



GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

April 15, 2025

Conservation Commission
210 Central Street
Hingham, MA 02043

RE: 157 Hersey Street (Assessors Lot 80-0-6)
Notice of Intent – Proposed Addition
Applicant – Alyson Connors

Dear Commission Members:

On behalf of the applicant, we hereby submit this Request for Determination of Applicability (RDA) application for the above referenced address.

Enclosed please find the following:

1. Two (2) copies of the Hingham Conservation Commission Application Checklist
2. Two (2) copies of the RDA WPA Form 1
3. Check for \$50.00 (By-Law fee) payable to the Town of Hingham
4. Conservation Commission's Policy on Receipt of Information
5. Project Narrative
6. Two (2) Copies of the Site Plan.

If you have any questions please do not hesitate to contact us.

Sincerely,

GRADY CONSULTING, L.L.C.

Ian MacFarlane

Ian MacFarlane
Project Manager

Cc: Alyson Connors
157 Hersey Street
Hingham, MA 02043

Department of Environmental Protection
Southeast Regional Office
20 Riverside Drive
Lakeville, MA 02347

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TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST REQUEST FOR DETERMINATION OF APPLICABILITY (RDA)

The following instructions and submittal requirements should be used when submitting a Request for Determination of Applicability (RDA) 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 1- Request for Determination of Applicability](#). Submit one (1) copy of the following to the Conservation Office by hand delivery or certified mail and one electronic copy of the complete application to conservation@hingham-ma.gov

- WPA Form 1- *Request for Determination*: [WPA Form 1 Department of Environmental Protection](#)
- A check payable to the Town of Hingham for the [Town of Hingham Wetlands Protection Bylaw fee](#)
 - *\$50 base fee for ancillary work on an existing single family house and all other requests for the first acre of land, \$40 for each additional acre of land*
 - *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*
- Narrative describing the area, proposed activity, the on-site wetland resources (per the [Resource Area Delineation Policy](#)), existing/proposed impervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement request (per the [Tree Removal and Replacement Policy](#)), and stormwater management, as applicable.
- Project plan of adequate size, scale, and detail to describe the site, resource areas, and proposed work including the following information:
 - *All wetland resource area boundaries including the 50 and 100 foot Buffer Zone*
 - *FEMA Floodplain boundaries, as applicable*
 - *Location of existing and proposed structures*
 - *Proposed mitigation areas, as applicable*
 - *Limit of work/erosion and sediment control line*
 - *Stockpile locations and other Stormwater BMPs as applicable*
 - *Trees of 6 inches or greater DBH in the buffer zone*

**Please note the Commission may require supporting plans or materials be prepared by professionals including, but not limited, to a registered professional engineer, landscape architect, land surveyor, etc.*
- Proof of mailing the RDA 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)
- The Conservation Commission's [Policy on Receipt of Information](#)
- Optional - [Voluntary Waiver of Deadlines](#)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality _____

A. General Information

Important:

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



1. Applicant:

First Name _____ Last Name _____

Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Email Address _____

2. Property Owner (if different from Applicant):

First Name _____ Last Name _____

Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Email Address (if known) _____

3. Representative (if any)

First Name _____ Last Name _____

Company Name _____

Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Email Address (if known) _____

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Street Address _____ City/Town _____

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX) _____ Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX) _____

Assessors' Map Number _____ Assessors' Lot/Parcel Number _____

b. Area Description (use additional paper, if necessary):

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title _____ Date _____

Title _____ Date _____

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

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

Municipality _____

C. Determinations

1. I request the _____ make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).
- _____

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

Jan MacFarlane

Signature of Representative (if any)

Date

157 Hersey Street – Project Narrative

The project site consists of an existing family home, paved driveway, existing patio and existing landscaping. There is an existing bordering vegetative wetland on the westerly side of the site.

The applicant proposes to remove the existing patio and deck and construct a new addition and covered patio area. The proposed patio is located inside the 100' buffer zone. A proposed silt sock erosion control barrier is proposed between the resource area and proposed work.

Photos







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) two weeks prior to the meeting date, on Monday by noon, to facilitate the placement of the legal ad and to allow timely review by the Conservation Officer (if the office is closed on Monday due to a holiday, then the information is due on the preceding Friday by noon). 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 a minimum of 7 days prior to the meeting date, on Monday by noon. If the office is closed on Monday due to a holiday, the information is due on the preceding Friday by noon. *Revisions submitted after the established deadline may not receive a 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

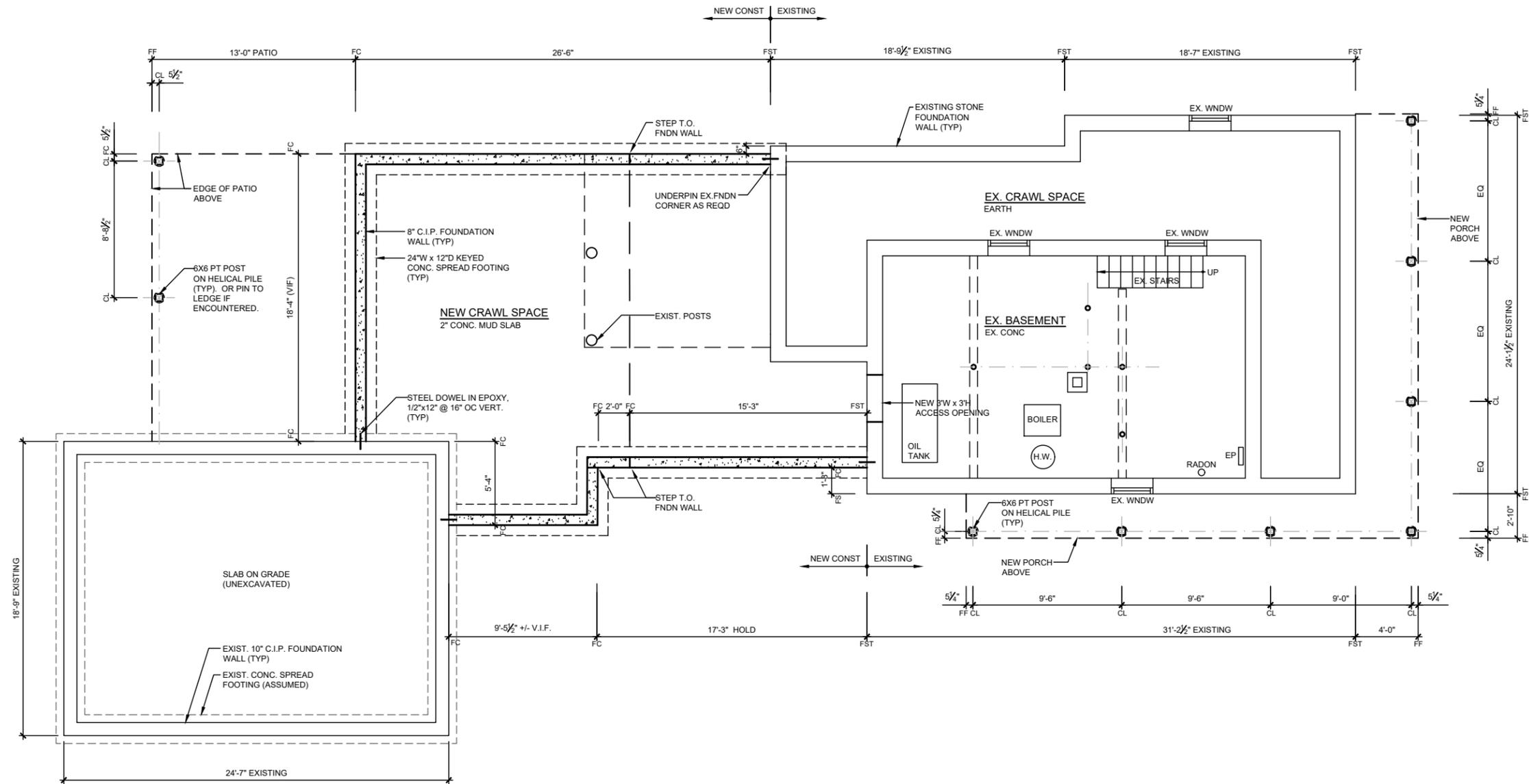
The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign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

Jan MacFarlane

Applicant or Applicant's Representative Signature

4/15/2025

Date

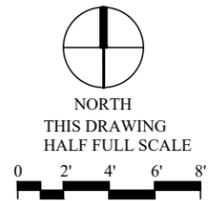


PROPOSED BASEMENT AND FOUNDATION PLAN
 Scale: 1/4" = 1'-0"

| WINDOW SCHEDULE | |
|--|---|
| CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDER | |
| MARVIN ELEVATE COLLECTION: | |
| A | DOUBLE HUNG ELDH3252, 2/2 MUNTINS R.O. 2'-8 1/2"W x 4'-4 1/4"H |
| B | DOUBLE HUNG ELDH3256, 2/2 MUNTINS R.O. 2'-8 1/2"W x 4'-8 1/4"H |
| C | DOUBLE HUNG ELDH3260, 2/2 MUNTINS R.O. 2'-8 1/2"W x 5'-0 1/4"H |
| D | CASEMENT ELC2939, 4-LIGHT MUNTINS R.O. 2'-5"W x 3'-3 5/8"H |
| ALL UNITS TO BE DUAL PANE, LOW-E, ARGON-FILLED, CLEAR GLAZING, 5/8" SDL W/ SPACER, HISTORIC SILL | |

| PLAN KEY | |
|----------|------------------|
| | EXIST. STUD WALL |
| | NEW STUD WALL |
| | NEW CONCRETE |

| DIMENSION ABBREVIATION KEY | | | |
|----------------------------|-----------------------|-----|--------------------|
| CD | CENTER OF DOOR | FB | FACE OF BRICK |
| CL | CENTER LINE | FC | FACE OF CONCRETE |
| CS | CENTER OF STUD | FF | FINISH FACE |
| CSP | CENTER OF STUD POCKET | FJ | FACE OF JOIST |
| CW | CENTER OF WINDOW | FS | FACE OF STUD |
| | | FST | FACE OF STONE |
| | | FBL | FACE OF CONC BLOCK |



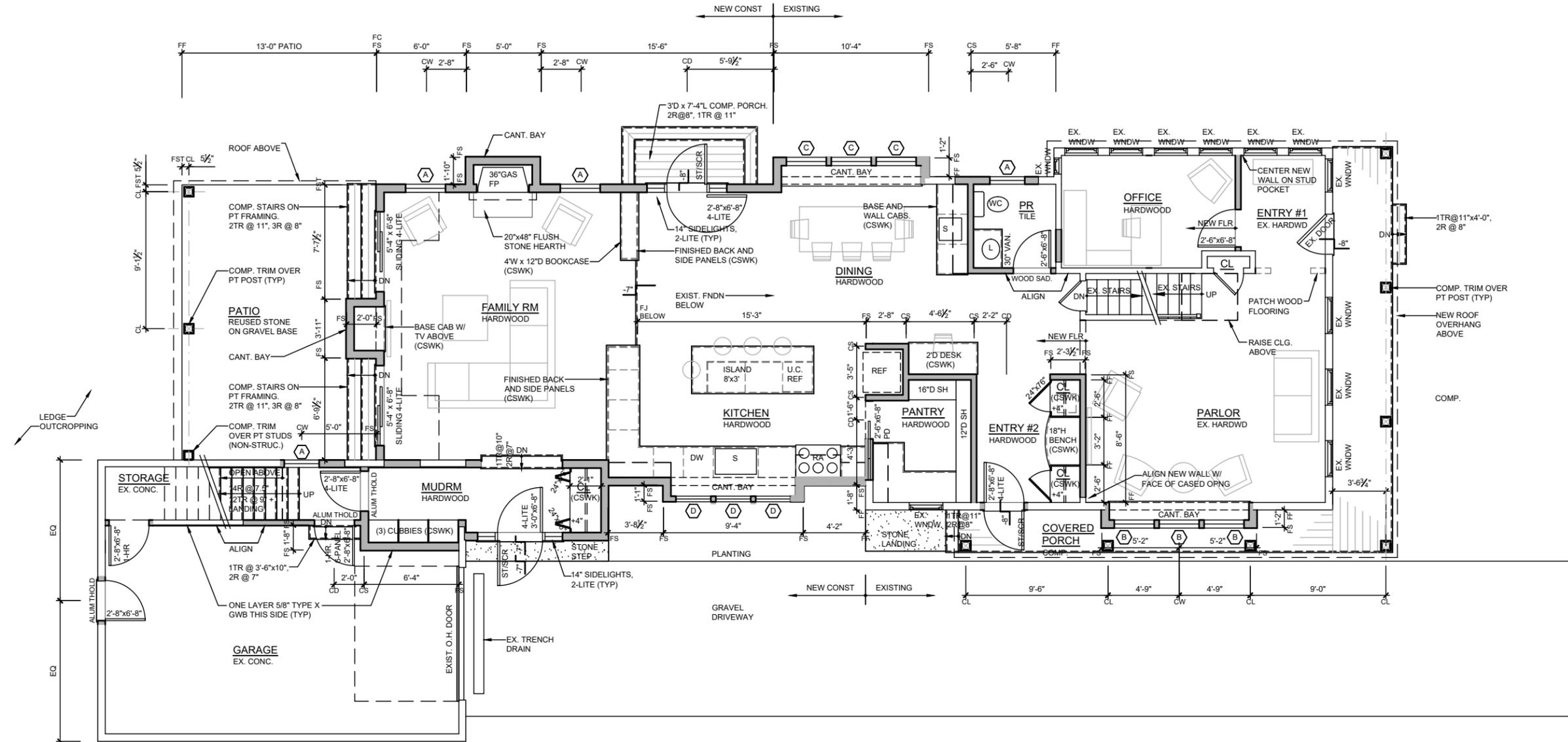
ROGER O. HOIT, AIA
 ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL: 781-749-5563

Addition to and Remodeling of the
Ryan and Alyson Connors Residence
 157 Hersey Street
 Hingham, MA 02043

| REVISIONS: | |
|------------|--|
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|-----------------|----------|
| PROJECT NUMBER: | CD |
| DATE: | 2-25-25 |
| SCALE: | AS NOTED |
| DRAWN: | LK |
| CHECK: | ROH |

DRAWING NUMBER:
A10
 PROGRESS
 PRINT

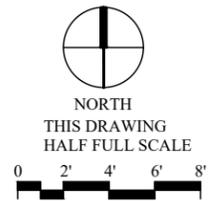


PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

| WINDOW SCHEDULE | |
|--|---|
| CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDER | |
| MARVIN ELEVATE COLLECTION: | |
| A | DOUBLE HUNG ELDH3252, 2/2 MUNTINS R.O. 2'-8 1/2"W x 4'-4 1/4"H |
| B | DOUBLE HUNG ELDH3256, 2/2 MUNTINS R.O. 2'-8 1/2"W x 4'-8 1/4"H |
| C | DOUBLE HUNG ELDH3260, 2/2 MUNTINS R.O. 2'-8 1/2"W x 5'-0 1/4"H |
| D | CASEMENT ELCA2939, 4-LIGHT MUNTINS R.O. 2'-5"W x 3'-3 5/8"H |
| ALL UNITS TO BE DUAL PANE, LOW-E, ARGON-FILLED, CLEAR GLAZING, 5/8" SDL W/ SPACER, HISTORIC SILL | |

| PLAN KEY | |
|----------|------------------|
| | EXIST. STUD WALL |
| | NEW STUD WALL |
| | NEW CONCRETE |

| DIMENSION ABBREVIATION KEY | | | |
|----------------------------|-----------------------|-----|--------------------|
| CD | CENTER OF DOOR | FB | FACE OF BRICK |
| CL | CENTER LINE | FC | FACE OF CONCRETE |
| CS | CENTER OF STUD | FF | FINISH FACE |
| CSP | CENTER OF STUD POCKET | FJ | FACE OF JOIST |
| CW | CENTER OF WINDOW | FS | FACE OF STUD |
| | | FST | FACE OF STONE |
| | | FBL | FACE OF CONC BLOCK |



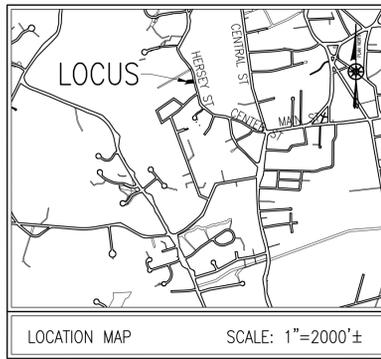
ROGER O. HOIT, AIA
ARCHITECT
1175 MAIN STREET HINGHAM, MA 02043
TEL: 781-749-5563

Addition to and Remodeling of the
Ryan and Alyson Connors Residence
157 Hersey Street
Hingham, MA 02043

| REVISIONS: | |
|------------|--|
| | |
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| | |
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| | |
|-----------------|----------|
| PROJECT NUMBER: | CD |
| DATE: | 2-25-25 |
| SCALE: | AS NOTED |
| DRAWN: | LK |
| CHECK: | ROH |

DRAWING NUMBER:
A11
PROGRESS
PRINT



ASSESSORS PARCEL 80-0-4
#145 HERSEY STREET
N/F GALEN H HERSEY



NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WERE COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
2. TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON THE GROUND SURVEY BY GRADY CONSULTING, L.L.C. ON NOVEMBER 25, 2024.
3. SUBJECT SITE IS IN THE RESIDENCE A DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

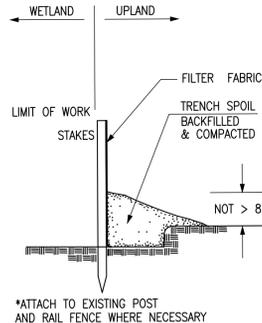
EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC 11/17/2024

ASSESSORS PARCEL 80-0-6
59± S.F. OR 0.001± ACRES WETLAND
14,188± S.F. OR 0.326± ACRES UPLAND
14,247 S.F. 0.327 ACRES TOTAL

ASSESSORS PARCEL 80-0-5
#151 HERSEY STREET
N/F CHRISTOPHER T & HEATHER HENDERSON
DEED BOOK 33892 PAGE 37

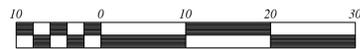
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0082K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024.

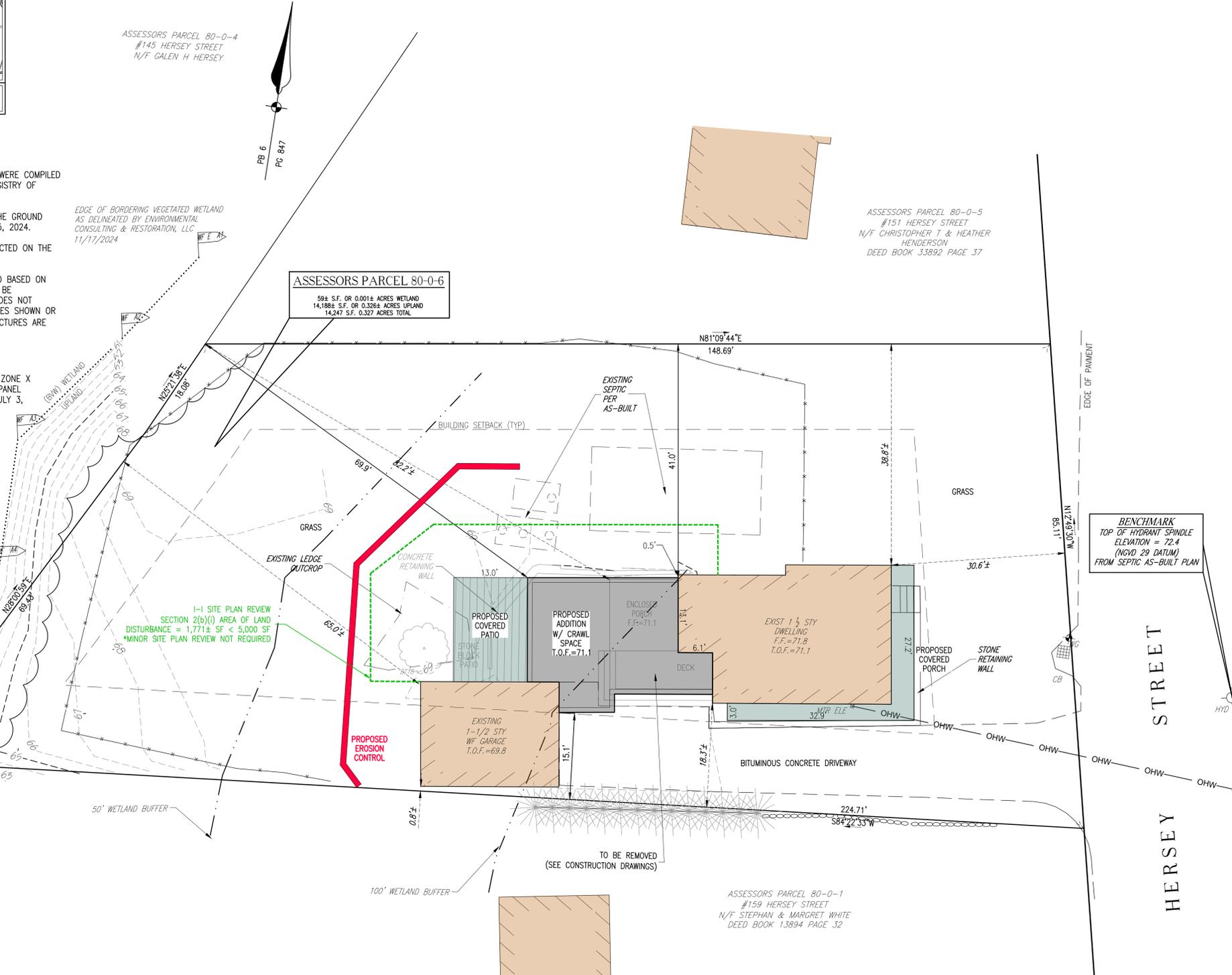


SILT FENCE
(NOT TO SCALE)

*ATTACH TO EXISTING POST AND RAIL FENCE WHERE NECESSARY



Scale 1" = 10'



ZONING DATA

DISTRICT: RESIDENCE A

| | REQUIRED | EXISTING | PROPOSED |
|---------------------|-------------------|-----------------|------------------|
| LOT AREA | 20,000 S.F. | 14,247 S.F. | 14,247 S.F. |
| LOT FRONTAGE | 125 FT | 85.11 FT | 85.11 FT |
| FRONT YARD | 25 FT | 30.6 FT | 30.6 FT |
| SIDE YARD | 15 FT | 38.8 FT, 0.8 FT | 41.0 FT, 15.1 FT |
| REAR YARD | 15 FT | 82.2 FT | 69.9 FT |
| MAX BUILDING HEIGHT | 35 FT 2.5 STORIES | 22.7 FT | 22.7 FT |

HINGHAM ZONING BYLAW

I-1 SITE PLAN REVIEW SECTION 2(b)(1)

AREA OF LAND DISTURBANCE = 1,771 SF < 5,000 SF - MINOR SITE PLAN REVIEW NOT REQUIRED

LAND DISTURBANCE IN AREAS WITH SLOPES GREATER THAN 10% = 0 SF

BUILDING WIDTH: 26.6'

IMPERVIOUS COVERAGE

| | |
|---------------------|----------|
| EXISTING IMPERVIOUS | 1,701 SF |
| PROPOSED IMPERVIOUS | 2,112 SF |
| INCREASE | 411 SF |

PLAN REFERENCES

1. PLAN BOOK 6 PAGE 847
2. PLAN BOOK 6 PAGE 298
3. PLAT BOOK 40 PAGE 35 & 37

RECORD OWNER:

ASSESSORS MAP 80-0-6
ALYSON & RYAN CONNORS
157 HERSEY STREET
HINGHAM MA, 02043
DEED BOOK 50948 PAGE 267
LOTS A&B - PLAN BOOK 6 PAGE 847



PLOT PLAN FOR ADDITION
157 HERSEY STREET
HINGHAM, MASSACHUSETTS

PREPARED FOR:
ALYSON & RYAN CONNORS
157 HERSEY STREET
HINGHAM MA, 02043

APRIL 15, 2025
SCALE: 1"=10'
JOB No. 24-338

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300