

July 17, 2025

Conservation Commission  
210 Central Street  
Hingham, MA 02043

RE: 161 Black Rock Road (Assessors Lot 134-161-25)  
Request for Determination of Applicability – Proposed Addition  
Applicant – Jack Duffy & Maria Furman Duffy

Dear Commission Members:

On behalf of the applicant, we hereby submit this Request for Determination of Applicability (RDA) application for the above referenced address.

Enclosed please find the following:

1. Two (2) copies of the Hingham Conservation Commission Application Checklist
2. Two (2) copies of the RDA WPA Form 1
3. Check for \$50.00 (By-Law fee) payable to the Town of Hingham
4. Conservation Commission's Policy on Receipt of Information
5. Project Narrative
6. Two (2) Copies of the Site Plan.

If you have any questions, please do not hesitate to contact us.

Sincerely,

GRADY CONSULTING, L.L.C.



Paul Seaberg  
Project Manager

Cc: Jack Duffy & Maria Furman Duffy  
161 Black Rock Drive  
Hingham, MA 02043

Department of Environmental Protection  
Southeast Regional Office  
20 Riverside Drive  
Lakeville, MA 02347

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Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Hingham
Municipality

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

A. General 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. Applicant: Jack and Maria, Duffy
161 Black Rock Drive, Hingham, MA 02043
781-718-4673, mariafurman@yahoo.com
2. Property Owner (if different from Applicant): (same)
3. Representative (if any): Paul Seaberg, Grady Consulting LLC, 71 Evergreen Street, Suite 1, Kingston, MA 02364, paul@gradyconsulting.com

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):
161 Black Rock Drive, Hingham, MA 02043
42.19590, -70.90947
131, 161-25
b. Area Description (use additional paper, if necessary): Single Family Residence
c. Plan and/or Map Reference(s): (use additional paper if necessary)
Site Plan, 7/14/25

How to find Latitude and Longitude

and how to convert to decimal degrees



**Massachusetts Department of Environmental Protection**

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Municipality

**B. Project Description (cont.)**

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

The proposed work consists of converting an existing deck to an enclosed porch and a gravel patio area to a impervious stone patio.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

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3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

**WPA Form 1 - Request for Determination of Applicability** Hingham  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

**C. Determinations**

1. I request the Hingham Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Hingham

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Maura Furman-Duffy 7/15/25  
Signature of Applicant Date

\_\_\_\_\_  
Signature of Representative (if any) Date

## **161 Black Rock Drive – Project Narrative**

The project site consists of an existing single family home, paved driveway, existing deck, gravel patio area and existing landscaping. There is an existing bordering vegetative wetland on the southerly side of the site and 200' Riverfront Area associated with the Plymouth River.

The applicant proposes to convert the existing deck area to a porch with a roof and enclosing the sides. The existing access stairs and landing will be extended. There will be approximately 4-6 new footings required to support the new structure. In addition, the applicants are proposing to convert the existing gravel area to a stone patio. All proposed work is located outside the 50' buffer zone and within previously developed area. The project proposes to increase the existing impervious coverage between the 50-100 buffer zone by approximately 563 sf. 600 sf of mitigation plantings are proposed to meet the 1:1 mitigation requirement. In addition, a drywell is proposed for the stormwater runoff from the proposed porch roof area. A proposed silt sock erosion control barrier is proposed between the resource area and proposed work.

**Photos**







# TOWN OF HINGHAM

## CONSERVATION COMMISSION

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### APPLICATION CHECKLIST

### REQUEST FOR DETERMINATION OF APPLICABILITY

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Please submit **one (1) original, one (1) hard copy, and one (1) electronic copy** of the following information to the Hingham Conservation Commission. Electronic copies should be sent to [conservation@hingham-ma.gov](mailto:conservation@hingham-ma.gov).

- WPA Form 1: <https://www.mass.gov/how-to/wpa-form-1-request-for-determination-of-applicability>
- A check for the [Town of Hingham Wetlands Protection Bylaw fee](#)
  - \$50 base fee for ancillary work on an existing single family house and all other requests for the first acre of land, \$40 for each additional acre of land
  - Payable to Town of Hingham
  - Please redact bank account information from photocopies
  - Note, a public legal notice is prepared and submitted by staff; the newspaper will invoice the applicant
- The Conservation Commission's [Policy on Receipt of Information](#)
- A brief narrative describing the proposed activity, including site photos. The narrative should include: a report on the resource areas if available (per the [Resource Area Delineation Policy](#)), existing/proposed impervious and pervious surface calculations, mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement (per the [Tree Removal and Replacement Policy](#)), stormwater management.
- Proof (Certified Mail receipt from the post office) that a copy of the complete application was sent to the MA Department of Environmental Protection, Southeast Regional Office: 20 Riverside Drive, Lakeville MA, 02347
- Project plans that include the following information (hard copies must be printed to scale):
  - Location of all known resource areas
  - 50 and 100 foot buffer lines from resource areas
  - 200 foot Riverfront Area, if applicable
  - FEMA Floodplain boundaries, if applicable
  - Location of existing structures and/or vegetation
  - Location of proposed structures and/or vegetation
  - Shortest distance from proposed disturbed areas to known resource areas
- Optional - [Voluntary Waiver of Deadlines](#)

**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

7/14/25

Date

**WETLAND SUMMARY FORM**

**GENERAL SITE INFORMATION**

DATE: 05/12/25

SITE: 161 Black Rock Drive - Hingham, MA

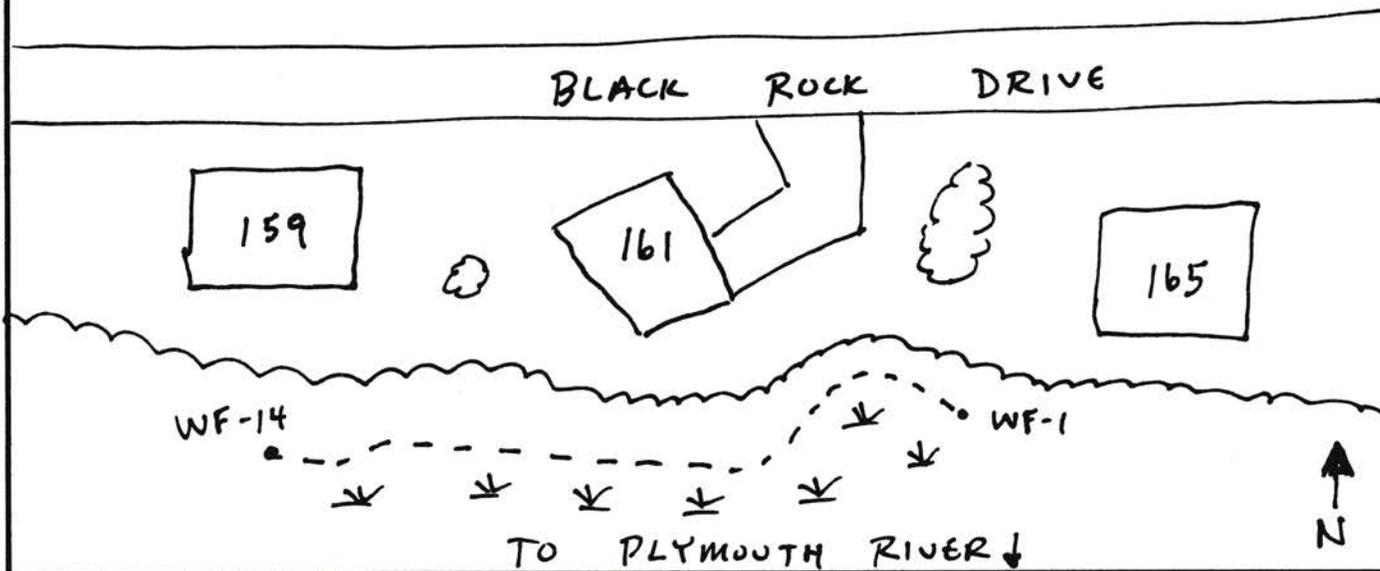
WETLAND TYPE (BVW / IVW): BVW / Riverfront Area / BLSF

WETLAND # (SERIES / FLAGS): WF-1 to WF-14

**VEGETATION DATA (DOMINANT PLANTS)**

WETLAND		UPLAND	
Red Maple	Cinnamon Fern	Red Oak	Canada Mayflower
American Elm	Sensitive Fern	Sweet Pepperbush	Tree Clubmoss
Northern Arrowwood	Common Greenbriar	White Pine	American Holly
Highbush Blueberry	Sweet Pepperbush	Common Greenbriar	Multiflora Rose
Skunk Cabbage		Black Cherry	

**FIELD SKETCH**



**COMMENTS**

- The property is not located within an area of priority / estimated habitat of rare species according to MassGIS Estimated Habitat of Rare Species datalayer (2025). There are no certified vernal pools within the property.
- The BVW is associated with the Plymouth River which is located interior (southwest) of the delineated wetland boundary. There is 200-foot Riverfront Area associated with the stream which extends east into the property to the approximate center of the existing residence. The inland bank associated with the river could not be accessed. Therefore, the river should be digitized onto the site plan from aerial imagery.
- There is bordering land subject to flooding (100-year floodplain – AE Zone) associated with the Plymouth River which extends east into the subject property and is approximately equivalent to the delineated wetland boundary.