



November 15, 2023

Town of Hingham  
Conservation Commission  
Attn: Sylvia Schuler – Administrative Assistant  
210 Central Street  
Hingham, MA 02043

**RE: Revised Final Certificate of Compliance Submittal Package for  
60 Research Road, Hingham, MA  
DEP File # 034-1388**

Dear Sylvia and Members of the Commission,

On behalf of our client, Gill-Research Drive, LLC., the owner of 60 Research Road in Hingham, request the Commission to issue a Final Certificate of Compliance for the completed project.

Included with this letter are the following supporting documents:

- Enclosure 1: Order of Conditions, MA DEP File #034-1388, issued March 26, 2021
- Enclosure 2: Recorded Partial Certificate of Compliance dated November 16, 2022
- Enclosure 3: WPA Form 8A – Request for Certificate of Compliance Form
- Enclosure 4: Check in the Amount of \$100.00 (Bylaw Fee)
- Enclosure 5: Site Photographs
- Enclosure 6: Hingham Conservation Commission Policy of Receipt of Information
- Enclosure 7: As-Built Plan (Sheets AB-1, 2, 3) – prepared by Crocker Design Group, LLC
- Enclosure 8: Temporary Construction Access and Laydown Plan – prepared by Crocker Design Group, LLC

The Commission will recall that the Applicant previously submitted, and obtained, a Partial Certificate of Compliance for the completion of the new warehouse building and associated site work which was issued by the Commission on November 16, 2022.

At the time of Partial CoC issuance, the Commission confirmed the items remaining to be satisfied, prior to consideration of a Final CoC, were the satisfaction of Conditions 53 through 58. These Conditions are identified below followed by the status updates from our perspective for the Commission's consideration.



**Condition #55:** Prior to the issuance of a Certificate of Compliance, the mitigation area plantings shall survive at least two full growing seasons with a minimum of 75% survival rate. If a 75% survival rate is not achieved, replacement plantings of the same species shall be made by the applicant. ***Status Update: The mitigation plantings have now completed two (2) full years (includes 4 growing seasons – i.e. spring and fall of 2022 and 2023). Based on a site inspection performed by Crocker Design Group (CDG) on October 20, 2023 CDG has computed the survival rate of the original plantings to be 96%. In our opinion, this Condition has been satisfied accordingly.***

**Condition #56:** Prior to the issuance of a Certificate of Compliance, the applicant shall demonstrate the Riverfront Area restoration has been successfully completed for at least two full growing seasons. ***Status Update: These plantings were installed in the fall of 2021. At the time of our most recent site visit of October 20, 2023 all of these plantings appear to have survived, thus resulting in a survival rate of 100%, exceeding the 75% minimum requirement. Also, there were supplemental mitigation plantings added, as part of the agreement with the Commission through the prior Partial CoC process. These plantings were installed in the fall of 2022 and all appear to have survived per our site visit on October 20, 2023. Thus, these have now survived a full year, including two growing seasons (Spring and Fall of 2023). In our opinion, this Condition has been satisfied accordingly.***

**Condition #57:** The mitigation planting area and Riverfront Area restoration shall be allowed to naturally revegetate with native species following planting and remain as naturally vegetated. This condition shall apply in perpetuity and shall not expire with the issuance of a Certificate of Compliance. ***Status Update: The mitigation planting restoration areas have been left to revegetate. We note that additional mitigation plantings were added to the restoration area through the Partial CoC coordination process with the Commission, and as verified above, the plantings have exceeded the required 75% survival rate. In our opinion, this Condition has been satisfied accordingly.***

**Condition # 58:** In accordance with 310 CMR 10.58(5)(h), further alteration within the restored Riverfront Area is prohibited, except as may be required to maintain the area in its restored condition. This condition shall apply in perpetuity and shall not expire with the issuance of a Certificate of Compliance. ***Status Update: No further alteration has been made within the restored Riverfront Area / Mitigation Areas based on our most recent site visit of October 20, 2023. The Applicant is aware that this condition shall apply in perpetuity and will not expire with the issuance of a Full Certificate of Compliance. In our opinion, this Condition has been satisfied accordingly.***



Also, a portion of the project site included in the Order of Conditions is located on the adjacent lot, 73 Abington Street, which is owned by the Applicant. The Commission will recall that the Applicant included this property in this Order of Conditions as he they intended to utilize this site for their construction staging and access, which they did, in accordance with the enclosed Temporary Construction Laydown and Access Plan, which was included in the permit plan set.

Separately, there was an existing active Order of Conditions (OOC #034-1320) associated with 73 Abington Street, that allowed for the construction of a new storage building and associated warehouse & office space. However, the Applicant was not sure whether they would immediately proceed from wrapping up the site's use for construction staging/access for the 60 Research Road project, into the development of the storage / warehouse development. As such, the Temporary Construction Laydown and Access Plan included site restoration requirements in the event that they did not proceed with the storage/warehouse project.

However, now that the 60 Research Road project is complete, the Applicant did in fact carry on with the construction of the storage/warehouse project on the 73 Abington Street site, thus the site restoration component of the 60 Research Road OOC was not necessary and thus not performed.

Based on the above, we are resubmitting the Final CoC request to more accurately identify that the 60 Research Road project (OOC #034-1388) was in fact completed, with the exception of the off-site restoration on 73 Abington Street, since the 73 Abington Street site is now actively being developed under an amended Order of Conditions (OOC #034-1320A).

Based on CDG's field observations, we have no objections to the Conservation Commission considering the issuance of a Final Certificate of Compliance. We are happy to meet with you on site to review the completed project conditions at your earliest convenience.

Should you have any questions, or require additional information or documentation to aid in the requests, please don't hesitate to contact me at any time at 781-919-0808 or by email at [gabecrocker@crockerdesigngroup.com](mailto:gabecrocker@crockerdesigngroup.com).

Sincerely,  
Crocker Design Group LLC

A handwritten signature in blue ink, appearing to read "Gabe Crocker".

Gabe Crocker P.E.  
President



**Enclosure 1:  
Order of Conditions, MA DEP File #034-1388**



# TOWN OF HINGHAM

## CONSERVATION COMMISSION

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### ORDER OF CONDITIONS: DEP #034-1388

TO: Kevin Gill, Gill Research Drive LLC  
FROM: Loni Fournier, Conservation Officer *LMF*  
DATE: March 26, 2021  
TITLE: Order of Conditions for 60 Research Rd/73 Abington St/0 SE Expressway, Hingham, MA 02043

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The Hingham Conservation Commission has issued an Order of Conditions pursuant to the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Bylaw for the above-referenced project. The Order of Conditions is attached to this letter and is the permit to proceed with the approved project. The Order of Conditions is valid for three years from the date of issuance and will expire on March 26, 2024.

In order to begin work, you are responsible for the following actions:

1. Record the **original** Order of Conditions at the Plymouth Registry of Deeds after the appeal period ends on April 5, 2021.
2. Submit **proof** that the Order of Conditions was recorded to the Conservation Office at 210 Central Street, Hingham, MA.
3. Contact the Conservation Office for a pre-construction meeting prior to beginning work. Be prepared to provide contact information for the contractor who will manage the project on site.

To complete your project, you will need to take the following actions:

1. If you need an extension to complete the project within the approval period, submit a request to extend the Order of Conditions, in writing, to our office at least 30 days prior to the expiration date.
2. When the project is fully constructed and the terms of the Order of Conditions have been met, submit a Request for Certificate of Compliance to the Conservation Office. Please use the most recent DEP form to submit the request.

For your convenience, a guide to permitting is available at the Town of Hingham's Conservation Commission webpage at <http://www.hingham-ma.gov/DocumentCenter/Home/View/3157>. If you have questions about the Order of Conditions or any of the required actions, please call the Conservation Office.

C: SERO (via email only [SERO\\_NOI@mass.gov](mailto:SERO_NOI@mass.gov))  
Gabriel Crocker (via email only [gabecrocker@crockerdesigngroup.com](mailto:gabecrocker@crockerdesigngroup.com))





**Page 2A of 13 – Order of Conditions–DEP 034 1388**  
60 Research Road, 73 Abington Street, and 0 Southeast Expressway

Properties recorded at the Plymouth County Registry of Deeds:

**60 Research Road**

Map 207  
Parcel 16  
County: Plymouth  
Book: 45225  
Page: 321

**73 Abington Street**

Map 211  
Parcel 1  
County: Plymouth  
Book: 54189  
Page: 200

**0 Southeast Expressway**

Map 213  
Parcel 30  
County: Plymouth  
Book: 53845  
Page: 76

**Page 2B of 13 – Order of Conditions–DEP 034 1388**

60 Research Road, 73 Abington Street, and 0 Southeast Expressway

Site Development Plans, Proposed Warehouse Facility for Gill Research Drive LLC. 60 Research Road and 73 Abington Street

a. Plan Title

Crocker Design Group

b. Prepared By

2/23/2021

d. Final Revision Date

Gabriel R. Crocker, PE, and Nicholas J. Schwartz, RLA (sheets C-6.1, C-6.2)

c. Signed and Stamped by

As Noted

e. Scale

(per condition #30, the Landscape Plan (sheet C-6.1) to be revised)

Stormwater Management Report for Warehouse Building 60 Research Rd/73 Abington Street

a. Plan Title

Crocker Design Group

b. Prepared By

dated 10/19/20, revised 1/4/20(sic)

(revisions to Sections 3,4,7 dated 2/23/21)

d. Final Revision Date

Gabriel R. Crocker, PE

(revisions Sections 3,4,7 dated 2/23/21 unstamped)

c. Signed and Stamped by

n/a

e. Scale

Long-Term Stormwater Operation & Maintenance Plan McCusker-Gill Warehouse Building 60 Research Road

a. Plan Title

Crocker Design Group

b. Prepared By

2/18/2021 (to be revised per conditions #31 and #51)

d. Final Revision Date

n/a

c. Signed and Stamped by

n/a

e. Scale



**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

Provided by MassDEP:  
 034-1388

MassDEP File # \_\_\_\_\_

eDEP Transaction # \_\_\_\_\_

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**B. Findings (cont.)**

Denied because:

- b.  the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c.  the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
- 3.  Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) 45  
 a. linear feet

**Inland Resource Area Impacts:** Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	<u>0</u> a. square feet	<u>0</u> b. square feet	c. square feet	d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet e. c/y dredged	b. square feet f. c/y dredged	c. square feet	d. square feet
7. <input type="checkbox"/> Bordering Land Subject to Flooding Cubic Feet Flood Storage	a. square feet e. cubic feet	b. square feet f. cubic feet	c. square feet g. cubic feet	d. square feet h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding Cubic Feet Flood Storage	a. square feet c. cubic feet	b. square feet d. cubic feet	e. cubic feet	f. cubic feet
9. <input checked="" type="checkbox"/> Riverfront Area	<u>4254</u> a. total sq. feet	<u>4254</u> b. total sq. feet		
Sq ft within 100 ft	<u>498</u> c. square feet	<u>498</u> d. square feet	<u>        </u> e. square feet	<u>        </u> f. square feet
Sq ft between 100- 200 ft	<u>3756</u> g. square feet	<u>3756</u> h. square feet	<u>        </u> i. square feet	<u>        </u> j. square feet



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**B. Findings (cont.)**

**Coastal Resource Area Impacts:** Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	a. <u>                    </u> square feet	b. <u>                    </u> square feet		
	c. <u>                    </u> c/y dredged	d. <u>                    </u> c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	a. <u>                    </u> square feet	b. <u>                    </u> square feet	c. <u>                    </u> c. nourishment cu yd	d. <u>                    </u> d. nourishment cu yd
14. <input type="checkbox"/> Coastal Dunes	a. <u>                    </u> square feet	b. <u>                    </u> square feet	c. <u>                    </u> c. nourishment cu yd	d. <u>                    </u> d. nourishment cu yd
15. <input type="checkbox"/> Coastal Banks	a. <u>                    </u> linear feet	b. <u>                    </u> linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	a. <u>                    </u> square feet	b. <u>                    </u> square feet		
17. <input type="checkbox"/> Salt Marshes	a. <u>                    </u> square feet	b. <u>                    </u> square feet	c. <u>                    </u> square feet	d. <u>                    </u> square feet
18. <input type="checkbox"/> Land Under Salt Ponds	a. <u>                    </u> square feet	b. <u>                    </u> square feet		
	c. <u>                    </u> c/y dredged	d. <u>                    </u> c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	a. <u>                    </u> square feet	b. <u>                    </u> square feet	c. <u>                    </u> square feet	d. <u>                    </u> square feet
20. <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			
	a. <u>                    </u> c/y dredged	b. <u>                    </u> c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	a. <u>                    </u> square feet	b. <u>                    </u> square feet		
22. <input type="checkbox"/> Riverfront Area	a. <u>                    </u> total sq. feet	b. <u>                    </u> total sq. feet		
Sq ft within 100 ft	c. <u>                    </u> square feet	d. <u>                    </u> square feet	e. <u>                    </u> square feet	f. <u>                    </u> square feet
Sq ft between 100- 200 ft	g. <u>                    </u> square feet	h. <u>                    </u> square feet	i. <u>                    </u> square feet	j. <u>                    </u> square feet



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## B. Findings (cont.)

\* #23. 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.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23.  Restoration/Enhancement \*:

a. square feet of BVW

b. square feet of salt marsh

24.  Stream Crossing(s):

a. number of new stream crossings

b. number of replacement stream crossings

## C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
  - a. The work is a maintenance dredging project as provided for in the Act; or
  - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
  - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on \_\_\_\_\_ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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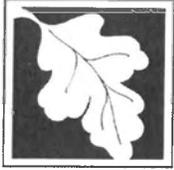
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### **C. General Conditions Under Massachusetts Wetlands Protection Act**

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,
 

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]  
 "File Number            034-1388            "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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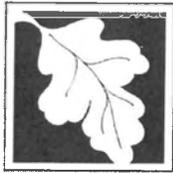
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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1)  is subject to the Massachusetts Stormwater Standards
- (2)  is NOT subject to the Massachusetts Stormwater Standards

**If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:**

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
  - ii.* as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
  - iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

*iv.* all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

*v.* any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

*c)* The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

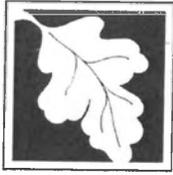
*i.)* the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

*ii.)* the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

*d)* Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

*e)* Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

*f)* The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



**Massachusetts Department of Environmental Protection**  
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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
  2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
  3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

**See attached findings and special conditions numbered 21-58  
 on pages 9A,9B,9C & 9D**

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.

**FINDINGS:**

**On 3/8/2021 the Conservation Commission made the following findings relative to this project:**

- a. The project meets the submittal requirements for issuance of an Order of Conditions under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations.
- b. The work described is within an area subject to protection under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations, and will not alter or adversely affect the area subject to protection under the Act or the Regulations.

**CONDITIONS** – All conditions are in support of the Commission’s evaluations of this project under both the Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw unless specifically designated as Bylaw only. **See pages 5 through 9 for General Conditions 1-20.**

**PRIOR TO CONSTRUCTION:**

21. The applicant shall notify the Hingham Conservation Commission in writing of the name, address, and telephone number(s) of the project supervisor or contractor who shall be responsible for ensuring compliance with this Order and shall notify the Commission, by telephone or writing, at least 48 hours prior to commencement of work on the site.
22. This document shall be included in all construction contracts and subcontracts dealing with the work and shall supersede all other contract requirements.
23. The project supervisor or contractor in charge of the work shall have a copy of this Order available on the site at all times.
24. Prior to the start of any excavation or construction, there shall be a pre-construction conference on the site between the project supervisor or contractor responsible for the work and an agent of the Commission to ensure that the requirements of this Order are understood.
25. Prior to the start of any excavation or construction, erosion and sediment controls shall be installed, as shown on the final approved plan, and inspected by an agent of the Commission; straw wattles and/or hay bales shall not be used as a form of erosion and sediment control.
26. Erosion and sediment controls shall remain in place until all disturbed or exposed areas have been stabilized with a final vegetative cover or the Commission has authorized their removal.
27. Prior to the start of any excavation or construction, catch basins within the vicinity of the work, including within 100 feet of wetland resource areas, shall be protected with silt sacks or equivalent.
28. Silt sacks shall be maintained and regularly cleaned of sediments until stabilization is achieved and/or until the Commission has formally approved their removal.
29. Prior to the start of any excavation or construction, the Site Development Plans Set, dated 10/19/20 last revised 2/23/21, or as may be revised by conditions herein, and the revised Stormwater Report Section 3 (Proposed Hydrology and Watershed Maps) dated 2/23/21, shall be subject to review by the peer review engineer of record, and all remaining stormwater comments from the peer review engineer shall be addressed to the satisfaction of the Commission. Post-development peak rates of

discharge shall not exceed pre-development peak rates of discharge for all points of analysis (PD1, PD2, Stream) for the 2-year, 10-year, 25-year, or 100-year storms. The two proprietary stormwater treatment units proposed along the eastern side of the site shall be replaced with units that have been certified with at least 50% removal of Total Suspended Solids (TSS) by independent third-party testing through the MassDEP STEP process or the TARP process, to ensure TSS removal is to the maximum extent practicable.

30. Prior to the start of any excavation or construction, the Landscape Plan (sheet C-6.1), dated 1/29/21 last revised 2/23/21, shall be revised to reflect the revised retaining wall and drainage outlet configuration shown in the rest of the Site Development Plans Set, dated 10/19/21 last revised 2/23/21.
31. Prior to the start of any excavation or construction, the Long-Term Stormwater Operation & Maintenance Plan, dated revised 2/18/21, shall be revised to remove the section titled "Pest and Insect Control" to avoid conflicting information regarding the use of chemicals onsite.
32. Prior to the start of any excavation or construction, plans for the retaining walls shall be prepared by a Registered Professional Engineer (Structural) and shall be submitted to the Commission for review and approval.
33. Prior to the start of any excavation or construction, copies of all federal, state, and local permits, certifications, and approvals, as applicable, shall be submitted to the Commission for review.
34. One month prior to the start of any excavation or construction, a Stormwater Pollution and Prevention Plan (SWPPP) shall be submitted to the Commission for review and approval.

**DURING CONSTRUCTION:**

35. Beginning the first week of construction, in which construction activity occurs on site, and for as long thereafter as the ground remains unstabilized, the applicant shall have a weekly written report prepared by a Registered Professional Engineer (Civil) or approved wetland scientist and available for review by the Commission. The inspector shall certify that to the best of his/her knowledge and belief, based upon careful site inspections (conducted during work hours at the site not less than weekly), all work is being performed in compliance with this Order. If the work is not in compliance, he/she will note where a deviation from the Order occurred. These reports may be stopped if construction activity ceases for a period of more than five days.
36. The project supervisor or contractor in charge of the work shall follow the final approved SWPPP during all phases of construction. A copy of both documents shall be kept on site at all times.
37. During all phases of construction, all disturbed or exposed areas shall be brought to a finished grade and either a) loamed and seeded for permanent stabilization, or b) stabilized in another way approved by the Commission.
38. Any debris, which falls into any resource area, shall be removed immediately by hand and properly disposed of at an off-site location.
39. Trash and man-made debris in the buffer zone shall be removed by hand.

40. All tree debris shall be properly disposed of at an off-site location; no chipped or mulched material shall remain on the property.
41. All excavated material shall be properly disposed of at an off-site location.
42. Any on site dumpsters shall not be located within 100 feet of any resource area.
43. There shall be no stockpiling of soil or other materials within 50 feet of any resource area. All stockpiles that are not used for more than five days shall be covered and surrounded by erosion and sediment controls; straw wattles and/or hay bales shall not be used as a form of erosion and sediment control.
44. Issuance of these conditions does not in any way imply or certify that the site or downstream areas will not be subject to flooding, storm damage, or any other form of damage due to wetness.
45. Any dewatering activities on the project in which water will be released into any resource area or storm drain shall make use of a stilling pond or similar device to remove sediment before the water is released. Prior to construction, plans for the stilling pond or similar device shall be submitted to the Commission for review and approval.
46. No vehicle or other machinery, refueling, lubrication or maintenance, including concrete washout, shall take place within 100 feet of any resource area and no fuel or maintenance chemicals related to this activity shall be stored within 100 feet of any resource area.
47. Stormwater Best Management Practices shall be installed and stormwater runoff shall be managed, in accordance with the final approved plans. The installation/construction of the subsurface infiltration and detention systems, and other drainage system components shall be witnessed by a Registered Professional Engineer (Civil). The engineer shall submit documentation to the Conservation Commission stating that the installation/construction of these components was conducted properly (in compliance with all conditions herein) and in accordance with the final approved plans and manufacturer specifications.
48. Mitigation tree plantings shall be installed, and seeding completed in accordance with the final approved landscape plans. Riverfront Area restoration shall be completed in accordance with the requirements at 310 CMR 10.58 (5)(f)(1) through (4), and in accordance with the final approved plans, including landscape plans.
49. Before executing any change from the plan of record, the applicant must have the Commission's written approval. Any errors found in the plans or information submitted by the applicant shall be considered as changes. Approval from other Town Agents or Inspectors does not relieve the applicant from obtaining approval from the Commission.

**POST CONSTRUCTION:**

50. The use of de-icing chemicals, except for calcium magnesium acetate, a.k.a. CMA, or other alternative approved by the Commission, shall be prohibited on this property because of its proximity to Old Swamp River, which is a state-listed 303(d) impaired waterway, and to a Surface Water Supply Protection Area (Zone A), and the importance of the surrounding resource areas to the surface water

supply, groundwater supply and water quality. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.

51. The use of pesticides, herbicides, and fertilizers shall be prohibited on this property because of its proximity to Old Swamp River, which is a state-listed 303(d) impaired waterway, and to a Surface Water Supply Protection Area (Zone A), and the importance of the surrounding resource areas to the surface water supply, groundwater supply and water quality. The Long-term Site Operation and Maintenance Plan shall be revised to reflect this condition. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.
52. It is the sole responsibility of the owner of record to maintain drainage structures at all times. The property owner shall comply with the approved Long-Term Stormwater Operation and Maintenance Plan, prepared by Crocker Design Group, LLC and dated revised 2/18/21, or as may be revised by conditions herein. The property owner is also responsible for retaining records of the maintenance and cleaning for review by the Commission. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.
53. The applicant shall apply for a Certificate of Compliance as soon as work has been completed and prior to the expiration of this Order. If work cannot be completed prior to the expiration of this Order, the applicant shall contact the Commission in writing to apply for an extension at least thirty days prior to the expiration date.
54. The applicant shall submit an “as built” plan to the Commission upon completion of this project. The plan shall be signed by the professional engineer of record, who shall certify that the work has been done in accordance with the approved plans and this Order. This plan must be submitted prior to the issuance of a Certificate of Compliance by the Commission.
55. Prior to the issuance of a Certificate of Compliance, the mitigation area plantings shall survive at least two full growing seasons with a minimum of 75% survival rate. If a 75% survival rate is not achieved, replacement plantings of the same species shall be made by the applicant.
56. Prior to the issuance of a Certificate of Compliance, the applicant shall demonstrate the Riverfront Area restoration has been successfully completed for at least two full growing seasons.
57. The mitigation planting area and Riverfront Area restoration shall be allowed to naturally revegetate with native species following planting and remain as naturally vegetated. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.
58. In accordance with 310 CMR 10.58(5)(h), further alteration within the restored Riverfront Area is prohibited, except as may be required to maintain the area in its restored condition. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.



**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

Provided by MassDEP:  
 034-1388  
 MassDEP File #

eDEP Transaction #  
 Hingham  
 City/Town

**D. Findings Under Municipal Wetlands Bylaw or Ordinance**

1. Is a municipal wetlands bylaw or ordinance applicable?  Yes  No
2. The Hingham Conservation Commission hereby finds (check one that applies):
  - a.  that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw \_\_\_\_\_ 2. Citation \_\_\_\_\_

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

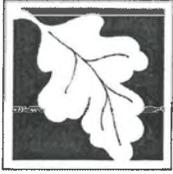
- b.  that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

Hingham Wetlands Protection Bylaw \_\_\_\_\_ Article 22  
 1. Municipal Ordinance or Bylaw \_\_\_\_\_ 2. Citation \_\_\_\_\_

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See attached findings and special conditions numbered 21-58  
 on pages 9A,9B,9C & 9D



**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

Provided by MassDEP:  
 034-1388  
 MassDEP File #  
 eDEP Transaction #  
 Hingham  
 City/Town

### E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

3/26/21  
 1. Date of Issuance

Please indicate the number of members who will sign this form.

6  
 2. Number of Signers

This Order must be signed by a majority of the Conservation Commission.

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signature *Carol Kelly*  
 Signature *Raym A*  
 Signature *John C. Mooney*  
 Signature *Robert P Mosher*  
 Signature *Henry R. Hiddle III*  
 Signature *Thomas S Roby*

Printed Name Crystal Kelly  
 Printed Name Laurie Freeman  
 Printed Name JOHN C. MOONEY  
 Printed Name Robert P Mosher  
 Printed Name HENRY R. HIDDLE III  
 Printed Name Thomas S Roby

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

by hand delivery on \_\_\_\_\_  
 Date

by certified mail, return receipt requested, on 3/26/21  
 Date



**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

Provided by MassDEP:

034-1388

MassDEP File #

eDEP Transaction #

Hingham

City/Town

## F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



**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

Provided by MassDEP:  
 034-1388  
 MassDEP File #  
 eDEP Transaction #  
 Hingham  
 City/Town

### G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Hingham  
 Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Hingham  
 Conservation Commission

Please be advised that the Order of Conditions for the Project at:

60 Research Rd/73 Abington St/ SE      034-1388  
 Expressway      MassDEP File Number

Has been recorded at the Registry of Deeds of:

Plymouth      Book      Page  
 County

for: Property Owner

and has been noted in the chain of title of the affected property in:

Book      Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



**Enclosure 2:  
Recorded Partial Certificate of Compliance**



2022 00056/46

Bk: 57505 Pg: 287 Page: 1 of 4  
Recorded: 12/14/2022 09:52 AM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

For Registry of Deeds Use Only



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

DEP File Number:

**WPA Form 8B – Certificate of Compliance**

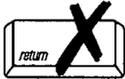
034-1388

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

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.



1. This Certificate of Compliance is issued to:

Kevin Gill  
Name  
60 Research Road  
Mailing Address  
Hingham MA 02043  
City/Town State Zip Code

2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions or Order of Resource Area Delineation issued to:

Kevin Gill  
Name  
March 26, 2021 034-1388  
Dated DEP File Number

3. The project site is located at:

60 Research Rd, 73 Abington St, and 0 SE Hingham  
Expressway City/Town  
207, 211, and 213 (respectively) 16, 1, and 30 (respectively)  
Assessors Map/Plat Number Parcel/Lot Number

The final Order of Conditions or Order of Resource Area Delineation was recorded at the Registry of Deeds for:

Kevin Gill  
Property Owner (if different)  
Plymouth 54726 61  
County Book Page

Certificate

4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:

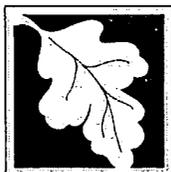
11/4/22  
Date

**B. Certification**

Check all that apply:

**Complete Certification:** It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

*DTM Law*  
*175 Derby St #30*  
*Hingham MA 02043*  
*Attn: Maura*



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 8B – Certificate of Compliance**

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

DEP File Number:

034-1388

Provided by DEP

**B. Certification (cont.)**

**Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:  
#1 through #48 and #54

**Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.

**Ongoing Conditions:** The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

#49 through #53 and #55 through #58

**Order of Resource Area Delineation:** It is hereby certified that the wetland resource area delineation for the above-referenced Order of Conditions has been satisfactorily completed

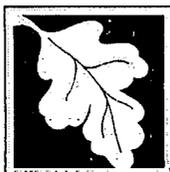
**C. Authorization**

Issued by:

Hingham  
Conservation Commission

11/16/22  
Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).



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

DEP File Number:  
034-1388  
Provided by DEP

**C. Authorization (cont.)**

Signatures:

*Carl Kelly*  
\_\_\_\_\_  
Signature

*Candice J. Nelson*  
\_\_\_\_\_  
Signature

*Robert P. Masher*  
\_\_\_\_\_  
Signature

*Thomas S. Roby*  
\_\_\_\_\_  
Signature

*Henry K. HIDEA III*  
\_\_\_\_\_  
Signature

*Layne Freeman*  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

*Crystal Kelly*  
\_\_\_\_\_  
Printed Name

*DAKOLYN NIELSEN*  
\_\_\_\_\_  
Printed Name

*Robert P Masher*  
\_\_\_\_\_  
Printed Name

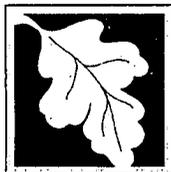
*Thomas S. Roby*  
\_\_\_\_\_  
Printed Name

*HENRY K. HIDEA III*  
\_\_\_\_\_  
Printed Name

*Layne Freeman*  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 8B – Certificate of Compliance**

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

DEP File Number:

034-1388

Provided by DEP

**D. Recording Confirmation**

The applicant is responsible for ensuring that this Certificate of Compliance is recorded in the Registry of Deeds or the Land Court for the district in which the land is located.

Detach on dotted line and submit to the Conservation Commission.

To:

Hingham

Conservation Commission

Please be advised that the Certificate of Compliance for the project at:

60 Research Road

Project Location

034-1388

DEP File Number

Has been recorded at the Registry of Deeds of:

Plymouth

County

for:

Property Owner

and has been noted in the chain of title of the affected property on:

Date

Book

Page

If recorded land, the instrument number which identifies this transaction is:

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant



**Enclosure 3:  
WPA Form 8A**



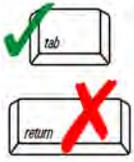
**WPA Form 8A – Request for Certificate of Compliance**

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

**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:

Kevin Gill  
Name  
60 Research Road  
Mailing Address  
Hingham MA 02043  
City/Town State Zip Code  
Phone Number

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

Kevin Gill  
Applicant  
March 26, 2021 034-1388  
Dated DEP File Number

3. The project site is located at:

60 Research Road, 73 Abington Street, 0 SE Expressway Hingham  
Street Address City/Town  
207, 211, 213 (respectively) 16, 1, 30 (respectively)  
Assessors Map/Plat Number Parcel/Lot Number

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

Kevin Gill  
Property Owner (if different)  
Plymouth 54726 61  
County Book Page  
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).

All portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed with the exception of the restoration work on 73 Abington Street since the 73 Abington Street site is now actively being developed under a separate Order of Conditions (OOC #034-1320A).

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



**WPA Form 8A – Request for Certificate of Compliance**

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

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**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>).



**Enclosure #4:  
Copy of Bylaw Fee Check**

C

**CROCKER DESIGN GROUP LLC**  
**2 SHARP ST UNIT A**  
HINGHAM MA 02043

2227

53-7144/2113  
35

DATE 11-13-2023

CHECK ARMOR  
FRAUD PROTECTION

PAY TO THE ORDER OF Town of Hingham

\$ 100.00

One hundred

00  
100 DOLLARS

Photo Safe Deposit Details on back



**SOUTH SHORE BANK**  
Member FDIC/DIF

FOR Col Request #100-176

*[Signature]*





**Enclosure 5:  
Site Photographs**



*Photo #1*



*Photo #2*



*Photo #3*



*Photo #4*



*Photo #5*



*Photo #6*



*Photo #7*



*Photo #8*



*Photo #9*



**Photo #10**



**Enclosure 6:  
Hingham Conservation Commission Policy of Receipt of Information**

**Appendix C**  
**Hingham Conservation Commission**  
**POLICY ON RECEIPT OF INFORMATION**

1. All filings/applications must be complete and in the Commission office no less than by Monday noon two weeks prior to the requested meeting to facilitate the placement of the legal ad and to allow timely review by Town departments and the Conservation Commission in advance of the hearing. The Conservation staff will review applications/filings for administrative completeness at the time of submittal, when time permits, and *may reject* incomplete applications. Incomplete applications may not be scheduled for the requested date. If the office is closed on Monday due to a holiday, then the information is due on the prior Thursday before noon.

2. Due to the increasing number of public filings and the complexity of projects under review, the Hingham Conservation Commission may request the applicant to voluntarily waive the mandated twenty-one (21) day hearing and decision deadlines in order that each project receive a fair and thorough review by signing a Voluntary Waiver of 21-Day Deadline form.

3. Requests for additional information; may be made by the Commission members or their agent. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative listed on the filing as promptly as possible.

4. Additional information, submitted to fulfill the request(s) in #3 above, must be received by the Commission in advance of the continued hearing in order to allow review by department staff. This additional information must be in hand by the Monday noon (a minimum of 7 days) prior to the meeting and stamped in by the Conservation Office. If the office is closed on Monday due to a holiday, then the information is due on the prior Thursday before noon.

*Revisions arriving after these deadlines may not receive a review,  
thereby resulting in a continuance to the next available meeting.*

***If it is a PEER REVIEW, REVISIONS ARE DUE IN 2 WEEKS BEFORE THE MEETING.***

5. The Conservation Commission sometimes votes to retain an expert to assist in reviewing projects at any procedural stage (permit review, compliance review, monitoring, enforcement, and corrective action, etc.) where it feels independent and or expert advice and review is needed. The decision of whom to hire and at what terms belongs solely to the Commission and it will be voted on as to who is responsible for the consultant's expenses, the Commission or the applicant.

6. All documents must have a date submitted and if there has been a revision, it must be noted on all pages in a header or footer. All plans need to be stamped, signed and dated. If a binder is submitted, the front cover and spine must have information dealing with the filing/application, dates, and revision dates noted. All plans and documents must be date stamped in by the Conservation Office. If this information is not present, the documents are considered incomplete and may not receive a review, there by resulting in a continuance to the next available meeting.

7. Please note that all information and revisions submitted to the Conservation Commission for a project subject to the jurisdiction of the Mass. Wetlands Protection Act must also be sent to the DEP - Southeast Regional Office in Lakeville, MA as of 5/1/06.

The Hingham Conservation Commission is committed to a thorough and timely review of each project and will make every effort to ensure that the hearing process is completed with due diligence. We seek the cooperation of applicants and their professional consultants in achieving our goal. The Conservation staff may make exceptions to the timelines outlined above. Please sign and include with your filing. Thank you.

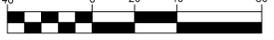
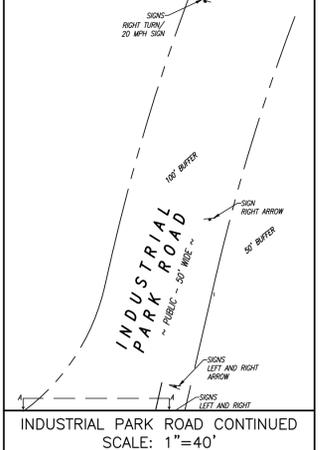
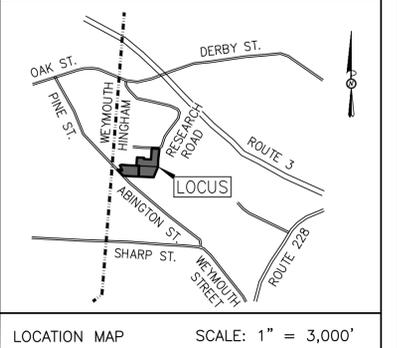
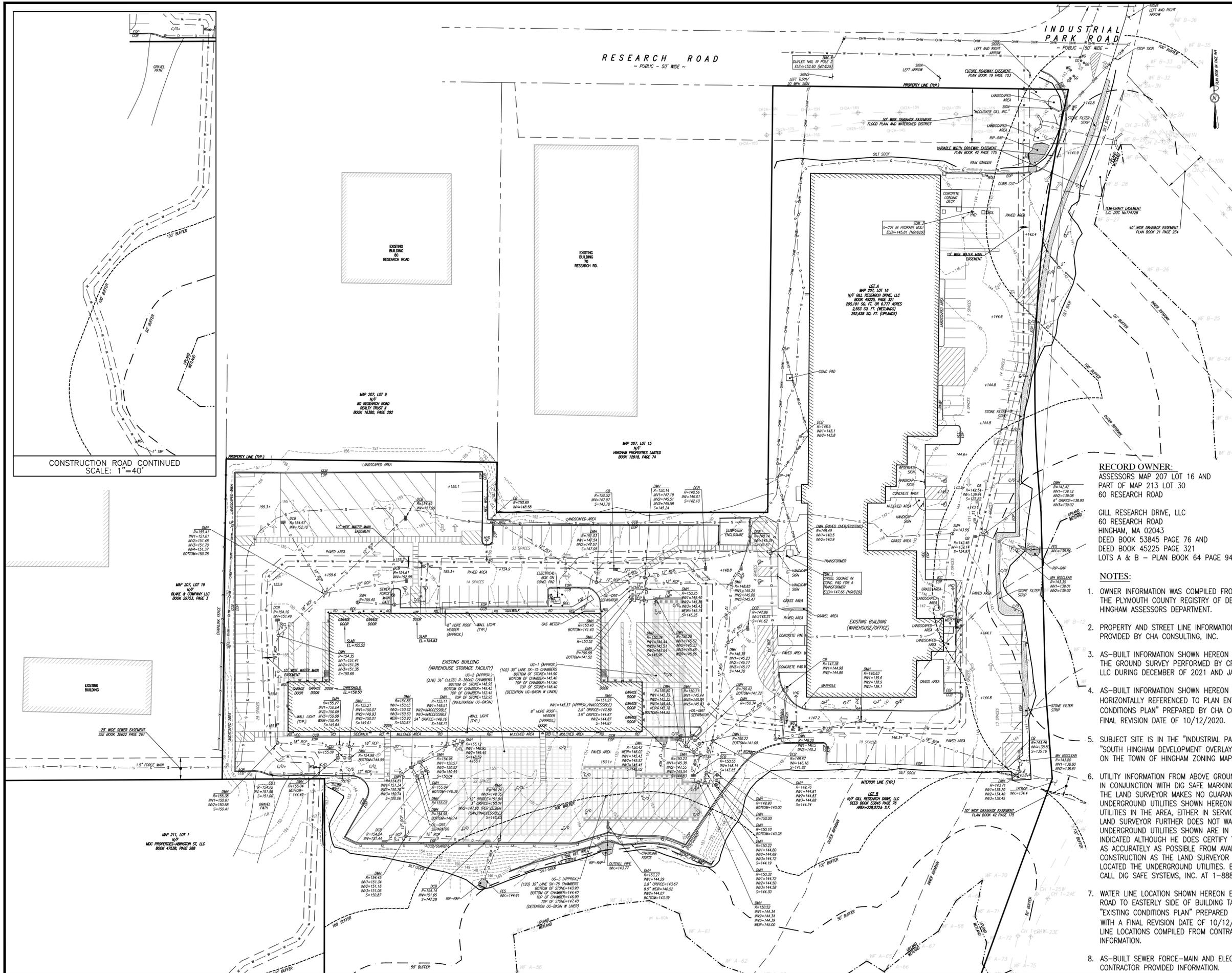


Applicant or Applicant's Representative Signature

11/13/2023  
Date



**Enclosure 7:  
As-Built Plan (Sheets AB-1, 2, 3)**



**RECORD OWNER:**  
 ASSESSORS MAP 207 LOT 16 AND  
 PART OF MAP 213 LOT 30  
 60 RESEARCH ROAD  
 GILL RESEARCH DRIVE, LLC  
 60 RESEARCH ROAD  
 HINGHAM, MA 02043  
 DEED BOOK 53845 PAGE 76 AND  
 DEED BOOK 45225 PAGE 321  
 LOTS A & B - PLAN BOOK 64 PAGE 944

- NOTES:**
- OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
  - PROPERTY AND STREET LINE INFORMATION COMPILED FROM DATA PROVIDED BY CHA CONSULTING, INC.
  - AS-BUILT INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY CROCKER DESIGN GROUP LLC DURING DECEMBER OF 2021 AND JANUARY OF 2022.
  - AS-BUILT INFORMATION SHOWN HEREON IS BOTH VERTICALLY AND HORIZONTALLY REFERENCED TO PLAN ENTITLED "EXISTING CONDITIONS PLAN" PREPARED BY CHA CONSULTING, INC. WITH A FINAL REVISION DATE OF 10/12/2020.
  - SUBJECT SITE IS IN THE "INDUSTRIAL PARK" ZONING DISTRICT AND "SOUTH HINGHAM DEVELOPMENT OVERLAY" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
  - UTILITY INFORMATION 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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
  - WATER LINE LOCATION SHOWN HEREON EXTENDING FROM RESEARCH ROAD TO EASTERLY SIDE OF BUILDING TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS PLAN" PREPARED BY CHA CONSULTING, INC. WITH A FINAL REVISION DATE OF 10/12/2020. REMAINING WATER LINE LOCATIONS COMPILED FROM CONTRACTOR PROVIDED INFORMATION.
  - AS-BUILT SEWER FORCE-MAIN AND ELECTRIC LINE COMPILED FROM CONTRACTOR PROVIDED INFORMATION.

Date	Description	No.
01.06.2023	REVISED PER PEER REVIEW COMMENTS	1

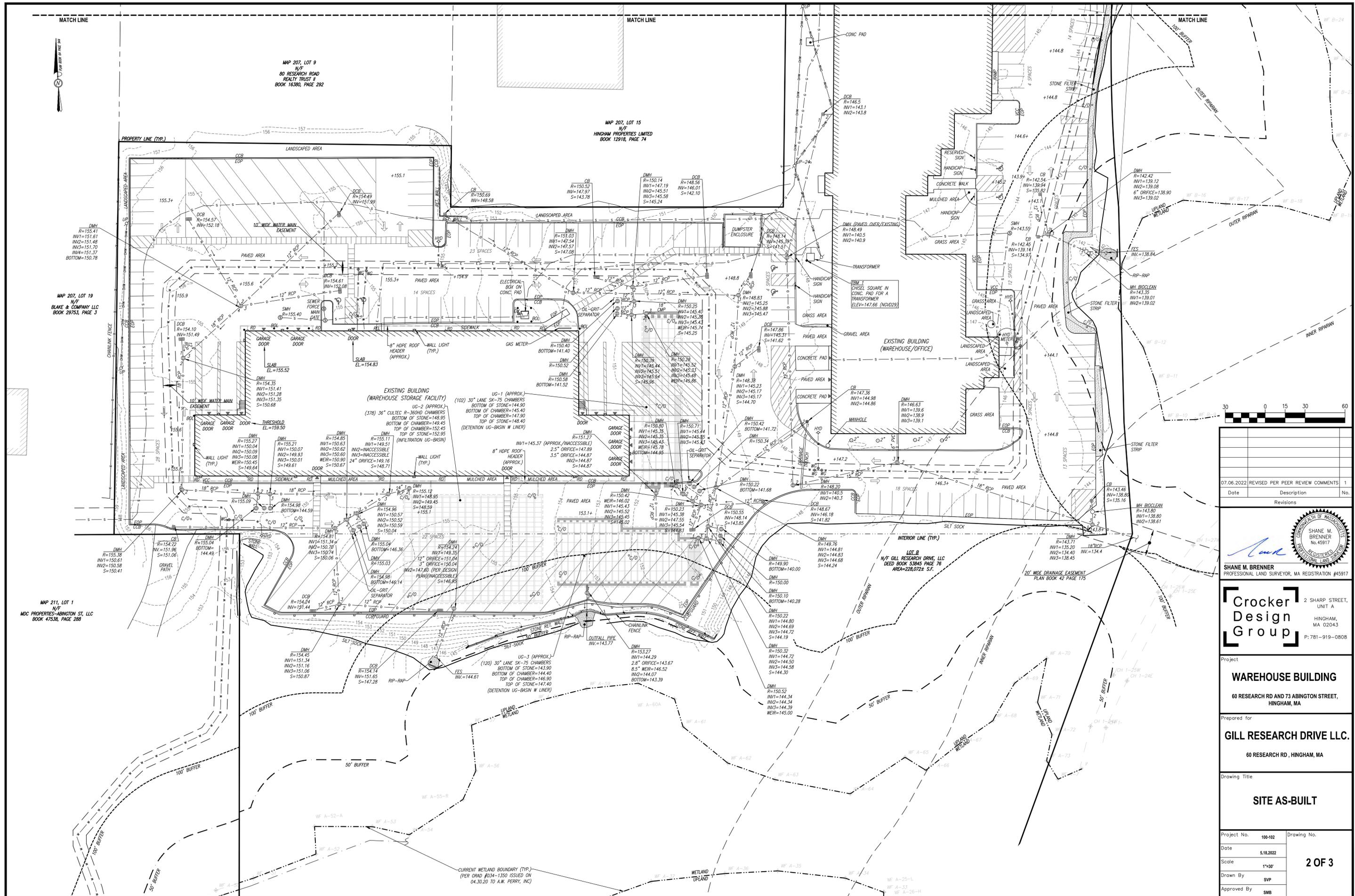
SHANE M. BRENNER  
 PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

**WAREHOUSE BUILDING**  
 60 RESEARCH RD AND 73 ABBINGTON STREET,  
 HINGHAM, MA

Prepared for  
**GILL RESEARCH DRIVE LLC.**  
 60 RESEARCH RD., HINGHAM, MA

Drawing Title	
<b>SITE AS-BUILT</b>	
Project No.	100-102
Date	5.18.2022
Scale	1"=40'
Drawn By	SVP
Approved By	SMB
Project No.	100-102
Drawing No.	1 OF 3



Date	Description	No.
07.06.2022	REVISED PER PEER REVIEW COMMENTS	1



SHANE M. BRENNER  
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

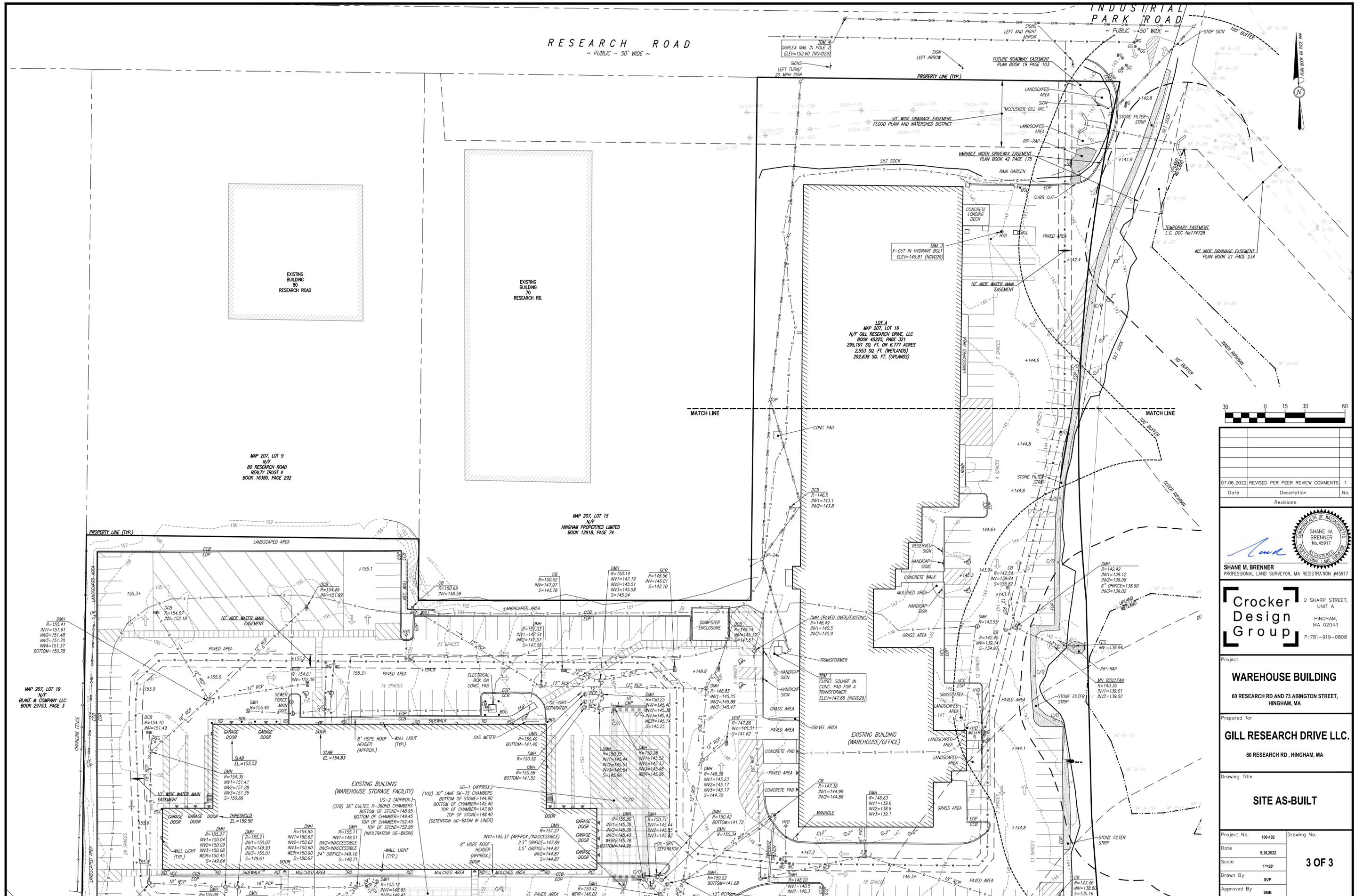
**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
PH: 781-919-0808

Project  
**WAREHOUSE BUILDING**  
60 RESEARCH RD AND 73 ABINGTON STREET,  
HINGHAM, MA

Prepared for  
**GILL RESEARCH DRIVE LLC.**  
60 RESEARCH RD., HINGHAM, MA

Drawing Title  
**SITE AS-BUILT**

Project No.	100-102	Drawing No.	<b>2 OF 3</b>
Date	5.18.2022		
Scale	1"=30'		
Drawn By	SVP		
Approved By	SMB		



RESEARCH ROAD  
~ PUBLIC ~ 50' WIDE ~

INDUSTRIAL PARK ROAD

MAP 207, LOT 9  
N/F  
80 RESEARCH ROAD  
REALTY TRUST I  
BOOK 16380, PAGE 292

MAP 207, LOT 15  
N/F  
HINGHAM PROPERTIES LIMITED  
BOOK 12918, PAGE 74

LOT A  
MAP 207, LOT 16  
N/F GILL RESEARCH DRIVE, LLC  
BOOK 43225, PAGE 32  
295,191 SQ. FT. OR 6.777 ACRES  
2,553 SQ. FT. (WETLANDS)  
292,638 SQ. FT. (UPLANDS)

MAP 207, LOT 19  
N/F  
BLAKE & COMPANY LLC  
BOOK 29753, PAGE 3



Date	Description	No.
07.06.2022	REVISED PER PEER REVIEW COMMENTS	1



SHANE M. BRENNER  
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project  
**WAREHOUSE BUILDING**  
60 RESEARCH RD AND 73 ABINGTON STREET,  
HINGHAM, MA

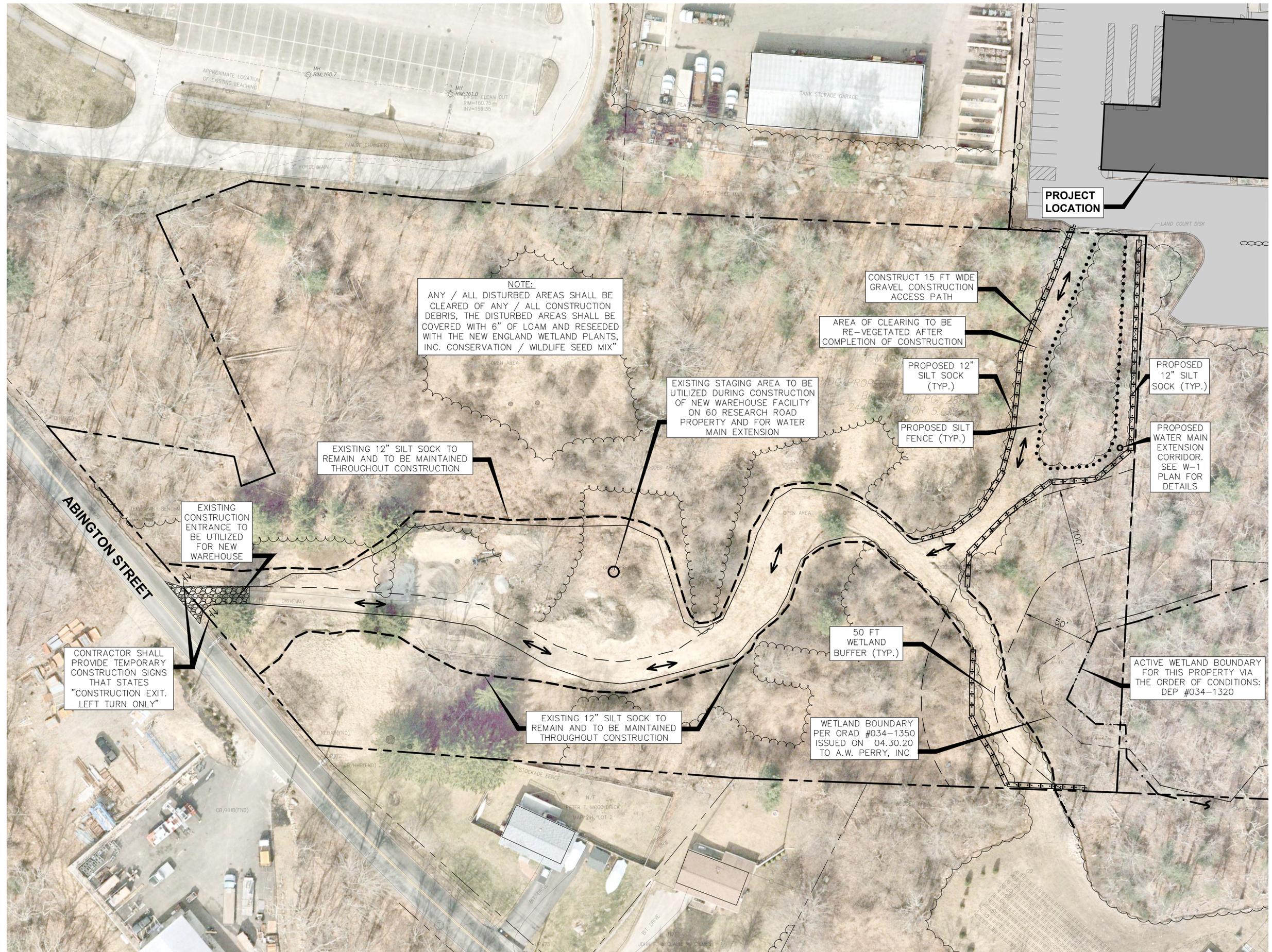
Prepared for  
**GILL RESEARCH DRIVE LLC.**  
60 RESEARCH RD., HINGHAM, MA

Drawing Title  
**SITE AS-BUILT**

Project No.	100-102	Drawing No.	3 OF 3
Date	5.18.2022		
Scale	1"=30'		
Drawn By	SVP		
Approved By	SMB		



**Enclosure 8:  
Temporary Construction Access and Laydown Plan**



**NOTE:**  
 ANY / ALL DISTURBED AREAS SHALL BE CLEARED OF ANY / ALL CONSTRUCTION DEBRIS, THE DISTURBED AREAS SHALL BE COVERED WITH 6" OF LOAM AND RESEEDED WITH THE NEW ENGLAND WETLAND PLANTS, INC. CONSERVATION / WILDLIFE SEED MIX"

CONSTRUCT 15 FT WIDE GRAVEL CONSTRUCTION ACCESS PATH

AREA OF CLEARING TO BE RE-VEGETATED AFTER COMPLETION OF CONSTRUCTION

PROPOSED 12" SILT SOCK (TYP.)

PROPOSED 12" SILT SOCK (TYP.)

EXISTING STAGING AREA TO BE UTILIZED DURING CONSTRUCTION OF NEW WAREHOUSE FACILITY ON 60 RESEARCH ROAD PROPERTY AND FOR WATER MAIN EXTENSION

PROPOSED SILT FENCE (TYP.)

PROPOSED WATER MAIN EXTENSION CORRIDOR. SEE W-1 PLAN FOR DETAILS

EXISTING 12" SILT SOCK TO REMAIN AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION

EXISTING CONSTRUCTION ENTRANCE TO BE UTILIZED FOR NEW WAREHOUSE

CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION SIGNS THAT STATES "CONSTRUCTION EXIT, LEFT TURN ONLY"

EXISTING 12" SILT SOCK TO REMAIN AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION

50 FT WETLAND BUFFER (TYP.)

WETLAND BOUNDARY PER ORAD #034-1350 ISSUED ON 04.30.20 TO A.W. PERRY, INC

ACTIVE WETLAND BOUNDARY FOR THIS PROPERTY VIA THE ORDER OF CONDITIONS: DEP #034-1320



Date	Description	No.
3.23.2021	REVISED PER PEER REVIEW COMMENTS	4
2.23.2021	REVISED PER PEER REVIEW COMMENTS	3
1.29.2021	REVISED PER PEER REVIEW COMMENTS	2
1.04.2021	REVISED PER PEER REVIEW COMMENTS	1

GABRIEL R. CROCKER  
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**  
 2 SHARP STREET, UNIT B  
 HINGHAM, MA 02043  
 P: 781-919-0808

Project  
**WAREHOUSE BUILDING**  
 60 RESEARCH RD AND 73 ABINGTON STREET, HINGHAM, MA

Prepared for  
**GILL RESEARCH DRIVE LLC.**  
 60 RESEARCH RD., HINGHAM, MA

Drawing Title  
**TEMPORARY CONSTRUCTION ACCESS AND LAYDOWN PLAN**

Project No.	100-102	Drawing No.	<b>CA-1</b>
Date	10.19.2020		
Scale	1"=30'		
Drawn By	AS		
Approved By	GC		