



# Notice of Intent



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**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 3 - Notice of Intent**

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

Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1868660  
City/Town:HINGHAM

**A.General Information**

**1. Project Location:**

a. Street Address	1192 MAIN STREET		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.17676N	e. Longitude	70.88437W
f. Map/Plat #	204	g.Parcel/Lot #	22

**2. Applicant:**

Individual    Organization

a. First Name	ANTON	b.Last Name	CELA
c. Organization			
d. Mailing Address	131 WEST BROADWAY, UNIT 2		
e. City/Town	SOUTH BOSTON	f. State	MA
g. Zip Code	02127	j. Email	antoncela@msn.com
h. Phone Number	617-291-2998	i. Fax	

**3.Property Owner:**

more than one owner

a. First Name	VALENTINA	b. Last Name	NDREKA
c. Organization			
d. Mailing Address	131 WEST BROADWAY, UNIT 2		
e. City/Town	SOUTH BOSTON	f.State	MA
g. Zip Code	02127	j.Email	
h. Phone Number	617-291-2998	i. Fax	

**4.Representative:**

a. First Name	BRENDAN	b. Last Name	SULLIVAN
c. Organization	MERRILL ENGINEERS AND LAND SURVEYORS		
d. Mailing Address	427 COLUMBIA ROAD		
e. City/Town	HANOVER	f. State	MA
g. Zip Code	02339	j.Email	bsullivan@merrillinc.com
h.Phone Number	781-826-9200	i.Fax	

**5.Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):**

a.Total Fee Paid	610.00	b.State Fee Paid	292.50	c.City/Town Fee Paid	317.50
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**6.General Project Description:**

CONSTRUCTION OF A NEW SINGLE FAMILY HOME

**7a.Project Type:**

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Single Family Home     | 2. <input type="checkbox"/> Residential Subdivision                  |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                    |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input type="checkbox"/> Other                                   |

**7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?**



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1.  Yes  No If yes, describe which limited project applies to this project:  
2. Limited Project

8. Property recorded at the Registry of Deeds for:

<b>a. County:</b>	<b>b. Certificate:</b>	<b>c. Book:</b>	<b>d. Page:</b>
PLYMOUTH		59905	227

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
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b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
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c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
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	3. cubic yards dredged	
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d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
--	----------------	----------------

	3. cubic feet of flood storage lost	4. cubic feet replaced
--	-------------------------------------	------------------------

e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
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	2. cubic feet of flood storage lost	3. cubic feet replaced
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f.  Riverfront Area

1. Name of Waterway (if any)

2. Width of Riverfront Area (check one)
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project \_\_\_\_\_ square feet

4. Proposed Alteration of the Riverfront Area:

- a. total square feet      b. square feet within 100 ft.      c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No





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a. number of new stream crossings

b. number of replacement stream crossings

**C. Other Applicable Standards and Requirements**

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a.  Yes  No

If yes, include proof of mailing or hand delivery of NOI to:  
Natural Heritage and Endangered Species  
Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review \* (Check boxes as they apply)

1.  Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2.  Assessor's Map or right-of-way plan of site

3.  Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

a.  Project description (including description of impacts outside of wetland resource area & buffer zone)

b.  Photographs representative of the site

c.  MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

d.  Vegetation cover type map of site

e.  Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1.  Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

3.  Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.



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\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

- 2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?
  - a.  Not applicable - project is in inland resource area only
  - b.  Yes  No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 S. Rodney French Blvd  
New Bedford, MA 02744

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

- 3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

- a.  Yes  No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

- 4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

- a.  Yes  No

- 5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

- a.  Yes  No

- 6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

- a.  Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

- 1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)
- 2.  A portion of the site constitutes redevelopment
- 3.  Proprietary BMPs are included in the Stormwater Management System

- b.  No, Explain why the project is exempt:

- 1.  Single Family Home
- 2.  Emergency Road Repair
- 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family



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housing project) with no discharge to Critical Areas.

**D. Additional Information**

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s)).
- 4. Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

<b>a. Plan Title:</b>	<b>b. Plan Prepared By:</b>	<b>c. Plan Signed/Stamped By:</b>	<b>c. Revised Final Date:</b>	<b>e. Scale:</b>
1192 MAIN STREET SITE PLAN	MERRILL ENGINEERS AND LAND SURVEYORS	BRENDAN SULLIVAN	9/4/25	20 SCALE

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form.
- 9. Attach Stormwater Report, if needed.





# Project Narrative

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# Project Narrative

Notice of Intent  
1192 Main Street  
Hingham, MA 02043

## **Introduction**

The project proponent, Anton Cela of 131 West Broadway, Unit 2 South Boston, proposes to construct a single-family dwelling at 1192 Main Street. In addition, a paved driveway, deck, infiltration systems and associated utilities are proposed. Stormwater management and erosion control measures are proposed to minimize impacts to the wetland resource areas downgradient of the project.

## **Existing Conditions**

The property is bounded by Main Street to the west and abutting properties to the north, south, and east.

1192 Main Street has a total lot area of 50,050± square feet. The property is located within Zone "X" of the Flood Insurance Rate Map, as shown in FEMA No. 25023C0092K, effective July 6, 2021. A Bordering Vegetated Wetland is located south of the lot.

The site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 50-foot Buffer Zone (to Bordering Vegetated Wetland)
- 100-foot Buffer Zone (to Bordering Vegetated Wetland)

In the past, the site contained a large building and parking areas. The structure has since been razed, however large, paved parking areas and cesspools remain. The site also contains areas of overgrowth and lawn.

## **Proposed Conditions and Mitigation**

The work under this Notice of Intent includes the construction of a single-family dwelling, a paved driveway, lawn grading, and stormwater management systems (subsurface infiltration). Work is proposed within the 100-foot buffer to Bordering Vegetated Wetlands.

The proposed paved driveway will access from Main Street and will be 12' wide until it connects to a turnaround adjacent to the garage doors. A 1,047 SF portion of the paved drive and a 432 SF portion of the proposed single-family dwelling is proposed within the 100-foot buffer to Bordering Vegetated Wetlands. The entire existing paved drive areas will be removed. This will result in a net decrease of impervious within the 100 foot buffer of approximately 2,292 SF.

Per *Hingham's Buffer Zone Mitigation Policy*, areas which are altered within wetland resource areas and buffer zones require mitigation. Due to the proposed reduction in the impervious area, no mitigation is required per this policy as the buffer zones will already be improved as part of the proposal.

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## **Stormwater Management**

Stormwater systems on-site were designed to comply with the Stormwater Standards outlined in the Massachusetts Stormwater handbook to the extent practicable. Two subsurface infiltration systems are proposed to attenuate runoff coming off the site from 2-, 10-, and 100-year design storms. The Planning Board will review the stormwater systems for accuracy and best engineering practices.

## **Erosion Control Measures**

The potential for temporary impacts to wetlands due to erosion and mitigation of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices.

### **Silt Sock**

A silt sock will be installed prior to the start of work, at the limit of work, and will remain in place until the site is stabilized, and non-paved areas have been loamed and seeded.

The contractor will inspect the erosion control periodically including after each rain event. Any silt or other debris that builds up on the silt sock should be removed at the time of these inspections. Additional silt sock is to be kept on site to repair the erosion control line as needed.

### **Construction Entrance**

A stabilized construction entrance shall be installed prior to site work, at the existing driveway entrance abutting Main Street. The construction entrance shall provide a stable site entrance and exit point for vehicular traffic navigating to the site. This erosion control measure also helps reduce the tracking of soil/sediment onto the roadway.

## **Compliance With Performance Standards for Work in the Buffer Zone (§22.0(d) Hingham Wetland Regulations)**

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in the buffer zone as follows:

*(1) The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.*

The proposed dwelling and accessory structures were located to minimize impact to nearby resource areas and their buffer zones, and to meet the homeowners' desires for the property. The proposed development within the 100-foot BVW will be a large improvement over what currently exists in this portion of the site.

*(2) Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, revegetation with native vegetation may be required.*

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1192 Main Street is an already degraded property which will have its Resource Area buffers improved through the reduction of existing pavement and overall impervious.

*(3) The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.*

The existing development at 1192 Main Street within the 100 Foot Buffer Zone will be improved through the reduction of pavement and overall impervious. Per *Hingham's Buffer Zone Mitigation Policy*, mitigation is not required if impervious areas within the buffer zones are reduced.

*(4) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.*

The project does not pose an adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species. No NHESP Estimated & Priority Habitats are identified onsite, per MassMapper and the Wetland Assessment Report.

*(5) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.*

This application is presented to the Conservation Commission for their review.

## HINGHAM WETLAND BYLAW INTEREST

Hingham Wetland Regulation interest	Project Activity/Impact	Notes
Protection of Public or Private Water Supply	<i>No significant impact.</i>	The site is located near Accord Pond, but proposed development is typical for the area and no significant impacts are expected.
Protection of Surface Water or Groundwater	<i>No significant impact.</i>	Subsurface infiltration systems are proposed to treat runoff on site. Impervious vehicular pavement on site will be reduced.
Flood Control	<i>No significant impact.</i>	Subsurface infiltration systems will reduced peak flows and volumes running off the site for the 2, 10, and 100 year storms. The site is not located in a FEMA Flood Zone.
Erosion and Sedimentation Control	<i>No significant impact.</i>	Any anticipated erosion or sedimentation which will occur during construction will be controlled via the proposed silt socks, at the limit of work line. Therefore, wetland resources downgradient shall be protected from sedimentation. A construction entrance will help avoid the tracking of soil onto the roadway.
Storm Damage Prevention	<i>No significant impact.</i>	The proposed single-family dwellings and driveway will be constructed to withstand heavy storm occurrences. Erosion on-site will be prevented by site stabilization after construction is completed.
Water Pollution Prevention	<i>No Significant Impact.</i>	No untreated Stormwater discharges or illicit discharges will be included in this project.
Protection of Fisheries	<i>No Significant Impact.</i>	The project is located near Accord Pond but will have no significant impact to any fish habitat.
Protection of Shellfish	<i>No Significant Impact.</i>	The project is not located near any shellfish habitats.
Protection of Wildlife and Wildlife Habitat	<i>No Significant Impact.</i>	Site work will occur within 100 feet of a BVW, but impacts will be improved through the reduction of pavement and overall impervious surfaces.

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<b>Protection of Rare Species Habitat</b>	<b><i>Not Applicable.</i></b>	The site is not located within or near to any NHESP Rare or Endangered Habitat overlays, according to the NHESP inventory map, dated August 1, 2021.
<b>Protection of Recreation and Open Space</b>	<b><i>No Significant Impact.</i></b>	No work is proposed to alter any recreational use land regarding wetlands.
<b>Protection of Aesthetics</b>	<b><i>No Significant Impact.</i></b>	Aesthetics will be improved through the reduction of pavement on the already degraded site.



Environmental Consulting & Restoration, LLC



## WETLAND DELINEATION MEMO

**TO:** Mike Theriault  
**FROM:** Brad Holmes  
**DATE:** November 21, 2022  
**RE:** 1192 & 1196 Main Street, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the properties located at 1192 & 1196 Main Street in Hingham (the site) on September 26, 2022. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the east of Main Street and consists of two lots; the northern lot (1192) consists of a paved parking areas while the southern lot (1196) is undeveloped and forested. The weather on September 26<sup>th</sup> was sunny, clear, and warm (approximately 75 degrees) with light wind and dry site conditions. Wetland resource areas are located on and near the southern lot. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped) along the limits of the wetlands on and near the site as follows:

- BVW #A1 to #A23 to include #A1-1 to #A1-18 – wetland through the western portion of 1196 Main Street
- BVW #B1 to #B8 – western limit of wetland located within the central portion of 1196 Main Street
- BVW #C1 to #C20 – wetland within the eastern portion of 1196 Main Street
- BVW #D1 to #D11 – eastern limit of wetland located within the central portion of 1196 Main Street

The vegetated wetlands were delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants. ECR also located the Inland Banks to an intermittent stream that connects the “A” and “B” series wetlands. Inland Bank flags (blue ribbon) #IB1 to #IB6 and #IB100 to #IB121 were placed along the top of the well defined banks of the stream. Please note, portions of the stream do not contain an associated vegetated wetland, in which case the Inland Bank would be the landward-most resource area with an associated buffer zone. As a result of ECR’s wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands
- Inland Bank to an intermittent stream
- 100-foot Buffer Zone to BVW and Inland Bank

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain mapped Certified Vernal Pools according to the MaNHESP.
3. The site does not contain areas mapped as Land Subject to Flooding (FEMA flood zones).
4. The site is not located within an Area of Critical Environmental Concern.

# ECR

Environmental Consulting & Restoration, LLC



Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or [brad@ecrwetlands.com](mailto:brad@ecrwetlands.com) with any questions or requests for additional information.

Thank you,  
Brad Holmes, Professional Wetland Scientist #1464  
Manager



# Town of Hingham Forms



## TOWN OF HINGHAM CONSERVATION COMMISSION

### APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

The following instructions and submittal requirements should be used when submitting a Notice of Intent to the Conservation Commission under the MA Wetlands Protection Act and Hingham Wetlands Protection Bylaw. Please also refer to the DEP [Instructions for Completing WPA Form 3](#). Submit two (2) copies of the following, unless otherwise specified, to the Conservation office, and one electronic copy of the complete application to [conservation@hingham-ma.gov](mailto:conservation@hingham-ma.gov)

- WPA Form 3- Notice of Intent: [WPA Form 3: Wetlands Notice of Intent | Mass.gov](#) The application must be signed by the property owner. Submit the original and one copy to the Commission by hand delivery or certified mail.
- WPA Appendix B- *NOI Wetland Fee Transmittal Form* and two (2) separate checks for the following: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#)
  - *Payable to Town of Hingham*
  - *Please redact bank account information from photocopies*
  - *Note, a public legal notice is prepared and submitted by staff and the newspaper will invoice the applicant*
- A copy of the Certified Abutters List and the [‘Notification to Abutters Form’](#)
  - *To request a Certified Abutters List please submit [Request for Certified Abutters List](#) or contact the Conservation Office*
  - *Abutters must be notified by hand delivery, certified mail-return receipt requested, OR certificates of mailing at least 7 days prior to the hearing date*
  - *Certified mail receipts or certificate of mailing receipts shall be submitted to the Conservation Office with the application or presented to the Commission at the beginning of the public hearing*
- [‘Affidavit of Service’ Form](#) attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5

To be provided when abutters are notified

- *Abutters within 100 feet of a property line where work is proposed for inland projects*
- *Abutters within 300 feet of a property line where work is proposed for coastal projects*

- Narrative describing the property location, existing conditions, methodology used for wetland delineation including DEP data forms or other delineation method, site photos, proposed work, and performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations. The narrative should also include: a report on the on-site wetland resource areas (per the [Resource Area Delineation Policy](#)), existing/proposed impervious and pervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement requests (per the [Tree Removal and Replacement Policy](#)), and stormwater management.
- Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11” x 17” plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:

- *All wetland resource area boundaries including the 50 and 100 foot Buffer Zone (showing sequentially numbered flags as applicable)*
- *FEMA Floodplain boundaries, as applicable*
- *A note indicating the date the wetland delineation was completed and who performed the delineation. If the wetland boundaries were previously approved by the Commission a note should be included indicating the date of approval and DEP File Number, if applicable.*
- *All plans shall be colored coded or highlighted with transparent marker pen as follows: freshwater or coastal wetland boundary in blue; 50 foot buffer zone in green; 100 foot buffer zone in yellow; 200 Foot Riverfront Area in pink; and Bordering Land Subject to Flooding (100 year flood plain where NFIP data available) or Land Subject to Coastal Storm Flowage in orange.*
- *Location of existing and proposed site amenities above and below the ground*
- *Topography in 2 foot contour intervals*
- *Limit of work/erosion and sediment control line*
- *Stockpile locations and other Stormwater BMPs as applicable*
- *Edge of lawn/tree line, and impacted trees of 6 inches or greater DBH in the buffer zone, riverfront area, and/or other resource area*
- *The drainage basin in which the site is located*

Guidelines: sheet sizes not more than 24"x 36"; scale not more than 1"=40'; title block located at the lower right hand corner, preferably.

- N/A  For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards
- Proof of mailing the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)
- N/A  Proof of mailing the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) and the MA Division of Marine Fisheries (Gloucester), if applicable (certified mail receipt from the post office)
- N/A  For projects proposing any work on a dock or pier or other work in the harbor, email copy of application and plan to the Town of Hingham Harbor Master at [CorsonK@hpd.org](mailto:CorsonK@hpd.org) (with email copy to [conservation@hingham-ma.gov](mailto:conservation@hingham-ma.gov))
- The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or applicant's representative
- Optional - [Voluntary 21 Day Waiver](#)

# 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

# Site Photos





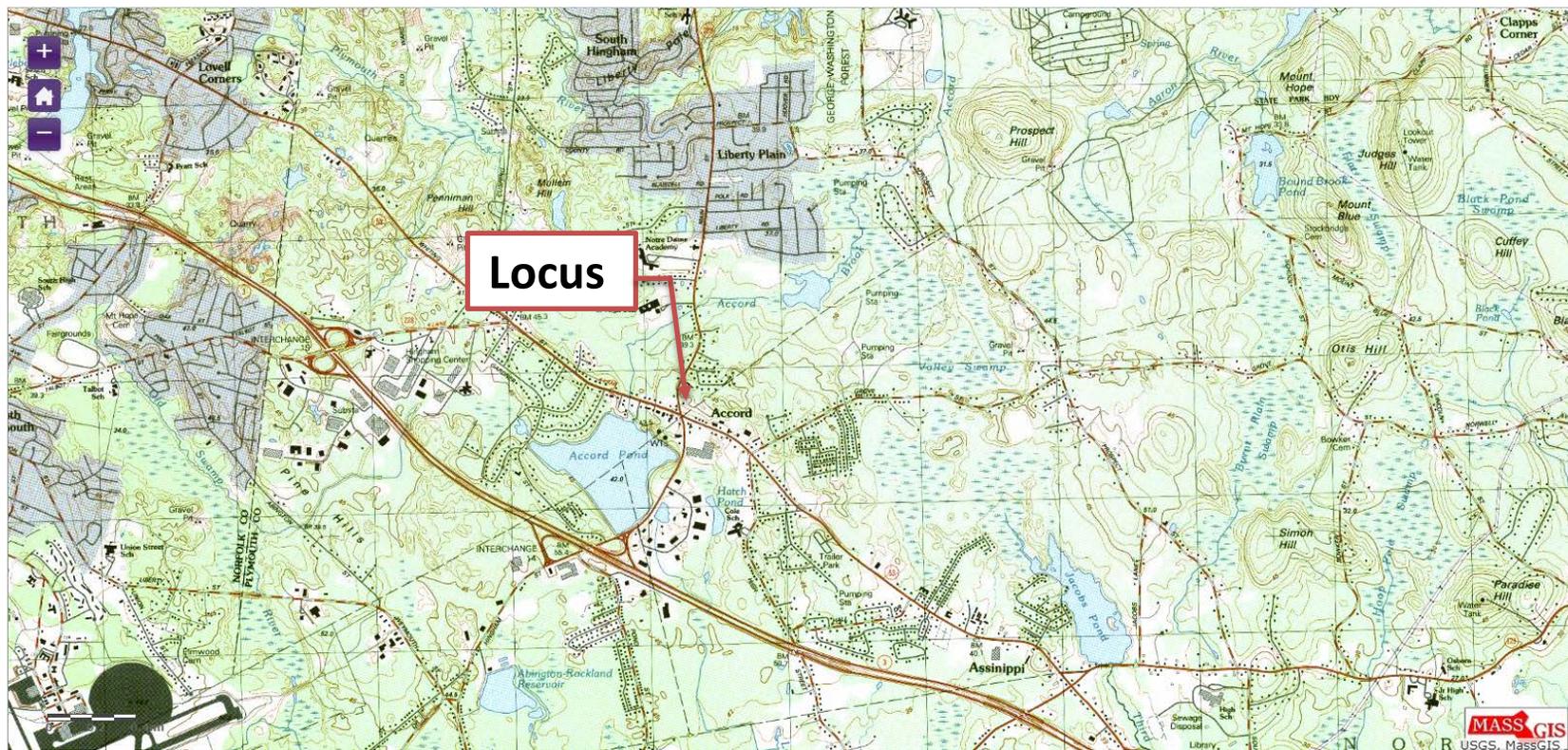






# Figures

# USGS Map



# FEMA Flood Map

## National Flood Hazard Layer FIRMette



70°53'26"W 42°10'48"N



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
  - With BFE or Depth *Zone AE, AO, AH, VE, AR*
  - Regulatory Floodway
  
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
  - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
  - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
  - Area with Flood Risk due to Levee *Zone D*
  
- OTHER AREAS**
  - NO SCREEN Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Zone D*
  
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
  
- Cross Sections with 1% Annual Chance**
  - 20.2 Water Surface Elevation
  - 17.8 Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  
- OTHER FEATURES**
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
  
- MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

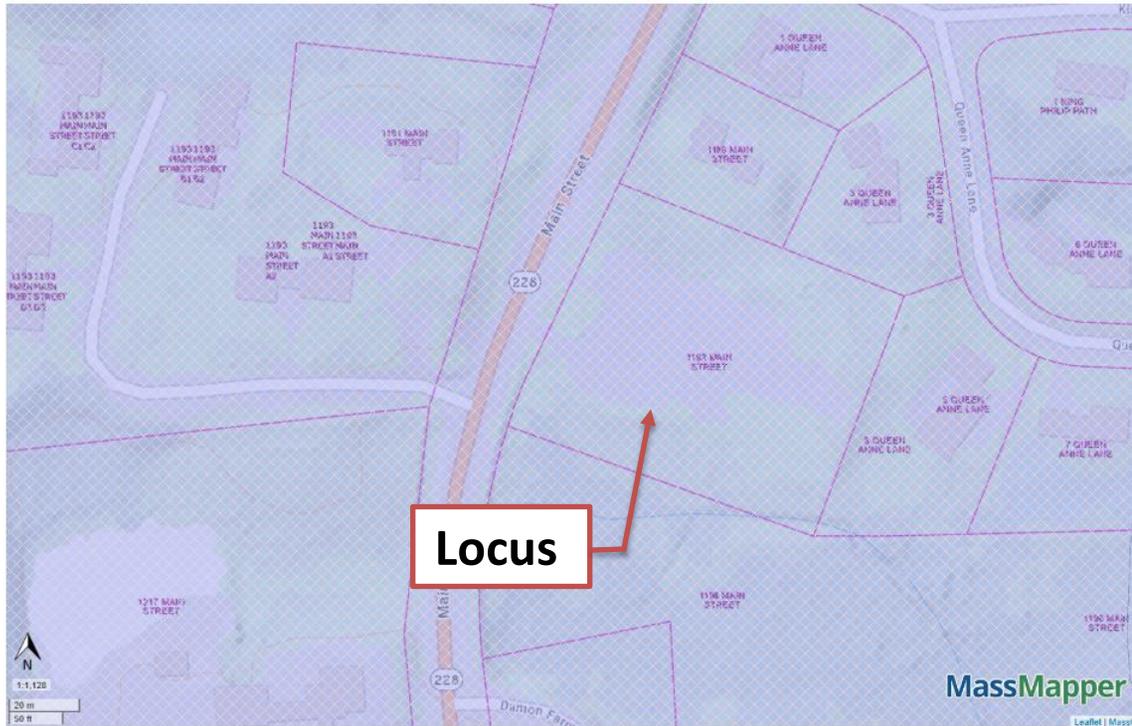
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/10/2025 at 7:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# NHESP Map

1192 Main Street



Areas of Critical Environmental Concern  
ACECs Transparent Green

Areas of Critical Environmental Concern  
ACECs Boundaries

- ROAD/RAIL BASED
- RIVER BASED
- WETLAND BASED
- FLOODPLAIN BASED
- TIDAL BASED
- CONTOUR BASED
- POLITICAL BOUNDARY
- PROPERTY LINE BASED
- OTHER
- NOT DEFINED

Areas of Critical Environmental Concern  
ACECs

Potential Vernal Pools

IWPAs

Zone IIs

Outstanding Resource Waters

- ACEC
- Cape Cod National Seashore
- Protected Shoreline
- Public Water Supply Watershed
- Retired Public Water Supply
- Scenic/Protected River
- Wildlife Refuge

Zone A

NHESP Priority Habitats of Rare Species

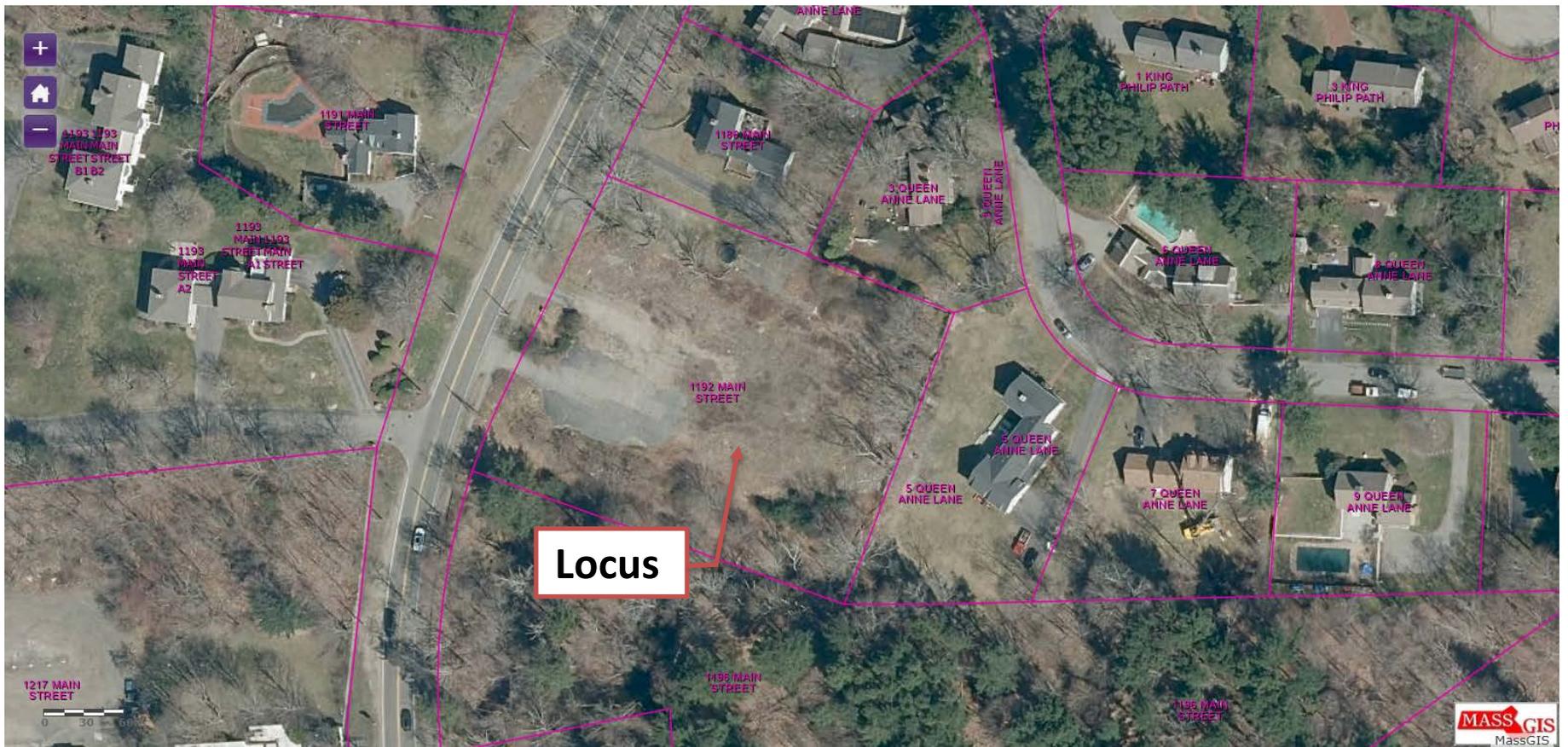
NHESP Natural Communities

NHESP Estimated Habitats of Rare  
Wildlife

NHESP Certified Vernal Pools



# Aerial Photography





# NOI Wetland Filing Fees

**TOWN OF HINGHAM**  
**WETLANDS PROTECTION BY-LAW FEE SCHEDULE**  
 Effective February 10, 2017

<b>ADMINISTRATIVE REVIEWS</b>	<b>\$ 30.00</b>	
<b>REQUESTS FOR DETERMINATION OF APPLICABILITY*</b>	<b>\$ 50.00</b>	<b>For ancillary work on an existing single family house and all other requests for the first acre of land.</b>
	<b>\$ 40.00</b>	<b>For each additional acre of land.</b>
<b>NOTICES OF INTENT*</b>		
<b>Category 1</b>	<b>\$ 100.00</b>	
<b>Category 2</b>	<b>\$ 250.00</b>	
<b>Category 3</b>	<b>\$ 525.00</b>	<b>Commercial</b>
	<b>\$ 1,000.00</b>	<b>Subdivision (+ \$25.00 per house lot)</b>
<b>Category 4</b>	<b>\$ 725.00</b>	
<b>Category 5</b>	<b>\$3.00/foot</b>	<b>Not less than \$100.00.</b>
<b>EXTENSIONS</b>	<b>\$ 100.00</b>	<b>Residential</b>
	<b>\$ 300.00</b>	<b>Commercial/Subdivision</b>
<b>CERTIFICATES OF COMPLIANCE</b>	<b>\$ 50.00</b>	<b>Residential</b>
	<b>\$ 100.00</b>	<b>Commercial/Subdivision</b>
<b>BOUNDARY DELINEATIONS</b>	<b>\$ 3.00/foot</b>	<b>Not less than \$100.00 and not more than \$200.00 for activities associated with a single family house or \$2,000.00 for all other activities.</b>
<b>REQUESTS FOR AMENDMENTS TO ORDERS OF CONDITIONS</b>	<b>\$ 25.00</b>	<b>Residential</b>
	<b>\$ 200.00</b>	<b>Commercial/Subdivision</b>

**NOTE:** These Bylaw fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40). The Bylaw fee and the Town's share of the WPA fee should be submitted on separate checks, payable to the **Town of Hingham**.

**\*Fees for filings received after a project has commenced are double the fee listed.**

**TOWN OF HINGHAM  
CALCULATED FEE STATEMENT  
NOTICE OF INTENT FILINGS**

Activity definition: anywhere the footprint is changing or site work occurs constitutes a new activity.

Category	Activity Letter(s)	Quantity	Fee/Activity	Fee
1	b	1	\$100.00	\$100.00
2	a	1	\$250.00	\$250.00
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				<b>TOTAL \$350.00</b>

**WETLAND FEE CATEGORY SUMMARY**

**CATEGORY 1: \$100.00**

- a) Work on Single Family Lot: addition, pool, etc.
- b) Site work without house
- c) Control vegetation (SFH): removal, herbicide, etc.
- d) Resource improvement.
- e) Work on septic system separate from house.
- f) Monitoring well activities minus roadway.

**CATEGORY 2: \$250.00**

- a) Construction of Single Family House (SFH).
- b) Parking lot.
- c) Beach nourishment.
- d) Electric Generating Facility activities.
- e) Inland Limited Projects minus road crossings.
- f) New agricultural or aquacultural projects.
- g) Each crossing for driveway to SFH.
- h) Any point source discharge.

**CATEGORY 3: \$525.00/\$1,000.00**

- a) Site preparation (for development beyond NOI scope).
- b) Each building (for development) including site.
- c) Road construction not crossing or driveway.
- d) Hazardous clean up.

**CATEGORY 4: \$725.00**

- a) Each crossing for development or commercial road.
- b) Dam, sluiceway, tidegate work.
- c) Landfill.
- d) Sand and gravel operation.
- e) Railroad line construction.
- f) Control vegetation in development (SFH).
- g) Bridge (SFH).
- h) Water level variation.
- i) Hazardous waste alterations to resource area.
- j) Dredging.
- k) Package treatment plant & discharge

**CATEGORY 5: \$3.00 per linear foot (\$100.00 minimum)**

- a) Docks, piers, revetments dikes, etc. (coastal or inland)



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 - Notice of Wetland Fee Transmittal**  
**Form**

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

Provided by MassDEP:  
 MassDEP File #:  
 eDEP Transaction #:1868660  
 City/Town:HINGHAM

**A. Applicant Information**

1. Applicant:

a. First Name	ANTON	b. Last Name	CELA
c. Organization			
d. Mailing Address	131 WEST BROADWAY, UNIT 2		
e. City/Town	SOUTH BOSTON	f. State	MA
		g. Zip Code	02127
h. Phone Number	6172912998	i. Fax	
		j. Email	antoncela@msn.com

2. Property Owner:(if different)

a. First Name	VALENTINA	b. Last Name	NOREKA
c. Organization			
d. Mailing Address	131 WEST BROADWAY, UNIT 2		
e. City/Town	SOUTH BOSTON	f. State	MA
		g. Zip Code	02127
h. Phone Number	6172912998	i. Fax	
		j. Email	

3. Project Location:

a. Street Address	1192 MAIN STREET	b. City/Town	HINGHAM
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Are you exempted from Fee?

**Note:** Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

**B. Fees**

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	1	110.00		110.00
A.) CONSTRUCTION OF SINGLE FAMILY HOUSE;	1	500.00		500.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$317.50	\$292.50	\$610.00



# A butter Notification

TOWN OF HINGHAM  
BOARD OF ASSESSORS



CERTIFICATION SHEET

**Property Address: 1192 Main Street**

**Parcel ID: 204-0-22**

Pursuant to the provisions of Chapter 131 Section 40 of the MA General Laws and Article 22 of the Town of Hingham General Bylaws (Wetlands Protection By-law), we hereby certify that the list attached hereto is a true list of names and addresses of abutters concerning a matter to be heard by the Hingham Conservation Commission involving the above-referenced property.

As used herein the term “abutter” means:

Owners of adjoining land within 100 feet of the property line where the activity proposed;

Owners of adjoining land within 300 feet of the property line where the activity proposed for coastal projects; or

Owners of land directly opposite on any public or private street or way; or across a body of water.

All as they appear on the most recent applicable tax list.

BOARD OF ASSESSORS

*Kim Went*  
*John M. R.*  
*Sam Arnett*

CERTIFICATION DATE July 1<sup>st</sup>, 2025

Parcel ID: 204-0-22  
NOREKA VALENTINA  
131 WEST BROADWAY  
UNIT 2  
SOUTH BOSTON, MA 02127

Parcel ID: 204-0-16  
HEMMERT R MICHAEL &  
1191 MAIN STREET  
HINGHAM, MA 02043

Parcel ID: 204-0-68  
LEO LORI B TT  
1192-1194-1196 MAIN  
703 HANOVER STREET  
HANOVER, MA 02339

Parcel ID: 204-1-67  
COLLINS FRANCIS X &  
1193 MAIN STREET UNIT A-1  
HINGHAM, MA 02043

Parcel ID: 204-2-67  
SAHAGIAN LINDA  
1193 MAIN STREET UNIT A-2  
HINGHAM, MA 02043

Parcel ID: 204-3-67  
SANDBERG ARTHUR TT  
ANITA E BENNETT  
1193 MAIN STREET B1  
HINGHAM, MA 02043

Parcel ID: 204-4-67  
LEATHERS FREDERICK R &  
LEATHERS FAMILY TRUST  
1193 MAIN STREET UNIT B2  
HINGHAM, MA 02043

Parcel ID: 204-5-67  
OWENS JASON V & OWEN  
1193 MAIN STREET C-1  
HINGHAM, MA 02043

Parcel ID: 204-6-67  
PERLMUTTER LAURENCE  
1193 MAIN STREET UNIT C-2  
HINGHAM, MA 02043

Parcel ID: 204-7-67  
BUCKNER MICHAEL & WANDA  
1193 MAIN STREET  
HINGHAM, MA 02043

Parcel ID: 204-8-67  
DALLESSANDRO ELIZABETH  
1193 MAIN STREET UNIT D2  
HINGHAM, MA 02043

Parcel ID: 205-0-10  
BIASETTI ENRICO & MARIE  
3 QUEEN ANNE LANE  
HINGHAM, MA 02043

Parcel ID: 205-0-11  
CLEARY MICHAEL P & JAIME  
5 QUEEN ANNE LANE  
HINGHAM, MA 02043

Parcel ID: 205-0-16  
MANNING MATTHEW R &  
6 QUEEN ANNE LANE  
HINGHAM, MA 02043

Parcel ID: 205-0-9  
CASSIDY STEVEN & KAREN J  
1186 MAIN STREET  
HINGHAM, MA 02043

Parcel ID: 8509-CDM  
HINGHAM COMMONS  
HINGHAM, MA 06385

## NOTIFICATION TO ABUTTERS

Under the MA Wetlands Protection Act and  
Hingham Wetlands Protection By-Law

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

\_\_\_\_\_ has filed a \_\_\_\_\_  
*Applicant Name* *Application Type*

with the Town of Hingham Conservation Commission seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act, M.G.L. 131 §40, and/or the Town of Hingham Wetlands Protection By-Law [Article 22].

The address of the property where work is proposed: \_\_\_\_\_

The proposed work includes: \_\_\_\_\_

Copies of the application may be examined at the Conservation Office located at Hingham Town Hall, 210 Central Street, Hingham, MA during the following business hours:

Monday, Wednesday, Thursday: 7:30AM- 4:30PM  
Tuesday: 7:30AM - 7:00PM  
Fridays: closed

For more information, to request copies of the application, or obtain information about the public hearing please contact the Conservation Office at (781)741-1445 or by emailing [Conservation@hingham-ma.gov](mailto:Conservation@hingham-ma.gov)

You may also request copies of the application from the  applicant or  applicant's representative by contacting \_\_\_\_\_ at (\_\_\_\_\_) \_\_\_\_\_ between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the following days: \_\_\_\_\_.

*An Administrative fee may be applied for providing copies of the application or plans.*

Notice of the public hearing, including the date, time, and place will be published at least five (5) business days in advance of the hearing in the Patriot Ledger. Notice will also be posted on the town website at least forty-eight (48) hours in advance of the public hearing. To view the agenda, go to [Agenda Center • Hingham, MA • CivicEngage \(hingham-ma.gov\)](#)

The Department of Environmental Protection (DEP) Southeast Regional Office can also provide information about this application or the MA Wetlands Protection Act. DEP is located at 20 Riverside Drive, Lakeville, MA 02347 and can be reached by telephone at (508) 946-2700.

TBD WHEN HEARING DATE IS CONFIRMED

**AFFADAVIT OF SERVICE**  
Under the MA Wetlands Protection Act and  
Hingham Wetlands Protection Bylaw

(To be submitted to the Hingham Conservation Commission and the MA Department of Environmental Protection when filing an application requiring abutter notification)

I, \_\_\_\_\_, hereby certify under the pains and penalties  
*Name of person making Affidavit*

of perjury that on \_\_\_\_\_ I gave notification to abutters in compliance with the  
*Date*

second paragraph of the Massachusetts General Laws Chapter 131, Section 40, and the Hingham

Wetlands Protection Bylaw and Wetland Regulations, by \_\_\_\_\_ in  
*Type of Service*

connection with the following matter:

A Notice of Intent  or Abbreviated Notice of Resource Area Delineation  was filed under the MA Wetlands Protection Act and/or Hingham Wetlands Protection Bylaw with the Hingham Conservation Commission on:

\_\_\_\_\_ for property located at \_\_\_\_\_.  
*Date* *Property Address*

The form of the notification and a list of abutters to whom notice was given and their addresses are attached to this Affidavit of Service.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date