



Professional Civil Engineering • Professional Land Surveying • Land Planning

150 Longwater Drive, Suite 101
Norwell, MA 02061
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www.mckeng.com

February 26, 2025

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

**RE: Request for Certificate of Compliance
for Site Improvements at Property of Marc Sacco
40 Canterbury Street, Hingham, MA 02043
Assessors Map 43 Lot 109
DEP File #SE 34-1086**

Dear Commission Members,

On behalf of our client, Marc Sacco, I hereby submit a Request for Certificate of Compliance for work completed at 40 Canterbury Street in Hingham, Massachusetts. The completed work pertains to the Final Order of Conditions, DEP File #34 1086, which is recorded with the Plymouth County Registry of Deeds in Book: 00485, Page: 27, Cert.: 97027.

I hereby certify that the site improvements were constructed to be in substantial compliance with plans prepared by this office for a Notice of Intent filed with the Hingham Conservation Commission and the Department of Environmental Protection with the following exceptions:

- A small portion of a retaining wall is located within the 50 ft. buffer zone.
- A gravel area was constructed in the southwest portion of the property within the 50 and 100-ft. buffer zones.

Very Truly Yours,

MCKENZIE ENGINEERING GROUP, INC.

A handwritten signature in blue ink, appearing to read 'Bradley C. McKenzie', with a long horizontal flourish extending to the right.

Bradley C. McKenzie, P.E.
President

CC: Marc Sacco



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
 SE 34 1086
 Provided by DEP

A. Project Information

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Marc Sacco
 Name
 40 Canterbury Street
 Mailing Address
 Hingham MA 02043
 City/Town State Zip Code
 617-828-7049
 Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Marc Sacco
 Applicant
 9/5/11 34 1086
 Dated DEP File Number

3. The project site is located at:

40 Canterbury Street Hingham
 Street Address City/Town
 43 109
 Assessors Map/Plat Number Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)
 Plymouth 00485 27
 County Book Page
 97027
 Certificate (if registered land)

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
 the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

- the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

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

DEP File Number:

SE 34 1086

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST REQUEST FOR CERTIFICATE OF COMPLIANCE (COC)

Please submit the following when requesting a Certificate of Compliance under the MA Wetlands Protection Act and Hingham Wetlands Protection By-Law. Submit one (1) copy of the following to the Conservation Office and an electronic copy of the complete request to conservation@hingham-ma.gov.

- WPA Form 8A: [Request for Certificate of Compliance](#)
- A check payable to the town of Hingham for the [Town of Hingham Wetlands Protection Bylaw fee](#)
 - \$50 for Residential
 - \$100 for Commercial
 - Please redact bank account information from photocopies
- A letter from a registered professional engineer, surveyor, architect, or landscape architect, as applicable, certifying substantial compliance with the approved plans and describing what deviations, if any, exist from the plans approved in the Order of Conditions. The letter should also document compliance with any special conditions.
- Post construction site photos of the completed work including established vegetation where required.
- The Conservation Commission's [Policy on Receipt of Information](#)
- Optional – [Voluntary 21 Day Waiver \(COC\)](#)

If required pursuant to special conditions of Order of Conditions:

- Final As-built Plan signed and stamped by a Massachusetts Registered Professional Engineer or Land Surveyor showing post-construction conditions within all areas under the jurisdiction of the MA Wetlands Protection Act and the Hingham Wetlands Protection By-Law. This plan shall include at a minimum:
 - All wetland resource area boundaries with associated buffer zones and regulatory setback areas taken from the plan(s) approved in this Order of Conditions;
 - Locations and elevations of all stormwater management conveyances, structures and best management designs, including foundation drains, constructed under this Order within any wetland resource area or buffer zone;
 - Distances from any structures constructed under this Order to wetland resource areas - "structures" include, but are not limited to, all buildings, septic system components, wells, utility lines, fences, retaining walls, and roads/driveways;
 - A line delineating the limit of work - "work" includes any filling, excavating and/or disturbance of soils or vegetation approved under this Order;
 - Mitigation planting areas constructed under this Order, as applicable.



2011 00684651

Bk: 00485 Pg: 27 Cert: 97027
Doc: NOTED 11/29/2011 12:02 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

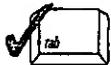
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Hingham Wetlands Protection Bylaw

Provided by MassDEP:
40 Canterbury St.
MassDEP File # SE 34 1086
eDEP Transaction #
Hingham
City/Town

A. General Information

Please note:
this form has
been modified
with added
space to
accommodate
the Registry
of Deeds
Requirements

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



1. From: Hingham
Conservation Commission

2. This issuance is for
(check one): a. **Order of Conditions** b. Amended Order of Conditions

3. To: Applicant:
a. Marc b. Sacco
a. First Name b. Last Name

c. Organization
196 Finch Road
d. Mailing Address
Raynham MA 02767
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):
Robert Meshel
a. First Name b. Last Name

Development
Canterbury Village, LLC
c. Organization
550 Worcester Road
d. Mailing Address
Framingham MA 01702
e. City/Town f. State g. Zip Code

5. Project Location:
40 Canterbury Street Hingham
a. Street Address b. City/Town
43 109
c. Assessors Map/Plat Number d. Parcel/Lot Number

Latitude and Longitude, if known: d m s d m s
d. Latitude e. Longitude



VIEW OF DRIVEWAY FROM CANTERBURY STREET LOOKING NORTH

VIEW FROM FRONT
LOOKING WEST TOWARD
GRAVEL DRIVE AND
TUGMANUG LANE



REQUEST FOR
CERTIFICATE OF COMPLIANCE
40 CANTERBURY STREET
HINGHAM, MA



Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
781.792.3900
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**VIEW OF GRAVEL DRIVE ALONG WEST SIDE
OF HOUSE LOOKING NORTHWEST**



**VIEW OF STONE WALL AT WEST EDGE
OF REAR YARD OPPOSITE NORTHWEST
CORNER OF HOUSE**

**REQUEST FOR
CERTIFICATE OF COMPLIANCE
40 CANTERBURY STREET
HINGHAM, MA**



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VIEW OF NORTHWEST CORNER OF HOUSE LOOKING SOUTHEAST



VIEW OF NORTH SIDE OF HOUSE LOOKING SOUTHEAST

REQUEST FOR
CERTIFICATE OF COMPLIANCE
40 CANTERBURY STREET
HINGHAM, MA



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HINGHAM WETLAND REGULATIONS

APPENDIX C

Policy on Receipt of Information

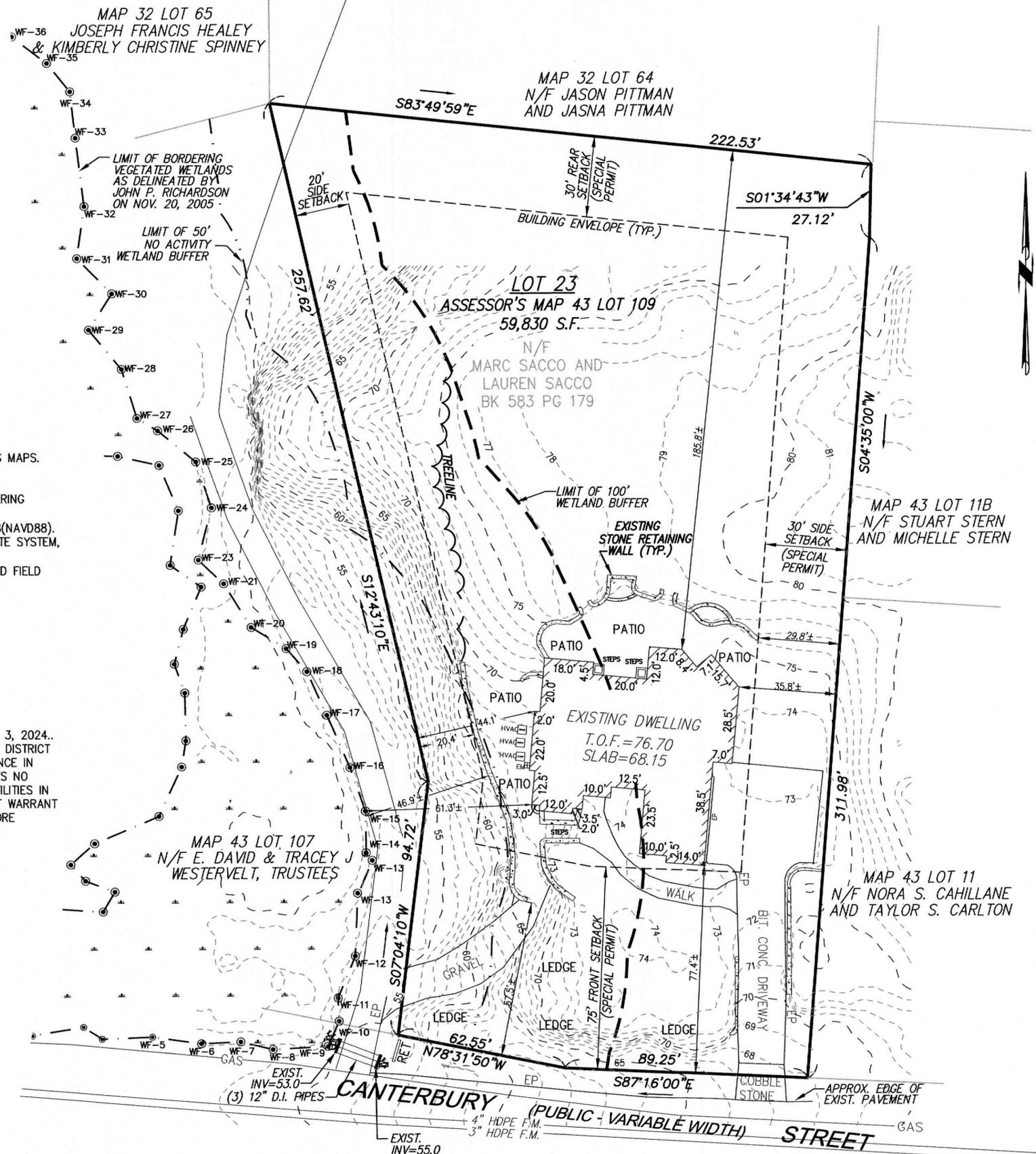
(Revised March 4, 2024)

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

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

Applicant or Applicant's Representative Signature

Date



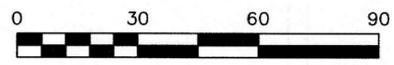
SURVEY NOTES:

- LOCUS IS SHOWN AS PARCEL NUMBER 43-0-109 ON THE TOWN OF HINGHAM ASSESSORS MAPS.
- DEED TO LOCUS IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS CERTIFICATE OF TITLE No. 116779.
- THIS SURVEY WAS MADE ON THE GROUND IN FEBRUARY OF 2025 BY MCKENZIE ENGINEERING GROUP, INC.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BEARINGS SHOWN HEREON ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE, NORTH AMERICAN DATUM (NAD83).
- WETLAND RESOURCE AREAS WERE DELINEATED BY JOHN P. RICHARDSON ON 11NOV05, AND FIELD LOCATED BY MCKENZIE ENGINEERING GROUP, INC. IN FEBRUARY, 2006.
- LOCUS IS ZONED RESIDENCE C
 MINIMUM SETBACK REQUIREMENTS: (ZONING BY-LAW)
 FRONT YARD 50'
 SIDE YARD 20'
 REAR YARD 20'
 MINIMUM SETBACK REQUIREMENTS: (SPECIAL PERMIT)
 FRONT YARD 75'
 SIDE YARD 30'
 REAR YARD 20'
- LOCUS IS SITUATED IN ZONE X AS SHOWN ON F.I.R.M. No 25023C0038K, EFFECTIVE JULY 3, 2024.
- LOCUS IS NOT LOCATED IN A DEP ZONE 2 OR TOWN OF HINGHAM AQUIFER PROTECTION DISTRICT
- UTILITY INFORMATION SHOWN HEREON IS DERIVED FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
- PLAN REFERENCES: LCP 2266G

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY MCKENZIE ENGINEERING GROUP, INC. IN FEBRUARY 2025.



R. Hood
 RICHARD J. HOOD, PLS DATE



REV	DATE	DESCRIPTION	BY	APP

MCKENZIE ENGINEERING GROUP
 Assinippi Office Park
 150 Longwater Drive, Suite 101
 Norwell, MA 02061
 P: 781.792.3900
 F: 781.792.0333
 www.mckeng.com

EXISTING CONDITIONS PLAN
40 CANTERBURY STREET
HINGHAM, MA
 OWNER/APPLICANT:
MARC & LAUREN SACCO
 40 CANTERBURY STREET
 HINGHAM, MASSACHUSETTS

DRAWN BY:	AL
DESIGNED BY:	
CHECKED BY:	BCM
APPROVED BY:	RJH
DATE:	24FEB2025
SCALE:	1"=30'
PROJECT NO.:	225-116
DWG. TITLE:	

EXISTING CONDITIONS PLAN
 DWG. NO: **EX-1**