



Massachusetts Department of Environmental Protection
 Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality _____

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:

<u>Susan & Geoffrey</u> First Name	<u>Willison</u> Last Name
<u>1 Paige St.</u> Address	
<u>Hingham</u> City/Town	<u>MA</u> State
<u>(781) 738-5403</u> Phone Number	<u>02043</u> Zip Code
<u>gewillison@gmail.com</u> Email Address	

2. Property Owner (if different from Applicant):

_____ First Name	_____ Last Name
_____ Address	
_____ City/Town	_____ State
_____ Phone Number	_____ Zip Code
_____ Email Address (if known)	

3. Representative (if any)

<u>Patricia</u> First Name	<u>Van Buskirk</u> Last Name
_____ Company Name	
<u>Patricia Van Buskirk Landscape Architecture</u> Address	
<u>18 Summit Dr, Hingham.</u> City/Town	<u>MA</u> State
<u>781-812-5455</u> Phone Number	<u>02043</u> Zip Code
<u>tricia@patriciavanbuskirk.com</u> Email Address (if known)	

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>1 Paige St.</u> Street Address	<u>Hingham</u> City/Town
<u>42.26126</u> Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	<u>70.90018</u> Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
<u>17</u> Assessors' Map Number	<u>07</u> Assessors' Lot/Parcel Number

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)

b. Area Description (use additional paper, if necessary):

Please see attached

c. Plan and/or Map Reference(s): (use additional paper if necessary)

<u>Existing Conditions Plan - Cavanaro Consulting</u> Title	<u>11/14/19</u> Date
<u>Base Plan, Impervious Calculations Plan & Landscape Plan - PVLA</u> Title	<u>7/24/25</u> Date



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B. Project Description (cont.)

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

Please see attached

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).

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.)



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C. Determinations

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

- 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:

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:

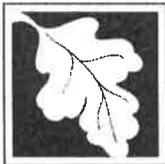
I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

Signature of Representative (if any)

Date



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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.

[Signature]
Signature of Applicant

7/30/25
Date

[Signature]
Signature of Representative (if any)

7/30/25
Date

PROJECT NARRATIVE

INTRODUCTION

Susan and Geoffrey Willison are the owners of the developed residential property located at 1 Paige Street, Hingham. They are requesting permission from the Hingham Conservation Commission to pick up and re-lay an existing bluestone patio, construct an sunken hot tub and add landscaping on their lot. The property is adjacent to Hingham Bay. The proposed renovation of the existing patio (only) is within the 50' buffer to the coastal bank. The other proposed modifications are located within the 100' buffer to the coastal bank.

EXISTING CONDITIONS

The locus property is a developed, single-family residential lot located at 1 Paige St. It has an area of approximately 11,000 ft.². The lot is bound by Paige Street to the south, front side, by North Beach to the east, by a private residential properties on the west and by Hingham Bay to the north. There is a rip-rap slope and concrete seawall at the top of the coastal bank and the site topography slopes up from there to Paige St. The property currently consists of a dwelling, a gravel driveway off of Paige St., and a bluestone patio extending from the side of the house, and a cobblestone and steppingstone area with existing vegetation between the house and Paige St.

A coastal bank runs along the north boundary of the property. The coastal bank was field located by the surveyor, Cavanaro Consulting, who added it, and the buffer zones, to the Existing Conditions Plan. The property is not located within a Critical Area or within a NHESP Priority or Estimated Habitat of Rare Species. A portion of the site is located within the FEMA Flood Zone which is shown on the plan.

PROPOSED CONDITIONS

Within the 50' Buffer Zone:

The owners propose to pick up and relay the existing bluestone patio, run a gas line to the existing firepit and make a slightly larger landing at the back door. There is no proposed change in the impervious paving within the 50' buffer. Morrows Honeysuckle behind the fence will be removed and native plants added in front of the fence.

Outside the 50' Buffer Zone, but within the 100' Buffer Zone:

A portion of the existing gravel patio will be lowered and the material changed to bluestone, a sunken hot tub will be added above the existing patio wall, the trash enclosure will be relocated and the existing (pervious) cobble paving and stepping stone paths will be adjusted to connect the house to the hot tub and trash to the street. Dewater the hot tub will take place in a drywell at the edge of the property as far from the resource as possible. The entire property is within the 100' buffer so it is not possible to de-water outside of the buffer. The area around the hot tub will be planted. The existing fence will be moved a couple of feet to the west to the property line. Hosta, boxwood, lilac and deutzia will be removed and native plants added.

A portion of the modifications are located within the 100' buffer and outside of the 50' buffer to the coastal bank. Approximately 226 ft.² of impervious paving (the additional patio = 119 ft.²; and the sunken hot tub = 107 ft.²) lies within this buffer zone. 226 ft.² of lawn will be removed and 226 ft.² native planting (shrubs and groundcover) are proposed along the existing hedge at the top of the coastal bank to mitigate the impact of the proposed impervious area.

A 9" American hornbeam (*Carpinus caroliniana*) in the patio within the 100' buffer zone is proposed to be removed as part of this project. It is located on the attached site plan. Three (3) native trees, two (2) *Amalanchier canadensis* and one (1) Florida dogwood are proposed at the top of the existing wall to replace the one healthy tree.

Dewatering Saltwater Spa into CULTEC Infiltration Chamber

The proposed dewatering of the saltwater spa located within the Conservation buffer has been designed to fully comply with the Massachusetts Wetlands Protection Act (M.G.L. c. 131 § 40) and applicable local Conservation Commission regulations. To minimize chemical inputs to surrounding resource areas, all chemical treatments, including chlorine, bromine, and salt, will be discontinued at least 7 days prior to dewatering (the salt cartridge will be removed for that time period). This will allow for natural chemical dissipation. Water quality will be verified before discharge, ensuring chlorine and bromine levels are non-detectable (below 0.01 mg/L), pH is stabilized between 6.5 and 8.0, and total dissolved solids are within acceptable limits for subsurface infiltration. The owners chose a saltwater-based hot tub as they require fewer chemical additives compared to traditional hot tubs and also provide the benefit of less frequent water drainings (~1 time a year vs 3-4).

Dewatering will be performed using a submersible pump equipped with a diffuser to control flow velocity and prevent surface erosion. Water will be discharged into a CULTEC Recharger 330XLHD High Volume Infiltration Chamber, designed specifically for on-site stormwater infiltration. The chamber will accommodate the full spa volume without overflow, ensuring water is infiltrated directly into the subsoil. The chamber will have 6" of gravel above and below and 12" around. The infiltration system will be inspected prior to use to verify functionality and cleared of sediment or blockages. The chamber is proposed to be located under the cobble paving. The location is within the 100' buffer, as is the entire property. However, there is a series of three walls between the chamber and the Hingham Bay.

The dewatering process will be continuously monitored to ensure that no surface discharge or migration of sediment occurs. This approach effectively eliminates the risk of untreated water entering Hingham Bay and buffer zone resource areas, thereby maintaining full compliance with environmental performance standards.

WETLAND RESOURCE AREAS

There is one resource area, a coastal bank, subject to the jurisdiction of the Wetlands Protections Act (M.G.L. Ch. 131 40) and the Hingham Wetlands Protection Bylaw within 100' of the limit of work namely coastal bank. A brief description of the resource area is provided below.

Coastal Bank

The Wetlands Protection Act defines a coastal wetland as the portion of the land surface any bank, marsh, swamp, meadow, flat, or other lowland subject to tidal action or coastal storm flowage and supporting certain wetland indicator plant species specified in the Wetlands Protection Act regulations. Bank is defined as the portion of the land surface that normally abuts and confines a water body, occurring between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, between a water body and an upland.



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: _____

I hereby grant permission to the individual members of the Hingham Conservation Commission and its staff to enter upon the property at reasonable times for the purpose of gathering information, measurements, photographs, observations, and other information necessary to evaluate the application and compliance with any subsequently issued Determination of Applicability or Order of Conditions.

A handwritten signature in black ink, appearing to read "Ansel White", is written over a horizontal line.

Owner Signature

Print

Date

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