



**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
02043
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>12 Tower Brook Road</u>	<u>Hingham</u>	<u>02043</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.20976</u>	<u>70.88834</u>
	d. Latitude	e. Longitude
<u>59321/63</u>	<u>180/12</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>John &amp; Jane</u>	<u>Kelly</u>	
a. First Name	b. Last Name	
<u>12 Tower Brook Road</u>		
c. Organization		
<u>Hingham</u>	<u>MA</u>	<u>02043</u>
d. Street Address	e. City/Town	f. State
		g. Zip Code
<u>jkelly@ockers.com</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>12 Tower Brook Road</u>	
c. Organization	
<u>Hingham</u>	<u>MA</u>
d. Street Address	e. City/Town
	f. State
<u>jkelly@ockers.com</u>	<u>02043</u>
g. Zip Code	
h. Phone Number	i. Fax Number
	j. Email address

4. Representative (if any):

<u>Kenneth</u>	<u>Thomson</u>
a. First Name	b. Last Name
<u>5 Wetlands</u>	
c. Company	
<u>134 Spring Street</u>	
d. Street Address	
<u>Rockland</u>	<u>MA</u>
e. City/Town	f. State
	g. Zip Code
<u>781 929 1203</u>	<u>5wetlands@gmail.com</u>
h. Phone Number	i. Fax Number
	j. Email address

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

<u>\$165.00</u>	<u>\$70.00</u>	<u>\$95.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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
02043
City/Town

## A. General Information (continued)

6. General Project Description:

Proposed to close-in an existing cover porch located on the western side of the house. Construct a 9 x 16 foot deck off the rear of the house. Finally, the project proposes to construct a 27 x 8 foot farmers porch off the front of the house.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Plymouth	
a. County	b. Certificate # (if registered land)
59321	63
c. Book	d. Page Number

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

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

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





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

02043

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 BVW

\_\_\_\_\_

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# 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

02043

City/Town

## 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

- 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](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**

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\*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

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

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

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

(b)  Photographs representative of the site

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## 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

02043

City/Town

### 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](mailto: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](mailto: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).



**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

02043

City/Town

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

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

**D. Additional Information**

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

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

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
02043
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.

Plot Plan of Land 12 Tower Brook Road Hingham MA

a. Plan Title

Hoyt Land Survey

Peter Hoyt

b. Prepared By

c. Signed and Stamped by

April 30 2025

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:

288

5/19/2025

2. Municipal Check Number

3. Check date

efile

4. State Check Number

5. Check date

Kenneth

Thomson

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

02043

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]*

2. Date

*5/17/25*

3. Signature of Property Owner (if different)

*[Handwritten Signature]*

4. Date

*5/19/25*

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:

12 Tower Brook Road	Hingham
a. Street Address	b. City/Town
DEP efile	\$70.00
c. Check number	d. Fee amount

2. Applicant Mailing Address:

John & Jane	Kelly	
a. First Name	b. Last Name	
c. Organization		
12 Tower Brook Road		
d. Mailing Address		
Hingham	MA	02043
e. City/Town	f. State	g. Zip Code
jkelly@ockers.com		
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.

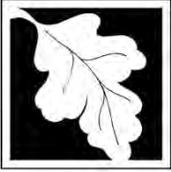
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**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).



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category	1	\$165	\$165.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$165.00
	a. Total Fee from Step 5
State share of filing Fee:	\$70.00
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	\$95.00
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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



## TOWN OF HINGHAM CONSERVATION COMMISSION

### APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

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

- WPA Form 3- Notice of Intent: [WPA Form 3: Wetlands Notice of Intent | Mass.gov](#) The application must be signed by the property owner. Submit the original and one copy to the Commission by hand delivery or certified mail.
- WPA Appendix B- *NOI Wetland Fee Transmittal Form* and two (2) separate checks for the following: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#)
  - *Payable to Town of Hingham*
  - *Please redact bank account information from photocopies*
  - *Note, a public legal notice is prepared and submitted by staff and the newspaper will invoice the applicant*
- A copy of the Certified Abutters List and the '[Notification to Abutters Form](#)'
  - *To request a Certified Abutters List please submit [Request for Certified Abutters List](#) or contact the Conservation Office*
  - *Abutters must be notified by hand delivery, certified mail-return receipt requested, OR certificates of mailing at least 7 days prior to the hearing date*
  - *Certified mail receipts or certificate of mailing receipts shall be submitted to the Conservation Office with the application or presented to the Commission at the beginning of the public hearing*
- '[Affidavit of Service](#)' Form attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5
  - *Abutters within 100 feet of a property line where work is proposed for inland projects*
  - *Abutters within 300 feet of a property line where work is proposed for coastal projects*
- Narrative describing the property location, existing conditions, methodology used for wetland delineation including DEP data forms or other delineation method, site photos, proposed work, and performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations. The narrative should also include: a report on the on-site wetland resource areas (per the [Resource Area Delineation Policy](#)), existing/proposed impervious and pervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement requests (per the [Tree Removal and Replacement Policy](#)), and stormwater management.
- Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11" x 17" plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:

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

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

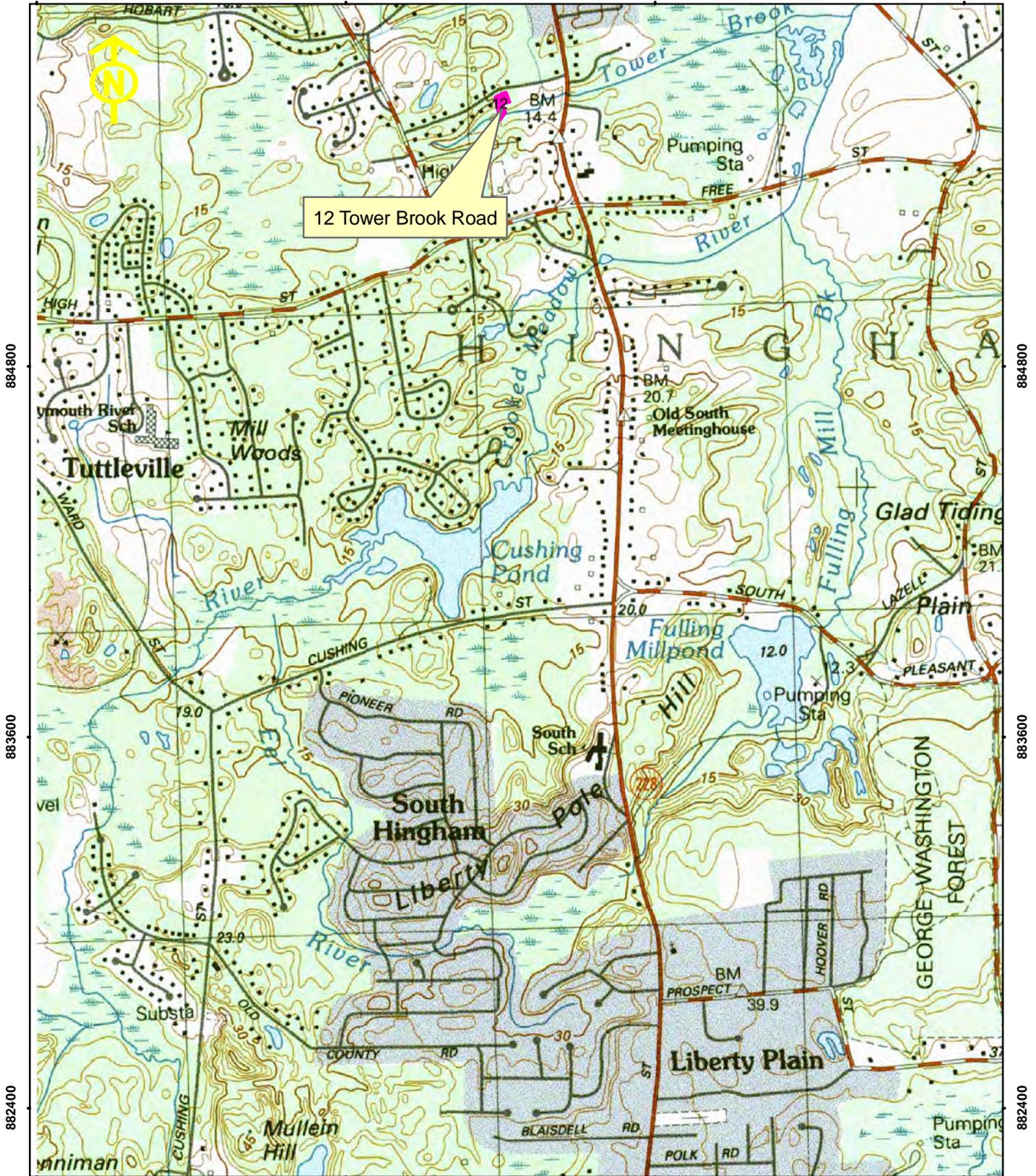
- For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering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

249000

250000

251000

252000



884800

883600

882400

884800

883600

882400

249000

250000

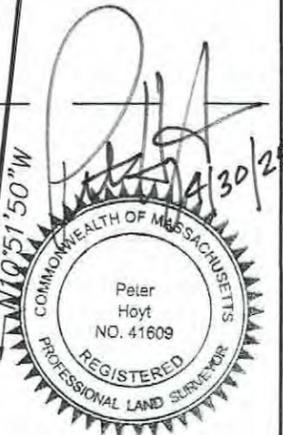
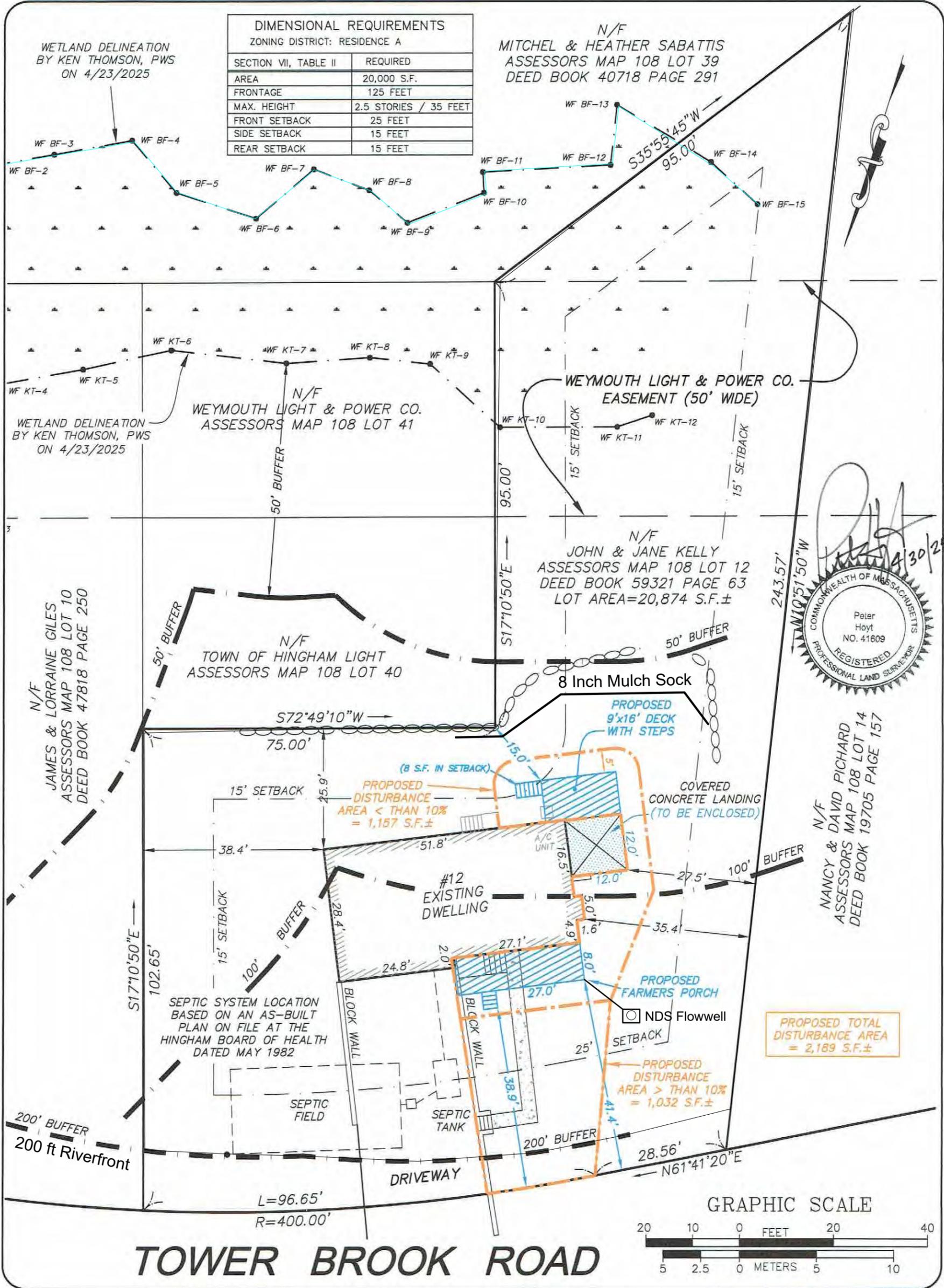
251000

252000



12 Tower Brook Road Hingham, MA  
 USGS

5 Wetlands  
 5wetlands@gmail.com



Sheet Title <b>PLOT PLAN OF LAND</b>		Project Name <b>12 TOWER BROOK ROAD HINGHAM, MASSACHUSETTS PLYMOUTH COUNTY</b>		Prepared for <b>JACK KELLY</b>	
 <b>PERKINS ENGINEERING, INC.</b> 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL: 781-749-3600	Scale <b>1"=20'</b>	Date <b>APRIL 30, 2025</b>	Fig. No. <b>1</b>		
	File No.				

## **EXISTING CONDITIONS**

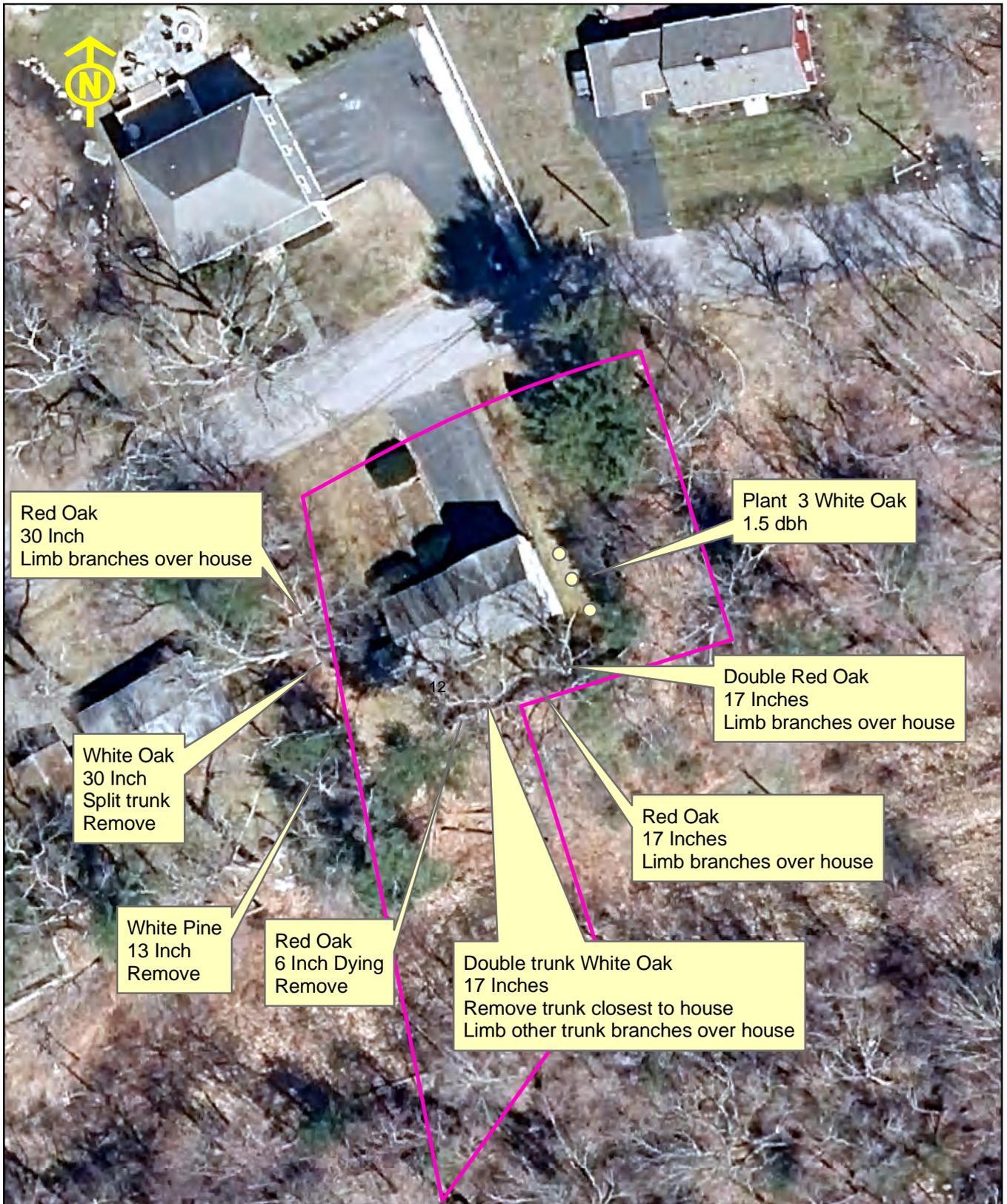
The property has a single-family home set atop of a terrace. Located in the back yard is a stone wall that drops 8 feet to the slope leading to utilities gravel drive. The land drops to the south into a valley where Tower Brook flows east. Located within the valley is an electric transmission line. For the utilities to gain access to the power line, a gravel drive enters along the east side of the house then wrapped behind the house.

Tower Brook is a blue line USGS perennial stream, which ranges between 3 and 5 feet wide and 6 inches deep and flows to the east. The stream is located within an emergent marsh/shrub swamp. The emergent marsh was dominated by phragmites and willows.

## **PROJECT DISCRPTION**

The owners propose to close-in an existing cover porch located on the western side of the house. Construct a 9 x 16 foot deck off the rear of the house to gain access to the back yard. Finally, the project proposes to construct a 27 x 8 foot farmers porch off the front of the house. The proposed cover deck and rear deck is located within the 100 foot wetland buffer and the 100 to 200 Riverfront. The proposed farmers porch is located within the 100 to 200 Riverfront.

Concerning the Buffer mitigation Policy and Tree Removal and Replacement Policy, the rear deck is pervious, so no mitigation is required for the buffer mitigation policy. For farmers porch, the project will collect roof runoff and drain it to an NDS Flowwell drywell, see attached NDS calculations. Erosion controls will place to protect downslope wetland resources.

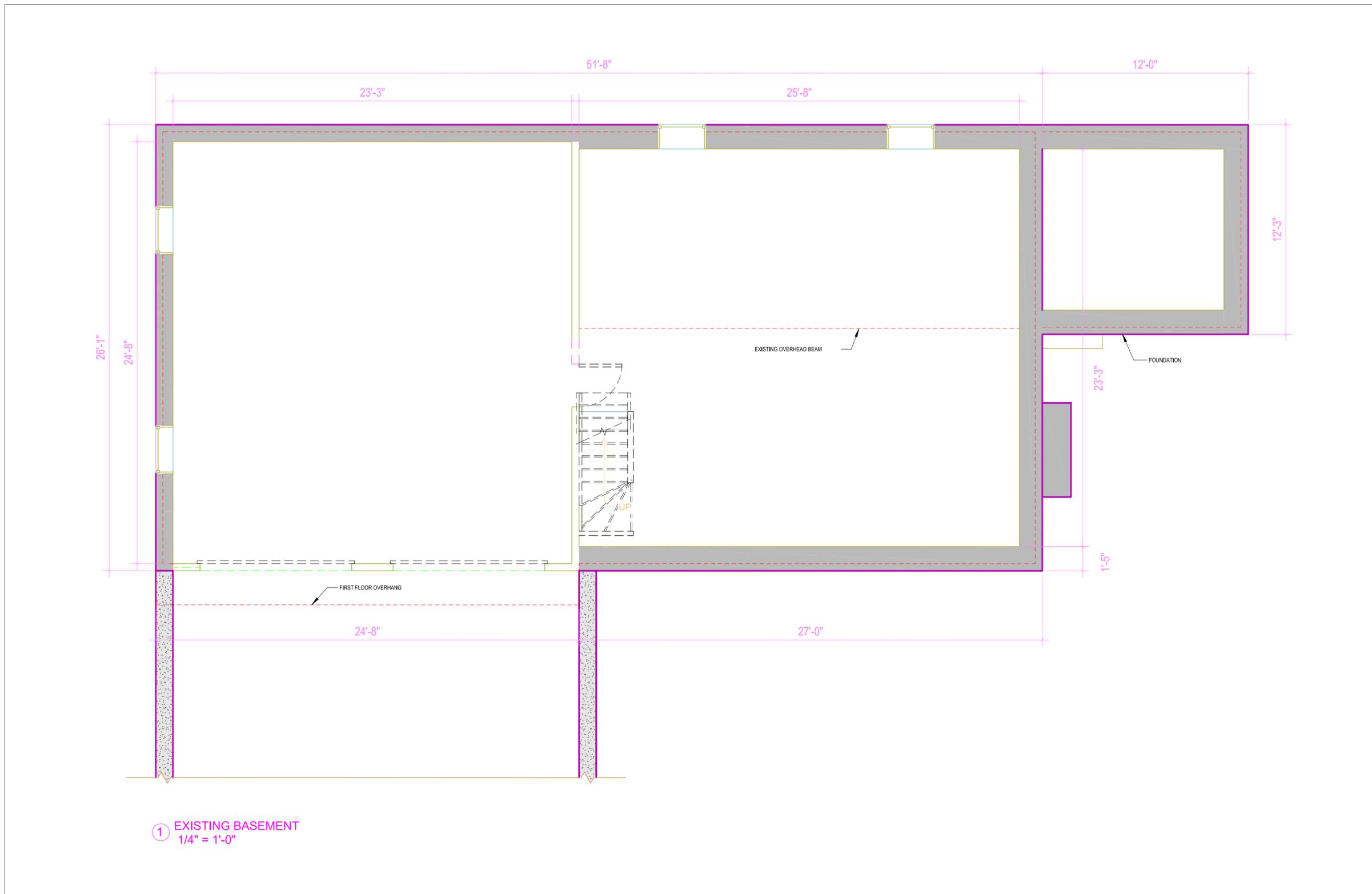


12 Tower Brook Road Hingham, MA  
Tree Maintenance



5 Wetlands  
5wetlands@gmail.com





NOTES:

**12 Towerbrook Rd. Hingham MA 02043**

Owner: John E. Kelly      Email: kellyrenovation@gmail.com  
 Consultant: John E. Kelly      Phone: (617) 293-0848

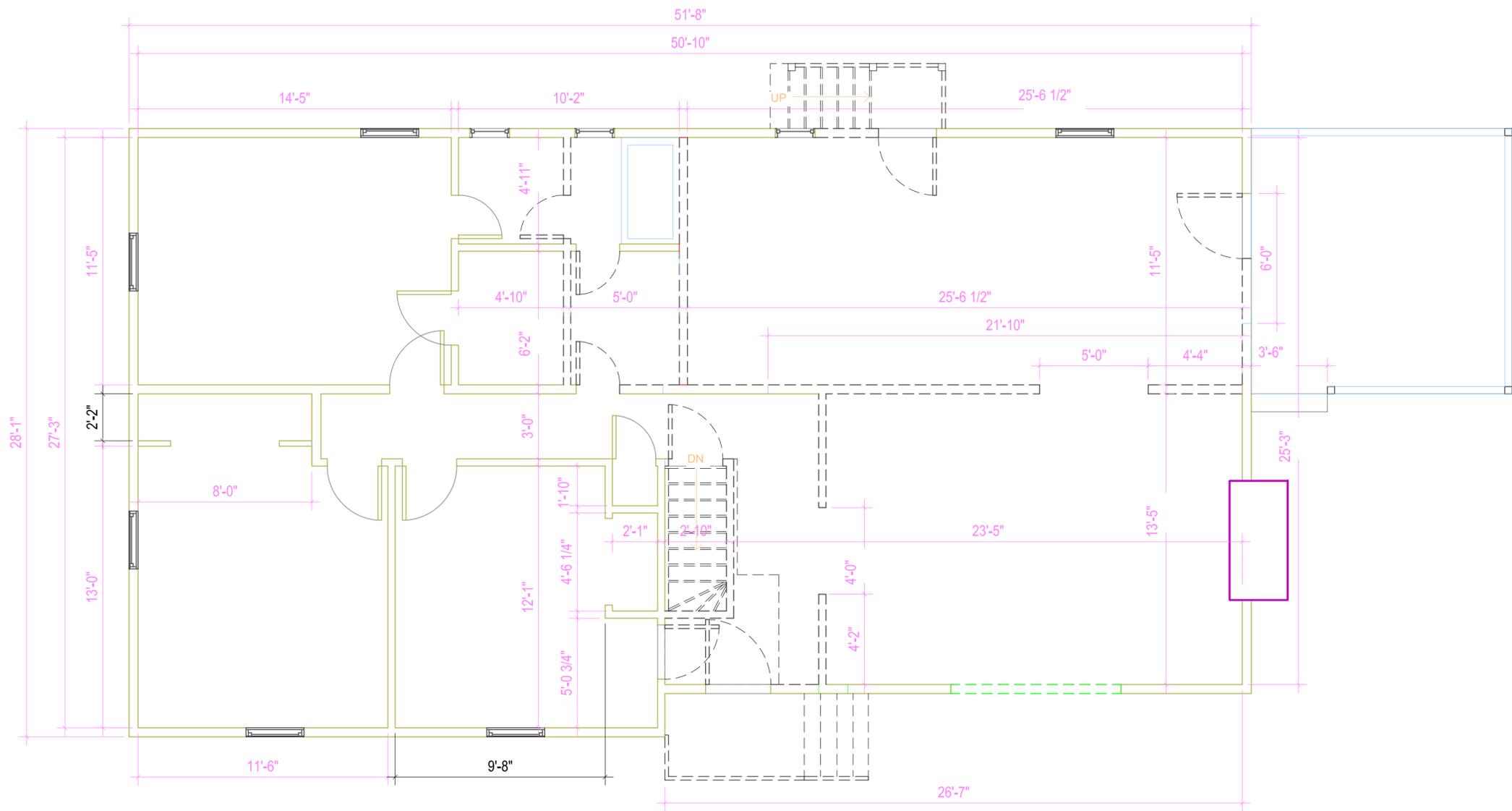
Date 03/02/2025

Drawn By Michael J. Kelly

Checked By John E. Kelly

**EXISTING / DEMO BASEMENT**

**D101**



① EXISTING FIRST FLOOR  
 1/4" = 1'-0"

NOTES:

**12 Towerbrook Rd. Hingham MA 02043**

Owner: John E. Kelly      Email: kellyrenovation@gmail.com  
 Consultant: John E. Kelly      Phone: (617) 293-0848

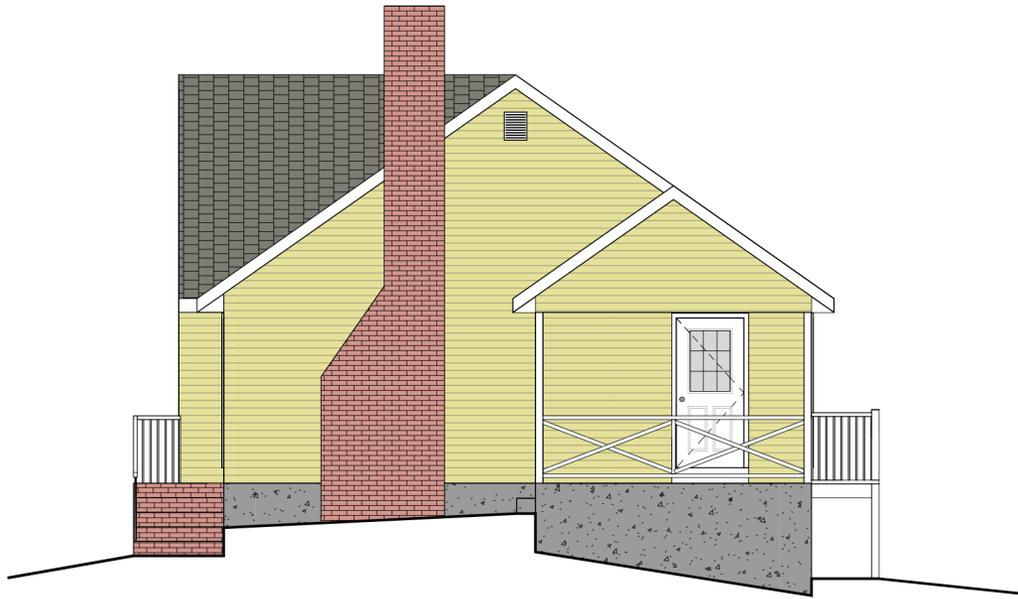
Date 03/02/2025

Drawn By Michael J. Kelly

Checked By John E. Kelly

**DEMO / EXISTING FIRST FLOOR**

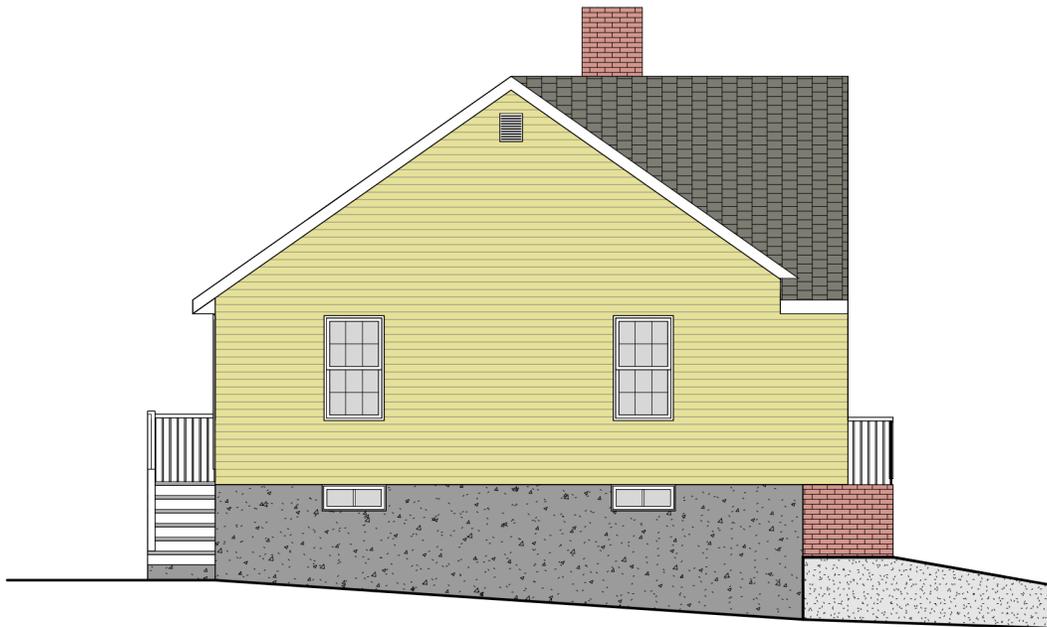
**D102**



① RIGHT (WEST) - EXISTING  
3/16" = 1'-0"



② FRONT (NORTH) - EXISTING  
3/16" = 1'-0"



③ LEFT (EAST) - EXISTING  
3/16" = 1'-0"



④ REAR (SOUTH) - EXISTING  
3/16" = 1'-0"

NOTES:

**12 Towerbrook Rd. Hingham MA 02043**

Owner: John E. Kelly      Email: kellyrenovation@gmail.com  
 Consultant: John E. Kelly      Phone: (617) 293-0848

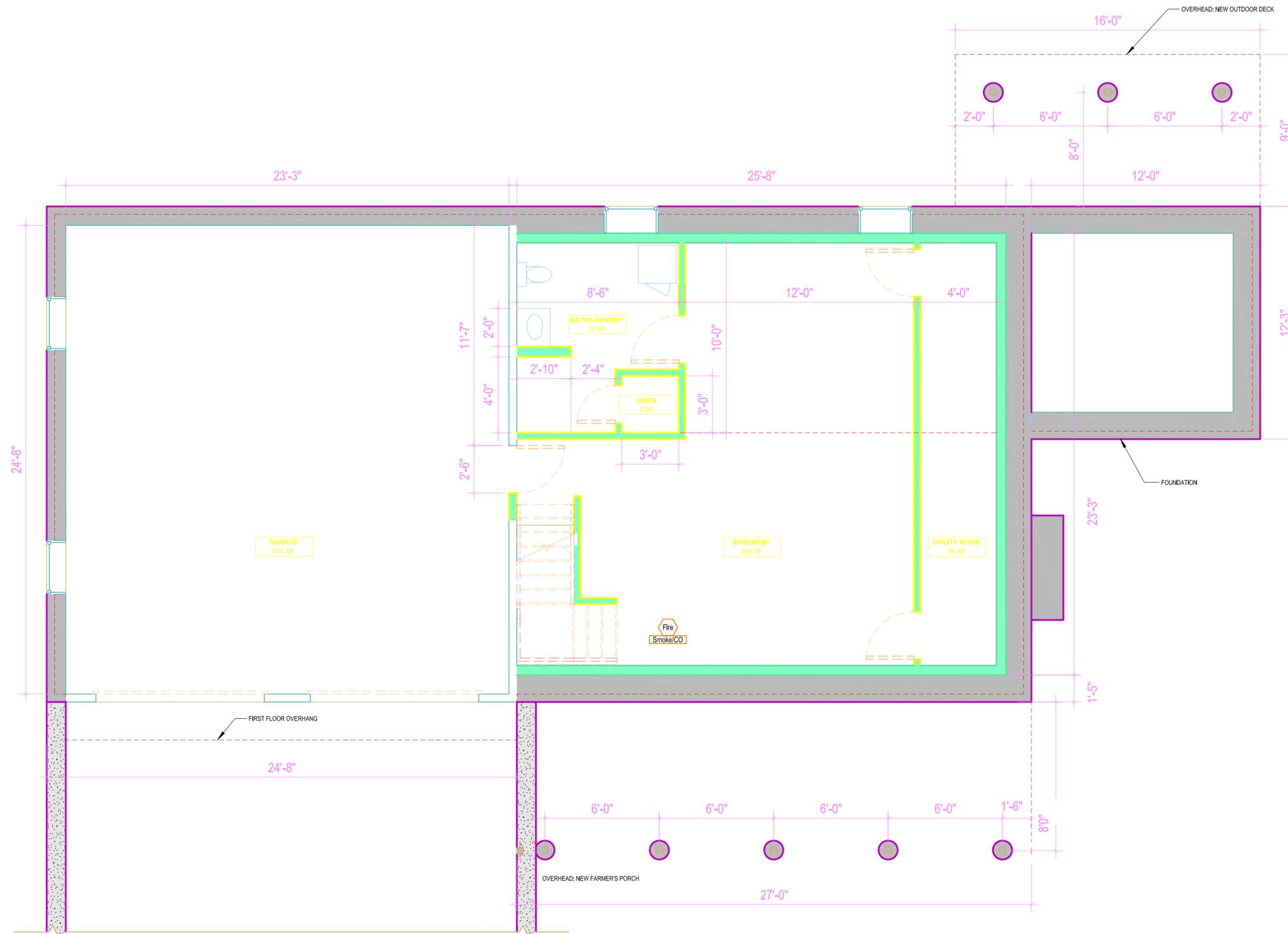
**EXISTING EXTERIOR ELEVATIONS**

Date 03/02/2025

Drawn By Michael J. Kelly

Checked By John E. Kelly

**D201**



① BASEMENT  
1/4" = 1'-0"

NOTES:

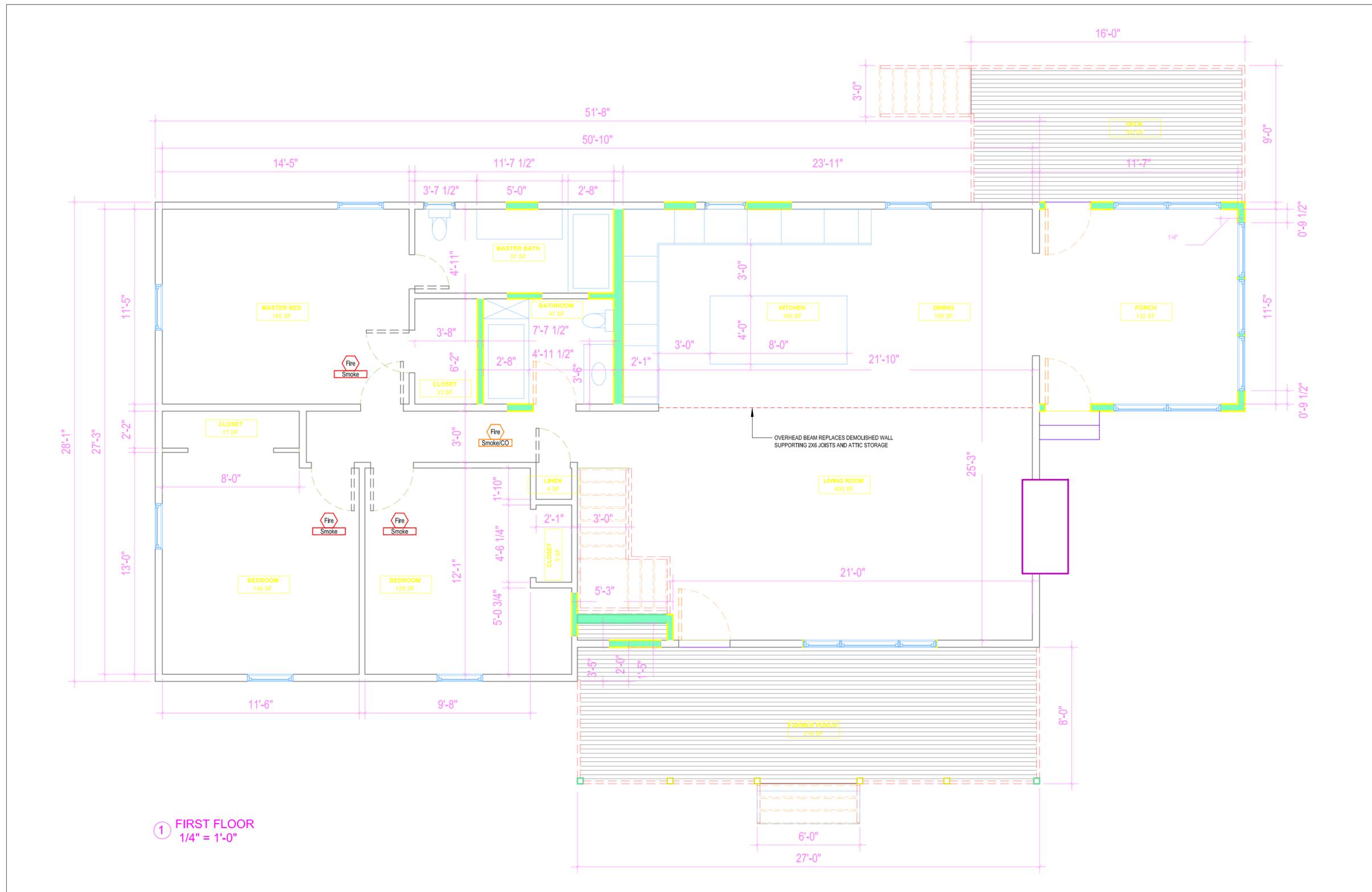
12 Towerbrook Rd. Hingham MA 02043

Owner: John E. Kelly      Email: kellyrenovation@gmail.com  
 Consultant: John E. Kelly      Phone: (617) 293-0848

Date	03/02/2025
Drawn By	Michael J. Kelly
Checked By	John E. Kelly

BASEMENT PLAN

A101



**NOTES:**

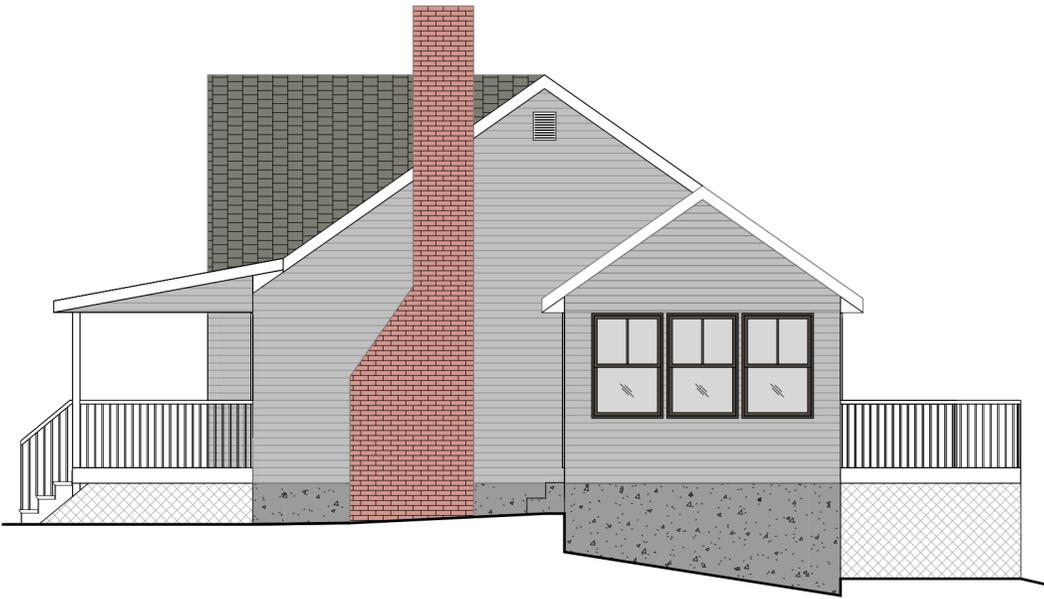
**12 Towerbrook Rd. Hingham MA 02043**

Owner: John E. Kelly      Email: kellyrenovation@gmail.com  
 Consultant: John E. Kelly      Phone: (617) 293-0848

Date	03/02/2025
Drawn By	Michael J. Kelly
Checked By	John E. Kelly

**FIRST FLOOR PLAN**

**A102**



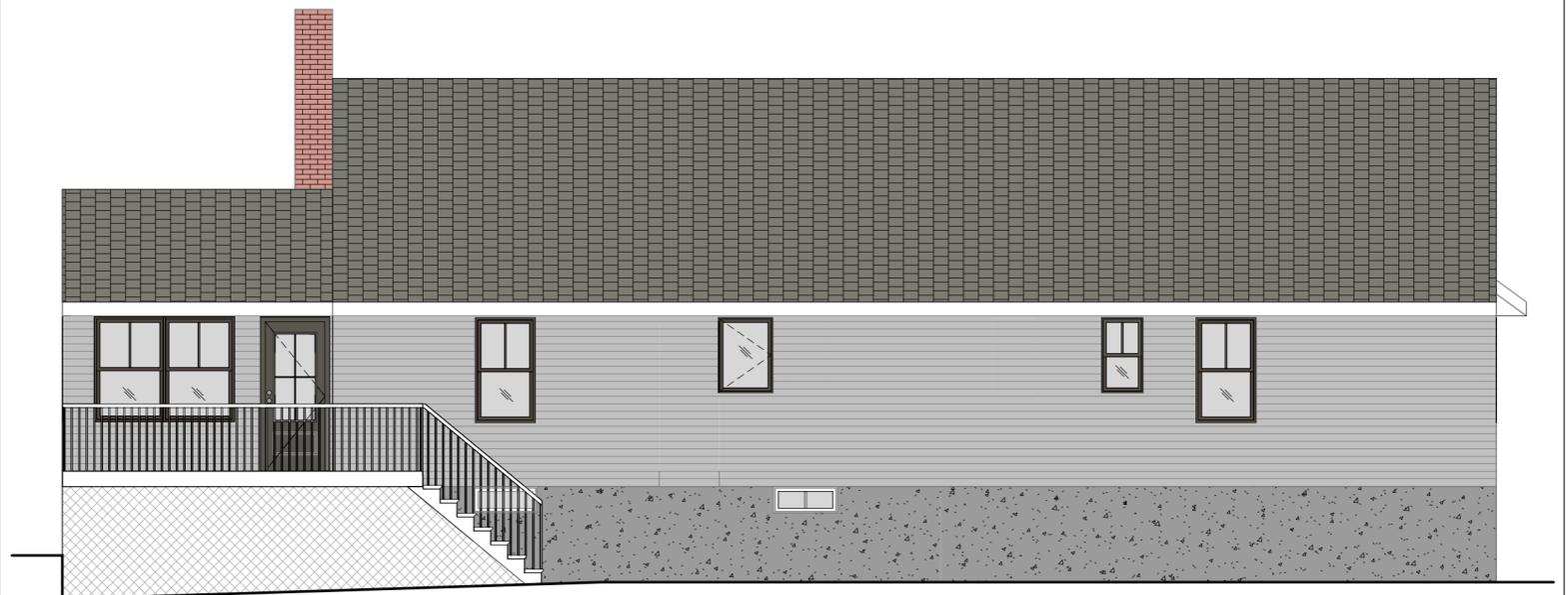
① RIGHT (WEST) - PROPOSED  
3/16" = 1'-0"



② FRONT (NORTH) - PROPOSED  
3/16" = 1'-0"



③ LEFT (EAST) - PROPOSED  
3/16" = 1'-0"



④ REAR (SOUTH) - PROPOSED  
3/16" = 1'-0"

NOTES:

**12 Towerbrook Rd. Hingham MA 02043**

Owner: John E. Kelly      Email: kellyrenovation@gmail.com  
 Consultant: John E. Kelly      Phone: (617) 293-0848

**PROPOSED EXTERIOR ELEVATIONS**

Date 03/02/2025

Drawn By Michael J. Kelly

Checked By John E. Kelly

**A201**



# Flo-Well Calculator

## Area 1

Enter the Square Feet: (Ex. Roof)

Choose the Coefficient of Runoff:

ADD AREA

Choose the 25 Year Rainfall:

(see rainfall map)

Enter the depth of the gravel backfill beneath the Flo-Well: (Dimension A)

Enter the thickness of the gravel backfill around the Flo-Well: (Dimension B)

## Results

### Runoff

2.62 GPM

0.01 CFS

# of Flo-Wells Needed 1

### Volume of water to be stored

78.60 Gallons

10.51 Cubic Feet

### Amount of Gravel Needed

1.77 Cubic yards

47.79 Cubic feet

RESET

PRINT

CALCULATE

## Rational Method

$$Q=CiA$$

Q=Runoff Flow Rate

C=Runoff Coefficient

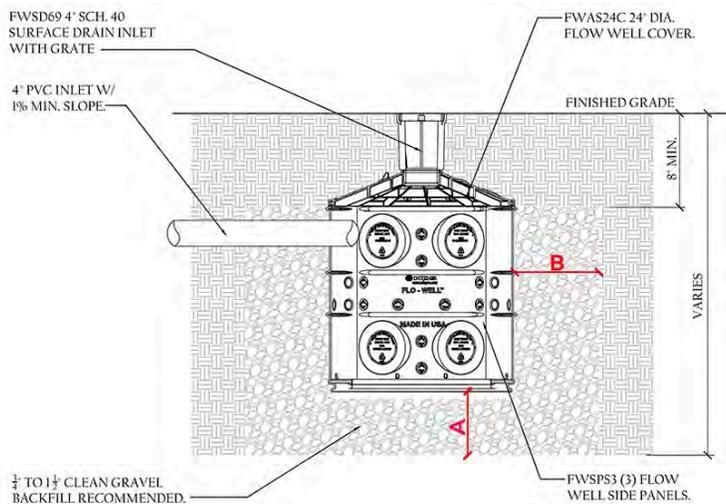
i=Rainfall Intensity

A=Area

## Gravel Specifications

Gravel depth beneath Flo-Well (Dimension A) in feet.

Gravel thickness around Flo-Well (Dimension B) in feet.

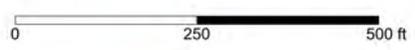
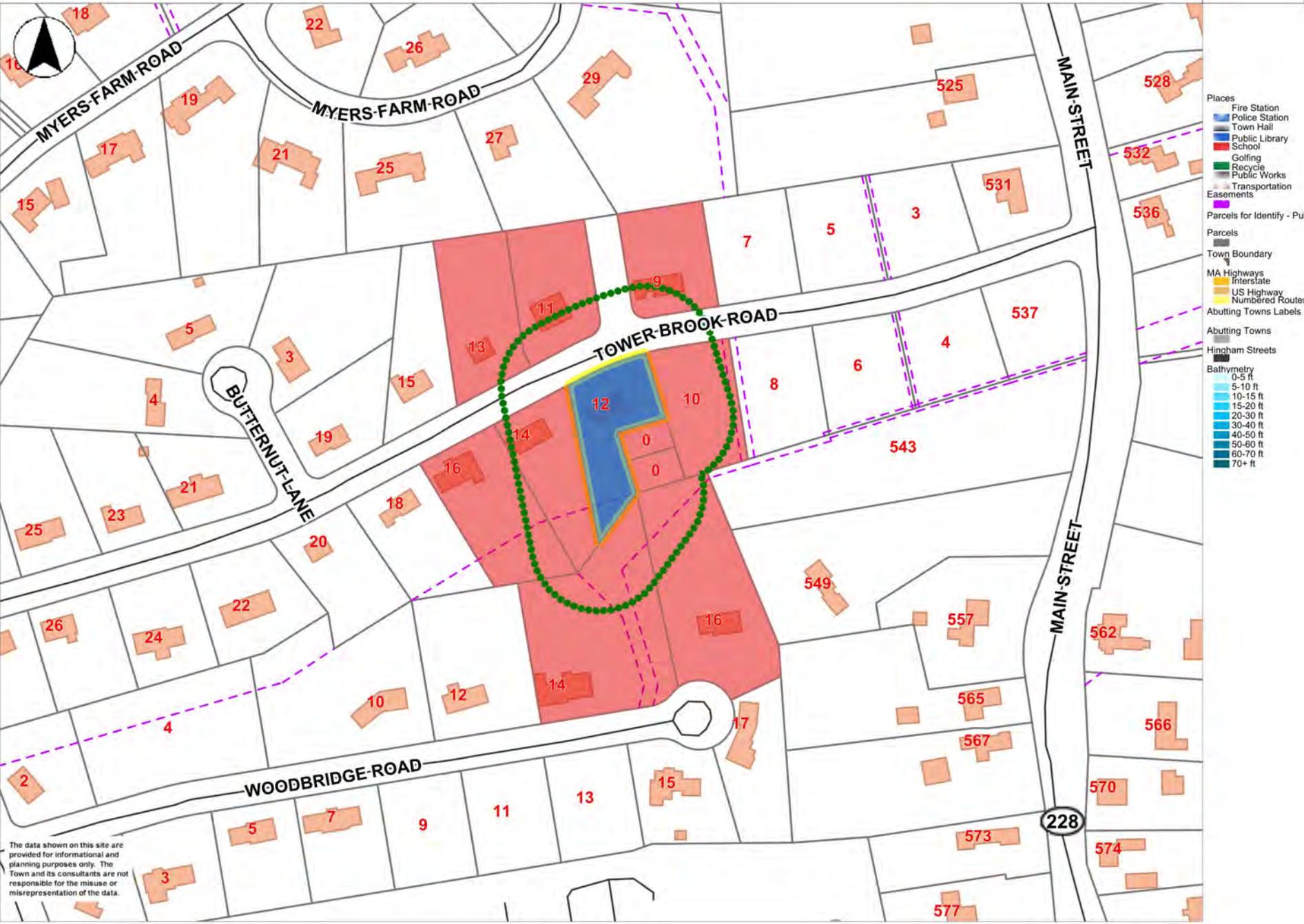


### Also of Interest

[NDS Calculators & Tools | Plan Drainage &...](#)

[Dry Well Drainage Systems and Kits](#)

[NDS Flo-Well Dry Well](#)





TOWN OF HINGHAM  
CONSERVATION COMMISSION

**VOLUNTARY 21 DAY WAIVER  
(Public Hearing or Meeting)**

As set forth under the MA Wetlands Protection Act Regulations, 310 CMR 10.05(5), and the Town of Hingham Wetland Regulations, Section 7.6, the Conservation Commission is required to hold a public hearing or public meeting within 21 days of receipt of the minimum submittal requirements for a Notice of Intent, Abbreviated Notice of Resource Area Delineation, or Request for Determination for Applicability.

Due to the Commission's established meeting schedule and increasing number of filings, the Hingham Conservation Commission hereby requests the applicant waive the aforementioned 21 day requirement. This is a voluntary option that will assist the Conservation Commission in scheduling the hearing or meeting and conducting a thorough review of the application. If you choose to waive this deadline, your application will still be heard and decided upon in a timely manner.

The undersigned hereby waives the 21 day time period for the Commission to hold a public hearing or meeting and agrees to a hearing date no later than June 9<sup>th</sup> 2025 (date) for the following application:  
12 Tower Brook Road (address).



Applicant Signature

John E Kelly II

Print

5/17/25

Date

Parcel ID: 108-0-12  
KELLY JOHN E II & JANE C  
12 TOWER BROOK ROAD  
HINGHAM, MA 02043

Parcel ID: 108-0-10  
GILES JAMES C & LORRAINE  
THE JAMES C & LORRAINE M  
9 TOWER BROOK ROAD  
HINGHAM, MA 02043

Parcel ID: 108-0-11  
GILES JAMES C & LORRAINE  
THE JAMES C & LORRAINE M  
9 TOWER BROOK ROAD  
HINGHAM, MA 02043

Parcel ID: 108-0-13  
ALIPERTI JAMES & ERIN  
11 TOWER BROOK ROAD  
HINGHAM, MA 02043

Parcel ID: 108-0-14  
PICHARD NANCY & DAVID  
14 TOWER BROOK ROAD  
HINGHAM, MA 02043

Parcel ID: 108-0-15  
BAILEY TIMOTHY G  
13 TOWER BROOK ROAD  
HINGHAM, MA 02043

Parcel ID: 108-0-16  
WOZNY GRZEGOORZ B & ANNA  
16 TOWER BROOK ROAD  
HINGHAM, MA 02043

Parcel ID: 108-0-39  
SABATTIS MITCHEL J &  
14 WOODBRIDGE ROAD  
HINGHAM, MA 02043

Parcel ID: 108-0-40  
TOWN OF HINGHAM- LIGHT  
210 CENTRAL STREET  
HINGHAM, MA 02043

Parcel ID: 108-0-41  
WEYMOUTH LIGHT & POWER CO  
%MASS ELECTRIC  
40 SYLVAN ROAD  
WALTHAM, MA 02451

Parcel ID: 108-0-42  
KELLEY MARY JO  
16 WOODBRIDGE ROAD  
HINGHAM, MA 02043

## NOTIFICATION TO ABUTTERS

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

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

\_\_\_\_\_ has filed a \_\_\_\_\_  
*Applicant Name* *Application Type*

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

The address of the property where work is proposed: \_\_\_\_\_

The proposed work includes: \_\_\_\_\_

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

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

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

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

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

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

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

**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, Kenneth Thomson, hereby certify under the pains and penalties  
*Name of person making Affidavit*

of perjury that on 5/22/2025 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 Certificate of Mailing 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:

5/22/2025 for property located at 12 Tower 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.

Kenneth Thomson  
Signature

5/22/2025  
Date



Certificate of Mailing — Firm

Name and Address of Sender

5 Wetlands  
134 Spring Street  
Rockland, MA 02370

TOTAL NO. of Pieces Listed by Sender

TOTAL NO. of Pieces Received at Post Office™

Affix Stamp Here

Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)

Address  
(Name, Street, City, State, and ZIP Code™)

GILES JAMES C & LORRAINE  
THE JAMES C & LORRAINE M  
9 TOWER BROOK ROAD  
HINGHAM, MA 02043

ALPERTI JAMES & ERIN  
11 TOWER BROOK ROAD  
HINGHAM, MA 02043

PICHARD NANCY & DAVID  
14 TOWER BROOK ROAD  
HINGHAM, MA 02043

BAILEY TIMOTHY G  
13 TOWER BROOK ROAD  
HINGHAM, MA 02043

WOZNY GRZEGORZ B & ANNA  
16 TOWER BROOK ROAD  
HINGHAM, MA 02043

SABATTIS MITCHEL J &  
14 WOODBRIDGE ROAD  
HINGHAM, MA 02043

U.S. POSTAGE PAID  
FCM LETTER  
ABINGTON, MA 02351  
MAY 21, 2025

\$0.00

R2305K134600-21



02043

Retail



RDC 99

Retail



02043

U.S. POSTAGE PAID  
FCM LETTER  
ABINGTON, MA 02351  
MAY 21, 2025

\$0.00

Retail



02043

U.S. POSTAGE PAID  
FCM LETTER  
ABINGTON, MA 02351  
MAY 21, 2025

\$0.00

Retail



U.S. POSTAGE PAID  
FCM LETTER  
ABINGTON, MA 02351  
MAY 21, 2025

Retail



U.S. POSTAGE PAID  
FCM LETTER  
ABINGTON, MA 02351  
MAY 21, 2025

Retail



U.S. POSTAGE PAID  
FCM LETTER  
ABINGTON, MA 02351  
MAY 21, 2025

\$0.00

R2305K134600-21

RDC 99



**Certificate of Mailing — Firm**

Name and Address of Sender

*5 Wetlands*  
134 Spring Street  
Rockland, MA 02370

TOTAL NO. of Pieces Listed by Sender

Affix Stamp Here  
Postmark with Date of Receipt.



Postmaster, per (name of receiving employee)

USPS® Tracking Number  
Firm-specific Identifier

Address  
(Name, Street, City, State, and ZIP Code™)

1. TOWN OF HINGHAM- LIGHT  
210 CENTRAL STREET  
HINGHAM, MA 02043

2. KELLEY MARY JO  
16 WOODBRIDGE ROAD  
HINGHAM, MA 02043

3. WEYMOUTH LIGHT & POWER CO  
%6 MASS ELECTRIC  
40 SYLVAN ROAD  
WALTHAM, MA 02451

**Retail**



02043

U.S. POSTAGE PAID  
FCM LETTER  
ABINGTON, MA 02351  
MAY 21, 2025

**\$0.00**

**Retail**



02451

U.S. POSTAGE PAID  
FCM LETTER  
ABINGTON, MA 02351  
MAY 21, 2025

**\$0.00**

**Retail**



02043

U.S. POSTAGE PAID  
FCM LETTER  
ABINGTON, MA 02351  
MAY 21, 2025

**\$0.00**

**RDC 99**

R2305K134600-21

Jack Kelly  
12 Tower Brook Road  
Hingham, MA 02333



## WETLAND RESOURCE EVALUATION

Kenneth Thomson (Botanist/Wetland Scientist) delineated wetlands at Tower Brook Road on April 23, 2025. The property is approximately 0.5 acres. The property has a single-family home set atop of a terrace. The land drops to the south into a valley where Tower Brook flows east. Also located within the valley is an electric transmission line. For the utilities to gain access to the power line, a gravel drive was located to the east of the house then wrapped behind the house. The stream ranges between 3 and 5 feet wide and 6 inches deep and flows to the east. Tower Brook is a blue line USGS perennial stream. The stream is located within an emergent marsh/shrub swamp. The emergent marsh was dominated by phragmites, willow, sweet pepperbush and highbush blueberry. The soil is mapped as Swansea muck. The Swansea series consists of very poorly drained organic soils. They formed in highly decomposed organic material over sandy mineral. These soils are in depressions or on flat level areas on uplands and outwash plains.

A review of MassGIS databases identified the property located within Interim Well Protection Area (IWPA) of the Free Street well #5 and Zone II of a ground water supply.

## WETLAND DELINEATION

Kenneth Thomson (Botanist/Wetland Scientist) identified and delineated wetlands subject to regulatory jurisdiction under Section 404 of the Clean Water Act (33 U.S.C. 1344) or the Massachusetts Wetlands Protection Act, M.G.L., Chapter 131, Section 40. Fieldwork was conducted on April 23, 2025. The predominance of hydrophytic vegetation, evidence of hydric soils, and wetland hydrology are used to define the boundary of vegetated wetlands following the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, and the 2022 MA DEP-Delineation Manual Guidelines. The wetlands were flagged with pink flags numbered 1 to 12. Bankfull Indicators of Tower Brook were flagged with yellow flagging and numbered BF1 to BF15. DEP wetland data sheets were developed for wetland flag #5.

### MassGIS Review

The following data layers are associated with the site under review.

Present	Absent	Natural Heritage
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Certified Vernal Pools
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Estimated Habitat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Priority Habitat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential Vernal Pool
		<b>Ground Water Protection</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interim Well Protection Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zone II

Present	Absent	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Surface Water Protection</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone B
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone C
		<b>Wetlands</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DEP 12,000
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Perennial Stream – <i>Tower Brook</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2005 Human Change
		<b>Floodplain</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA National Flood Hazard Layer
		<b>Out Standing Resource Waters</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ORW
		<b>Area of Environmental Concern</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ACEC

## WETLAND REGULATORY REVIEW

### Massachusetts Wetland Resource Areas

Wetland resource areas on the site regulated under the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40) and its Regulations (310 CMR 10.00) include:

- *Bank*
- *Land under Water Bodies and Waterways*
- *Bordering Vegetated Wetlands*
- *Riverfront*

A 100-foot buffer zone extends landward from the limit of the *Bordering Vegetated Wetlands* (BVW) and the top of *Bank*. Riverfront resource extends 200 feet from the bankfull indicator flags.

If you have any questions, please contact the office.

Sincerely,

*5 Wetlands*



Kenneth Thomson  
Botanist

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 12 Tower Road City/Town: Hingham Sampling Date: 4/23/2025  
 Applicant/Owner: Jack Kelly Sampling Point or Zone: WF# 5 Wetland  
 Investigator(s): Kenneth Thomson Latitude / Longitude: 42.219 / 70.8814  
 Soil Map Unit Name: Swasea Muck NWI or DEP Classification: ERM / SS

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)  
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.**

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
<b>Reliable Indicators of Wetlands Hydrology</b>	<b>Indicators that can be Reliable with Proper Interpretation</b>	<b>Indicators of the Influence of Water</b>
<input checked="" type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input checked="" type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input checked="" type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input checked="" type="checkbox"/> Direct observation of inundation <input checked="" type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Red Maple saplings	Acer rubrum	FAC	10.5	Yes	Yes
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
			<u>10.5</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Pussy Willow	Salix discolor	FACW	38.0	Yes	Yes
2.	Sweet Pepperbush	Clethra alnifolia	FAC	10.5	No	
3.	Highbush Blueberry	Vaccinium corymbosum	FACW	10.5	No	
4.						
5.						
6.						
7.						
8.						
9.						
			<u>59.0</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5 feet</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Common Reed	Phragmites australis	FACW	38.0	Yes	Yes
2.	Skunk Cabbage	Symplocarpus foetidus	OBL	10.5	Yes	Yes
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
			<u>48.5</u> = Total Cover			

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.	River Grape	Vitis riparia		FAC	10.5		Yes
2.							
3.							
4.							
					10.5 = Total Cover		

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:
	OBL species		X 1 = 0.00
	FACW species		X 2 = 0.00
	FAC species		X 3 = 0.00
	FACU species		X 4 = 0.00
	UPL species		X 5 = 0.00
	Column Totals	(A) 0	(B) 0
Prevalence Index		B/A = <b>0.00</b>	
Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Wetland vegetation criterion met?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

**Definitions of Vegetation Strata**

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 12 Tower Road City/Town: Hingham Sampling Date: 4/23/2025

Applicant/Owner: Jack Kelly Sampling Point or Zone: WF# 5 Wetland

Investigator(s): Kenneth Thomson Latitude / Longitude: 42.21966 / 70.88815

Soil Map Unit Name: Chatfield Fine Sandy Loam NWI or DEP Classification: Uplands

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.**

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydic Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
<b>Reliable Indicators of Wetlands Hydrology</b> <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<b>Indicators that can be Reliable with Proper Interpretation</b> <input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines  <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<b>Indicators of the Influence of Water</b> <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits  <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	N/A				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
		0.0 = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	MeadowSweet	Spirea alba	FACW	38.0	Yes Yes
2.	Multiflora Rose	Rosa multiflora	FACU	20.5	Yes No
3.	Siberian Crab Apple	Malus Baccata	FACU	10.5	No
4.	White Pine	Pinus strobus	FACU	10.5	No
5.					
6.					
7.					
8.					
9.					
		79.5 = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Canda Goldenrod	Solidago canadensis	FACU	20.5	Yes No
2.	Lawn		UPL	10.5	Yes No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
		31.0 = Total Cover			

**VEGETATION – continued.**

<u>Woody Vine Stratum</u>	Plot size <u>30 feet</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. N/A					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by: Result
	OBL species		X 1 = 0.00
	FACW species		X 2 = 0.00
	FAC species		X 3 = 0.00
	FACU species		X 4 = 0.00
	UPL species		X 5 = 0.00
	Column Totals	(A) 0	(B) 0
Prevalence Index		B/A = <b>0.00</b>	
Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Wetland vegetation criterion met?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

**Definitions of Vegetation Strata**

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %



# 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

5/22/2025  
Date