

Stenbeck & Taylor, Inc.

Registered Professional Engineers & Land Surveyors



844 Webster Street Suite 3
 Marshfield, Massachusetts 02050
 (781) 834-8591 Fax (781) 837-8238
 email: admin@stenbeckandtaylor.com

Letter of Transmittal

Date	5/1/2025	Job No.	9604
Drawn for:	Hilary Sullivan		
	43 New Bridge Street		
	Hingham, MA 02043		

To: **Hingham Conservation Commission**

210 Central Street
 Hingham, MA 02043

We are sending you:

Copies	Date	No.	Description
2	5/1/2025	1 of 1	Certified Location Plan Showing Proposed Additions - 24" x 36"
1	5/1/2025	1 of 1	Certified Location Plan Showing Proposed Additions - 11 x 17"
3	5/1/2025	1 of 1	Project Narrative
3	5/1/2025	9 of 9	WPA Form 3 - Notice of Intent
3	5/1/2025	2 of 2	NOI Wetland Fee Transmittal Form
3	5/1/2025	1 of 1	Hingham Wetland Regulations Appendix C
3	5/1/2025	2 of 2	Certified Abutters List
3	5/1/2025	1 of 1	Notification to Abutters
3	5/1/2025	1 of 1	Affadavit of Service
3	5/1/2025	1 of 1	Copy of all submittal checks
3	5/1/2025	3 of 3	Wetland Delineation Report by Pinebrook Consulting
3	5/1/2025	5 of 5	Photographs of Site
1	5/1/2025	check	Check made payable to "Town of Hingham" for \$67.50
1	5/1/2025	check	Check made payable to "Town of Hingham" for \$100
1	5/1/2025	set	Architecturals

Remarks : _____

Thank you for doing business with Stenbeck & Taylor, Inc.

Copy To: Stenbeck & Taylor Job Folder Signed: Gail Taylor



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Hingham
City/Town

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



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

A. General Information

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

43 New Bridge Street
a. Street Address
Hingham
b. City/Town
02043
c. Zip Code
Latitude and Longitude:
42.230189
d. Latitude
-70.903413
e. Longitude
87
f. Assessors Map/Plat Number
0/39
g. Parcel /Lot Number

2. Applicant:

Hilary
a. First Name
Sullivan
b. Last Name
c. Organization
43 New Bridge Street
d. Street Address
Hingham
e. City/Town
MA
f. State
02043
g. Zip Code
781-264-8062
h. Phone Number
i. Fax Number
horiordan3@gmail.com
j. Email Address

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

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

4. Representative (if any):

Richard
a. First Name
Servant
b. Last Name
Stenbeck & Taylor, Inc
c. Company
844 Webster Street
d. Street Address
Marshfield
e. City/Town
MA
f. State
02050
g. Zip Code
781-834-8591
h. Phone Number
i. Fax Number
rick@stenbeckandtaylor.com
j. Email address

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

110
a. Total Fee Paid
42.50
b. State Fee Paid
67.50+100(town)=167.50
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Addition to a single family dwelling.

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

55452

c. Book

b. Certificate # (if registered land)

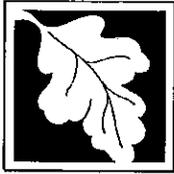
241

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

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 City/Town

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 checked="" type="checkbox"/> Bordering Vegetated Wetland	0 1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 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	0 Inland, fresh river - no activity in riparian 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: 950 square feet

4. Proposed alteration of the Riverfront Area:

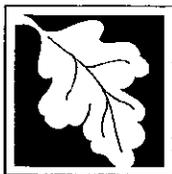
0 a. total square feet 0 b. square feet within 100 ft. 0 c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



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MassDEP File Number _____

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Hingham
 City/Town

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

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

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

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

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

_____ a. square feet of BWV

_____ b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____ a. number of new stream crossings

_____ b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- a. Yes No

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

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

Current Mass GIS _____

b. Date of map _____

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage _____

(b) outside Resource Area

percentage/acreage _____

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

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

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

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

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

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



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

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

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

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

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

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

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

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

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

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

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

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

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

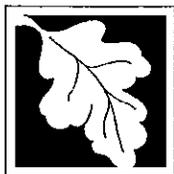
North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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

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

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



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

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

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

D. Additional Information

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

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

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

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

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



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Hingham
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D. Additional Information (cont'd)

- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

Certified Location Plan

a. Plan Title

Stenbeck & Taylor, Inc.

Richard V. Servant, PLS

b. Prepared By

c. Signed and Stamped by

5-1-25

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

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

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

33269 and 33268

5-1-25

2. Municipal Check Number

3. Check date

33270

5-1-25

4. State Check Number

5. Check date

Stenbeck & Taylor, Inc.

Stenbeck & Taylor, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

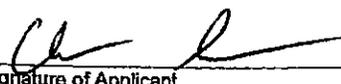
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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F. Signatures and Submittal Requirements

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

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

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

For Conservation Commission:

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

For MassDEP:

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

Other:

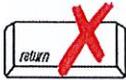
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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:

43 New Bridge Street

a. Street Address

33270

c. Check number

Hingham

b. City/Town

42.50

d. Fee amount

2. Applicant Mailing Address:

Hilary

a. First Name

Sullivan

b. Last Name

c. Organization

43 New Bridge Street

d. Mailing Address

Hingham

e. City/Town

781-264-8062

h. Phone Number

MA

f. State

02043

g. Zip Code

i. Fax Number

horiordan3@gmail.com

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

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

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.



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	_____	a. Total Fee from Step 5
State share of filing Fee:	_____	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	_____	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

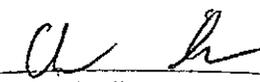
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

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.


Applicant or Applicant's Representative Signature

5/11/25
Date



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

Per MA DEP Regulations, Abutters must be notified via Hand
 Delivery, Certified Mail-Return Receipt Requested or
 Certificates of Mailing.

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT: CONSERVATION

REQUESTED BY: Stenbeck & Taylor, Inc.

EMAIL: admin@stenbeckandtaylor.com

TELEPHONE: 781-834-8591

PROPERTY LOCATION: MAP(S): 87 BLOCK(S): 0 LOT(S): 39

PROPERTY ADDRESS: 43 New Bridge St

OWNER OF RECORD: Christopher & Hilary Sullivan

PURPOSE OF LIST: NOI
 (Example: Notice of Intent, ANRAD, etc.)

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

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, to the Conservation office or conservation@hingham-ma.gov

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

Parcel ID: 87-0-39
SULLIVAN CHRISTOPHER &
43 NEW BRIDGE STREET
HINGHAM, MA 02043

Parcel ID: 70-0-14
TOWN OF HINGHAM
SOUTH SHORE COUNTRY CLUB
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 70-1-14.A
RAFFAELS
274 SOUTH STREET
HINGHAM, MA 02043

Parcel ID: 70-2-14.A
TOWN OF HINGHAM
210 CENTRAL ST
Hingham, MA 02043

Parcel ID: 87-0-31
TOWN OF HINGHAM-CONS
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 87-0-36
HERN PETER ANDREW &
37 NEW BRIDGE STREET
HINGHAM, MA 02043

Parcel ID: 87-0-40
HIGGINS GERTRUDE M
C/O FRANCIS A
11 VANDERBILT AVE
SUITE 210
NORWOOD, MA 02062

Parcel ID: 87-0-43
ROBERT D TOMSHO LIVING
LESLEY A BACKER LIVING
38 NEW BRIDGE STREET
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:

Hilary Sullivan has filed a Notice of Intent
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: 43 New Bridge St
The proposed work includes: a deck, a renovation of the existing porch, and an extension of second floor over the existing house

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 Stenbeck & Taylor, Inc, at (781) 834 8591 between the hours of 8 and 4:30 on the following days: M-F

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 \(hingham-ma.gov\)](http://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.

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, Gail Taylor, hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on 5-2-25 I gave notification to abutters in compliance with the
Date

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

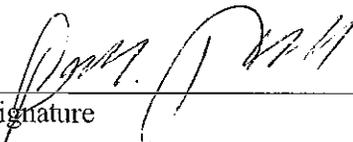
Wetlands Protection Bylaw and Wetland Regulations, by _____ in
Type of Service

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:

5-1-25 for property located at 43 New Bridge Street
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

5-1-25
Date

PINEBROOK



CONSULTING

February 27, 2025

STENBECK & TAYLOR, Inc.
844 Webster Street, Suite 3
Marshfield, Massachusetts 02050\
Attention: Cheryl Titley

RE: Resource Area Delineation at #43 New Bridge Street
Hingham, Massachusetts

Dear Cheryl:

On January 28, 2025; at your request; I visited the above-referenced property (referred to as the site) to delineate the wetland resource area as defined under the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) (Regulations) and under the Town of Hingham Wetlands Protection By-law (Chapter 15) (By-law). The resource areas identified on/off the site; are defined under Section 10.54, 10.56, 10.58 and 10.55 of the Regulations and under the By-law as bank, land under waterbody/waterway (LUWW), riverfront and bordering vegetated wetland (BVW), respectively. Fresh River (River); a perennial stream ("river"); located on/off the easterly side of the site; was delineated in the field with blue flags labeled MHW-1 and MHW-2. In this instance, the MHW flags (mean high water); which represent the top of the bank that confines the LUWW and/or the bankfull conditions associated with the River; are the point from which the 100 and 200-foot riverfront area are measured onto the site. A BVW located; upgradient of the River, in the vicinity of the existing single-family dwelling, was delineated with pink flags labeled WF-1 thru WF 15. The boundary of the BVW was identified by the slope and/or the presence of wetland, transitional and upland plant species such as: red maple (*Acer rubrum*), Norway maple (*Acer platanoides*), white pine (*Pinus strobus*) and white oak (*Quercus alba*) trees/saplings; sweet pepperbush (*Clethra alnifolia*), alder buckthorn (*Rhamnus alnifolia*), winterberry (*Ilex verticillata*), green brier (*Smilax glauca*), Catawba rosebay rhododendron (*Rhododendron catawbiense*) and morrows honeysuckle (*Lonicera morrowii*) in the shrub/vine layer; and sensitive fern (*Onoclea sensibilis*), arrow-leaf ragwort *Senecio triangularis*, poison ivy (*Toxicodendron radicans*) and marsh arrow-grass (*Triglochin palustris*) in the herbaceous layer. The River exhibits hydrological indicators such as scouring, drift lines and water marks; the BVW buttressed roots and saturated soils. A BVW; located on the opposite side of the Street from the site; was delineated with flags labeled AFA-1 thru WFA-3. This BVW supports similar plant species as those found in the WF flag series (see the attached

Page 2. #43 New Bridge Street, Hingham, MA

sketch for an approximate location of the resource area flags).

According to the most recent Massachusetts Natural Heritage Atlas (15th Edition, August 1, 2021), the site is not mapped within priority and/or estimated habitat of rare wildlife/species and there are no certified vernal pools on the site.

If you have any questions regarding this delineation and/or you need additional information, please feel free to call me at any time.

Sincerely,
PINEBROOK CONSULTING

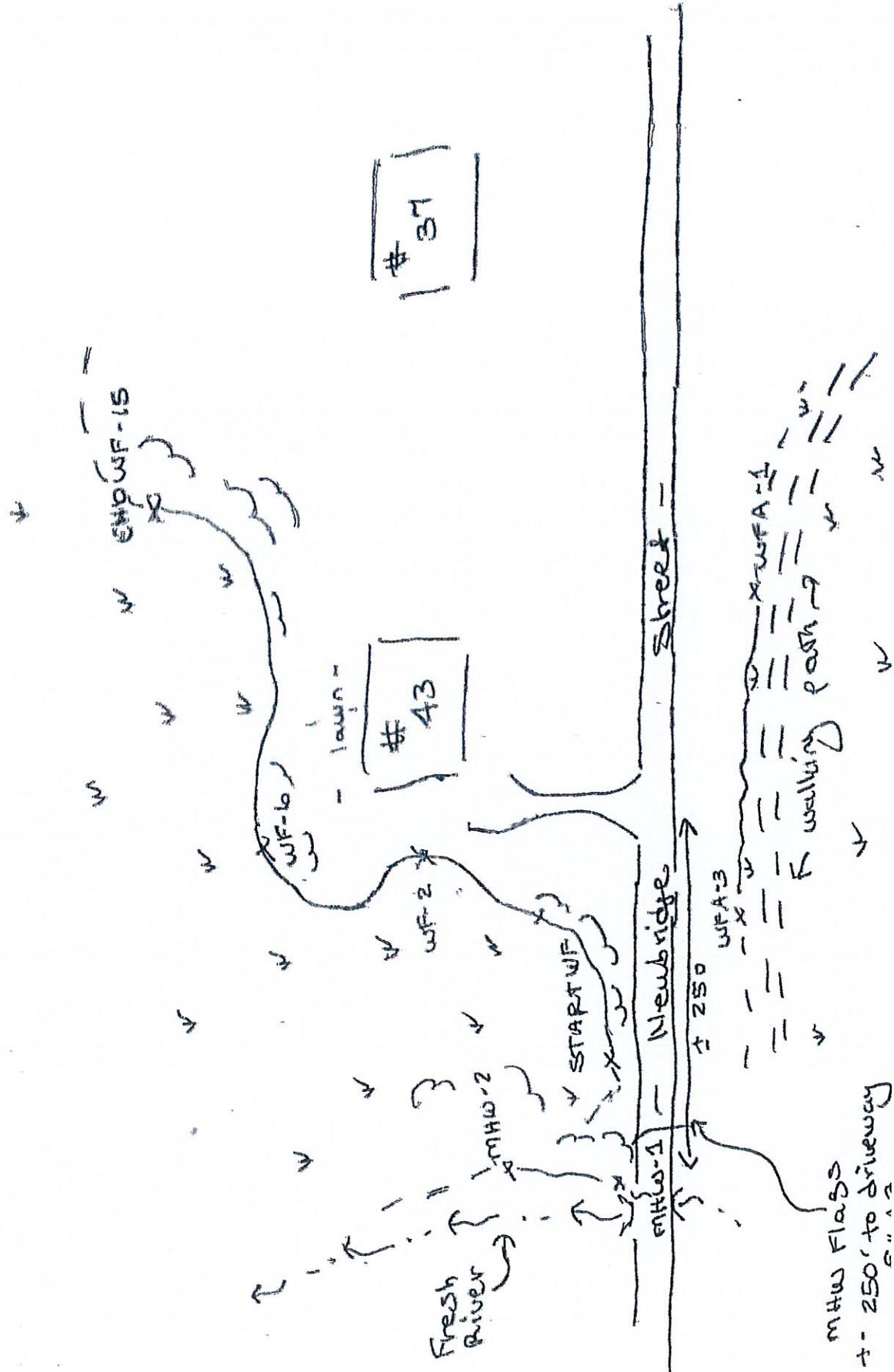
Brooke Monroe
Environmental Scientist

Resource Area Flags

- #43 Newbridge St. -

Hingham, MA

1/28/2025



43 FRANT VIEW



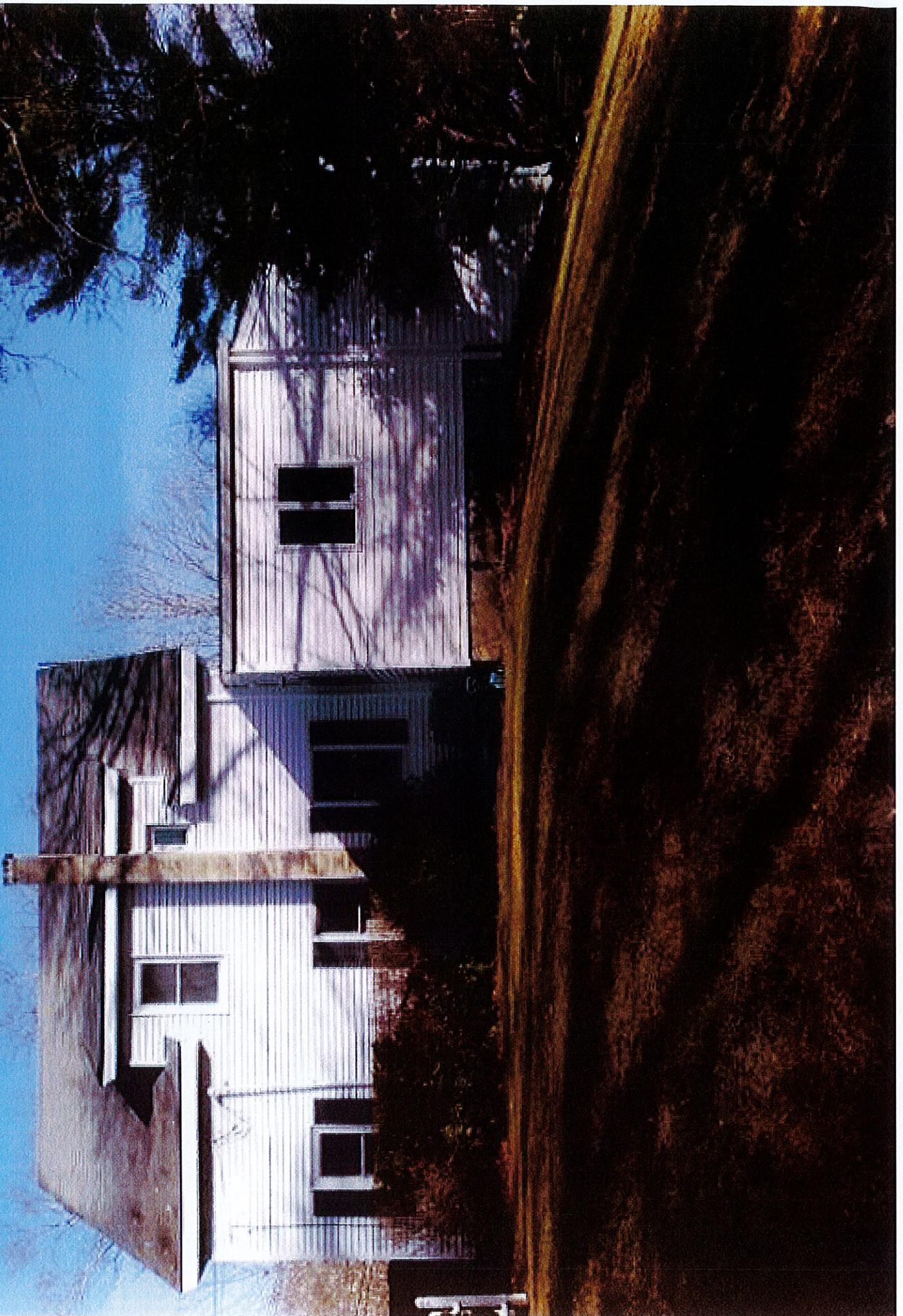
LEFT SIDE





LEFT SIDE

RIGHT SIDE



REAR VIEW

