOI)** with the Hingham Conservation Commission and/or the Department of Environmental Protection seeking permission to: Construct a single family dwelling and drywell (best management practices). in the Buffer Zone to Bordering Vegetated Wetlands.
This proposed activity will identify all areas subject to protection under the Massachusetts Wetlands Protection Act (General Laws Ch. 131, S. 40, and/or the Hingham Wetlands Protection By-law.

D. The address, and/or Map and Lot numbers, and Street of the property where the activity is proposed is:
53 Bel Air Rd. Hingham, MA **MAP#** 16 **LOT#** 137

E. Copies of the **Notice of Intent** may be obtained from the Town Hall, 210 Central St. Hingham, MA, Monday, Wednesday, and Thursday, 7:30AM to 5:00 PM & Tuesday, 7:30AM to 7:00PM.

F. The public hearing has been scheduled for: (month, day, year) xxxx, xx, xxxx at (time) x:xx PM at the Hingham Town Hall, 210 Central St. Hingham, MA.

G. Notice of the public hearing, including the date, time, and place, will be published in **Hingham Anchor**, at least five days in advance of the hearing. This will be your only notice of public hearing (s) for this project before Conservation. If any future hearing (s) are held, they will be announced at the initial public hearing.

H. Notice of the public hearing, including date, time and place, will be posted in the Town Hall, 210 Central St. Hingham, MA, not less than forty-eight (48) hours in advance.

I. This notice is being sent to you by: (name) River Hawk Environmental, LLC who is the owner, applicant, X or representative (please check one)

J. You may also contact the **Hingham Conservation Commission at (781) 741-1445, or the Department of Environmental Protection at (508) 946-2800 for more information about this application, the Wetlands Protection Act, or the Hingham Wetlands Protection By-law.**

Affadavit of Service

AFFADAVIT OF SERVICE
Under the MA Wetlands Protection Act and
Hingham Wetlands Protection Bylaw

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

I, Harrison Rego, hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on April 15, 2025 I gave notification to abutters in compliance with the
Date

second paragraph of the Massachusetts General Laws Chapter 131, Section 40, and the Hingham

Wetlands Protection Bylaw and Wetland Regulations, by Certified Mail in
Type of Service

connection with the following matter:

A Notice of Intent or Abbreviated Notice of Resource Area Delineation was filed under the
MA Wetlands Protection Act and/or Hingham Wetlands Protection Bylaw with the Hingham
Conservation Commission on:

4/15/25 for property located at 53 Bel Air Road
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

04/15/2025
Date