

June 5, 2025

Town of Hingham
Conservation Commission
Attn: Shannon Palmer – Conservation Officer
210 Central Street
Hingham, MA 02043

**RE: Final Certificate of Compliance Submittal Package for
160 Downer Ave, Hingham, MA
DEP File # 034-1494**

Dear Shannon and Members of the Commission,

On behalf of Kimberly McDowell, the owner of the Downer Avenue property (also recorded as Map 17, Lot 146), Homestead Consulting Engineers requests the Commission to issue a Final Certificate of Compliance for the completed project.

Included with this letter are the following documents:

- Enclosure 1: Letter from Josh Green, PE, stating the work was completed in compliance with the issued *Order of Conditions*
- Enclosure 2: WPA Form 8A – Request for Certificate of Compliance Form
- Enclosure 3: Check in the amount of \$50.00 (Town of Hingham Wetlands Bylaw Fee)
- Enclosure 4: Post Construction Site Photos
- Enclosure 5: Signed Policy on Receipt of Information

The Applicant previously filed WPA Form 5 issued 6/4/2024 for the sitework planned for the lot.



2 Sharp Street Unit A Hingham, MA 02043

Enclosure 1: Letter from Josh Green, P.E.

June 5th, 2025

Town of Hingham
Conservation Commission
Attn: Shannon Palmer – Conservation Officer
210 Central Street
Hingham, MA 02043

Request for Certificate of Compliance – SE 034-1494

Dear Shannon and Members of the Commission,

This letter serves to summarize the site's compliance with the completion of the proposed work.

The Order of Conditions issued June 4, 2024 called for the following:

The applicant proposes to raze and rebuild the single-family structure in a similar footprint to the existing house. The driveway will be repaved and altered slightly to assist with access/egress for the site. Utility connections will be upgraded where required by local and state regulations/codes. The area abutting the house will be reseeded for lawn and landscaping areas reworked. The existing patio will be removed and be replaced with lawn or landscaping.

A pre-construction aerial photo shows the existing house, back patio, and driveway connecting to Downer Ave.



Figure 1 – Property highlighted in blue. Aerial photo pre-construction taken in 2023.

The aerial photo below was taken on April 10, 2025 (Figure 2), shortly after the project's completion. The photo shows the completed house structure, a walkway on its north and west side, existing hedge lines in the area of the property line on three sides, and a re-paved driveway connecting to Downer Avenue.



Figure 2 – Aerial photo taken on April 10, 2025 from Nearmap (post-construction).



Figure 3 – Drone Aerial taken on May 26, 2025.

Homestead performed an as-built survey and site walk on 5/23/2025. The site appeared stable with no signs of erosion. Building corners and the paved driveway are consistent in location and orientation of the approved site plan. It was noted a stone walkway, retaining wall, and accompanying pervious landscape planting areas on the north side of the house were installed as part of an administrative approval dated 11/5/2024 that served as a modification to the original plan.

The mitigation planting area in the south corner of the property was found to be in compliance with the approved plan, with 8 plants proposed in the area and 9 plants installed during construction.

Based on our observations, the site is stable and in compliance with the approved plan with the exception of the above noted deviations.

Should you have any questions, please don't hesitate to reach out at jgreen@crockerdesigngroup.com.

Regards,
Homestead Consulting Engineers, LLC


Joshua Green P.E.
Project Manager



2 Sharp Street Unit A Hingham, MA 02043

Enclosure 2: WPA Form 8A



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:
 034-1494
 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:

Kimberly McDowell
 Name
 60 Lincoln Street
 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:

Kimberly McDowell
 Applicant
 6/4/2024 Dated SE 034-1494
 DEP File Number

3. The project site is located at:

160 Downer Avenue Hingham
 Street Address City/Town
 Map 17 Lot 146
 Assessors Map/Plat Number Parcel/Lot Number

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

Kimberly McDowell
 Property Owner (if different)
 Plymouth 59005 310
 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).

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



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>).



2 Sharp Street Unit A Hingham, MA 02043

Enclosure 3: Check in the Amount of \$50.00 (Bylaw Fee)



2 Sharp Street Unit A Hingham, MA 02043

Enclosure 4: Post-Construction Site Photos

Site Photographs



Figure 1: View of the front of the house from the bottom of the driveway facing the northwest direction.



Figure 2: View of the front porch and walkway area taken in the northwest direction.



Figure 3: Large hedgerow beginning at the front left of the property, continues around and to the right side of the property.



Figure 4: Right side of the house showing staircase and landscape terrace from the northwest direction.



Figure 5: Smaller hedgerow on the right side of the property shown in the northeast direction.



Figure 6: Back of the house showing backdoor and walkway area, taken from the back left corner in the northeast direction.



2 Sharp Street Unit A Hingham, MA 02043

Enclosure 5: Check in the Amount of \$50.00 (Bylaw Fee)

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

Date