



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

034-1272
Provided by DEP

A. Project Information

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SEP 04 2025

TOWN OF HINGHAM
CONSERVATION

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:

Wayne Ciullo

Name

140 Turkey Hill Ln

Mailing Address

Hingham

City/Town

MA

State

02043

Zip Code

508-918-9910

Phone Number

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

Robert Murray

Applicant

11/23/2016

Dated

034-1272

DEP File Number

3. The project site is located at:

0 Martins Lane

Street Address

20

Assessors Map/Plat Number

Hingham

City/Town

60

Parcel/Lot Number

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

The Trustees of Reservations

Property Owner (if different)

Plymouth

County

207

Book

85

Page

41485

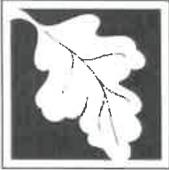
Certificate (if registered land)

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the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

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

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>).



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 0 Martins Lane

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.

Wayne Culler
Owner Signature

Wayne Culler
Print

8/27/25
Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

VOLUNTARY 21 DAY WAIVER
(Request for COC)

As set forth under the MA Wetlands Protection Act Regulations, 310 CMR 10.05(9), and the Town of Hingham Wetland Regulations, Section 7.12(a), the Conservation Commission is required to issue a Certificate of Compliance within 21 days of receipt of a WPA Form 8A and statement that work, subject to the Final Order of Conditions, has been satisfactorily completed. The Commission may also refuse to issue a Certificate of Compliance if it determines that the work has not been completed in compliance with the Order.

Due to the Commission's established meeting schedule the Conservation Commission is unable to act on the request within the statutory deadline and hereby requests the applicant waive the aforementioned 21 day requirement. If you choose to waive this deadline, your request will still be heard and decided upon in a timely manner.

The undersigned hereby waives the 21 day time period for the Commission to issue a Certificate of Compliance until: 11/1/25
Date

For the following application: 0 Martins Lane
Address

034-1272
DEP File No/Local By-Law No.

Wagne Ciullo
Applicant Signature

Wagne Ciullo
Print

8/27/25
Date

Chessia Consulting Services LLC



September 19, 2019

Ms. Mary Savage-Dunham
Community Planning Director
Town of Hingham
210 Central Street
Hingham, MA 02043

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SEP 04 2025

TOWN OF HINGHAM
CONSERVATION

RE: Supplemental Engineering Review As-Built Plan
Parking and Site Improvements
• Worlds End • • • • •

Dear Ms. Savage-Dunham:

In response to your request, Chessia Consulting Services, LLC has reviewed recent emails associated with completion of the project. The As-Built Plan has not been updated to indicate some of the recent work. I visited the site with Mary Savage-Dunham September 19, 2019. The data reviewed included the following information:

Plans:

- “As-Built Site Plan Worlds End Hingham, MA 02043” dated 10-11-18 prepared by Cavanaro Consulting
- “Site Plan Set Worlds End Hingham, MA 02043” dated 9-21-16, last revised 1-4-17 prepared by Cavanaro Consulting consisting of 3 sheets.
- “Landscape Plan Worlds End Reservation the Trustees of Reservations Martins Lane, Hingham MA” dated November 1, 2016, last revised 1-5-16(sic) should be 17 prepared by Sean Papich.

Current comments are in *italic type* below my initial comment.

The plans appear to generally conform to the approved design. I note the following issues:

1. The As-Built should change the screening such that contour labels are legible.
The As-built should be revised to indicate this and other changes to the site.
2. The access to the loop/handicap parking area is narrower than proposed on the approach side.
This was measured in the field to comply with the design.
3. The pathway off of the loop is straight back to the existing path not curved to the future building location as proposed.
There have been some field adjustments to the initially proposed paths. Paths have been constructed to conform to the site and are stable. The Board could make a determination on the field changes. The revised locations should be added to the As-built plan.

4. The "Far Lot" has the same number of spaces as proposed but the access islands have not been installed as indicated on the approved plans.

Satisfied.

5. There appear to be two "Do Not Enter" signs missing from the Far Lot.
These have not been installed but the access is gated with a chain and granite posts these may not be required at this location. I defer this issue to the Board.

6. The secondary gate between the closer lot and the Far lot was not installed.

Satisfied, in addition another gate has been installed to the "Far Lot"

7. Plantings are generally in conformance with the plans and there are many plants that should create the required buffer after a few years of growth. It was not possible to perform a full count of every planting as not all types are marked and there were some adjustments to the locations. I did note the following:

There are fewer shrubs in the entrance on the east side than proposed. Some of the trees and shrubs are in different locations but near the proposed locations. There is an area of ledge near #26 Surrey Road that does not appear suitable for planting. There were shrubs proposed in this area. Some of the perimeter shrubs do not appear to be planted on the east side of the far lot. I noted one dead shrub in the loop area.

Plantings in general appear to comply with the intent of the design.

Invoices were provided for the proposed plantings I note the following:

- *Invoice tallies have 25 fewer evergreen trees, although there appears to be a missing invoice as there are several fir or spruce trees not on any list that were observed in the field.*
- *Deciduous tree tallies indicate 5 fewer trees*
- *Shrub tallies are 8 less than proposed with 19 substitutions.*
- *There were many fewer hay scented ferns in the tally but these are a ground cover not for screening and there has been mulch and natural reseeding in most areas.*
- *There appear to be 4 shrubs that are either dead or stressed.*

I appreciate the opportunity to assist the Planning Board on this project and hope that this information is sufficient for your needs. This report is for the Hingham Planning Board and associated Hingham land use agencies only and provides no engineering, planning or other advice that may be relied upon by any party or agency other than the Town of Hingham. I would be pleased to meet with the Board or the design engineer to discuss this project at your convenience. If you have any questions please do not hesitate to contact me.

Very truly yours,
Chessia Consulting Services, LLC

John C. Chessia, P.E.
JCC/jcc

Chessia Consulting Services LLC



October 23, 2018

Ms. Mary Savage-Dunham
Community Planning Director
Town of Hingham
210 Central Street
Hingham, MA 02043

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TOWN OF HINGHAM
CONSERVATION

RE: Engineering Review As-Built Plan
Parking and Site Improvements
* Worlds End * * * *

Dear Ms. Savage-Dunham:

In response to your request, Chessia Consulting Services, LLC has reviewed the As-Built Plan for the above referenced project for compliance with the requirements of the Zoning Bylaw (ZBL) for projects submitted under an Application for Site Plan Approval in Association with Application for a Building Permit. An Application for a Special Permit A3 for parking determination has also been submitted. In addition to the above filing, an Application to the Zoning Board of Appeals for a variance under Section IV-B has been submitted. I also reviewed the submittal relative to general engineering design standards, DEP Stormwater Management Regulations/drainage design and parking and circulation as applicable. I visited the site to on October 5, 2016. The data reviewed included the following information:

Plans:

- "As-Built Site Plan Worlds End Hingham, MA 02043" dated 10-11-18 prepared by Cavanaro Consulting
- "Site Plan Set Worlds End Hingham, MA 02043" dated 9-21-16, last revised 1-4-17 prepared by Cavanaro Consulting consisting of 3 sheets.
- "Landscape Plan Worlds End Reservation the Trustees of Reservations Martins Lane, Hingham MA" dated November 1, 2016, last revised 1-5-16(sic) should be 17 prepared by Sean Papich.

I visited the site on October 22, 2018 to review current conditions.

The plans appear to generally conform to the approved design. I note the following issues:

1. The As-Built should change the screening such that contour labels are legible.
2. The access to the loop/handicap parking area is narrower than proposed on the approach side.
3. The pathway off of the loop is straight back to the existing path not curved to the future building location as proposed.

4. The "Far Lot" has the same number of spaces as proposed but the access islands have not been installed as indicated on the approved plans.
5. There appear to be two "Do Not Enter" signs missing from the Far Lot.
6. The secondary gate between the closer lot and the Far lot was not installed.
7. Plantings are generally in conformance with the plans and there are many plants that should create the required buffer after a few years of growth. It was not possible to perform a full count of every planting as not all types are marked and there were some adjustments to the locations. I did note the following:
There are fewer shrubs in the entrance on the east side than proposed. Some of the trees and shrubs are in different locations but near the proposed locations. There is an area of ledge near #26 Surrey Road that does not appear suitable for planting. There were shrubs proposed in this area. Some of the perimeter shrubs do not appear to be planted on the east side of the far lot. I noted one dead shrub in the loop area.

I appreciate the opportunity to assist the Planning Board on this project and hope that this information is sufficient for your needs. This report is for the Hingham Planning Board and associated Hingham land use agencies only and provides no engineering, planning or other advice that may be relied upon by any party or agency other than the Town of Hingham. I would be pleased to meet with the Board or the design engineer to discuss this project at your convenience. If you have any questions please do not hesitate to contact me.

Very truly yours,
Chessia Consulting Services, LLC

John C. Chessia, P.E.
JCC/jcc

Wakeman O'Donnell Visitor Center and Parking Improvements

The attached photographs document existing site conditions associated with the Wakeman O'Donnell Visitor Center project.

- **Building Drainage:**

The two back corners of the building were designed to have gutter drains discharging into a subterranean infiltration system, each with an overflow device. At present, the overflow components are not installed. Work to add these features is in progress and is expected to be completed prior to any site visit by the Conservation Commission.

- **Pathways:**

Additional paths were constructed on site that do not appear on the original as-built plan. However, these paths were discussed in correspondence between Trustees staff and the former Conservation Agent, Lonnie, with drawings provided at that time. Photographs of these paths are included in this submittal. Our preference is to avoid commissioning a new as-built drawing, but we will do so if the Commission deems it necessary.

- **Drainage Structures and Ditches:**

Photographs are also provided of the required drainage structures and swales/ditches that are maintained in accordance with the project's Operation and Maintenance Plan.

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CONSERVATION



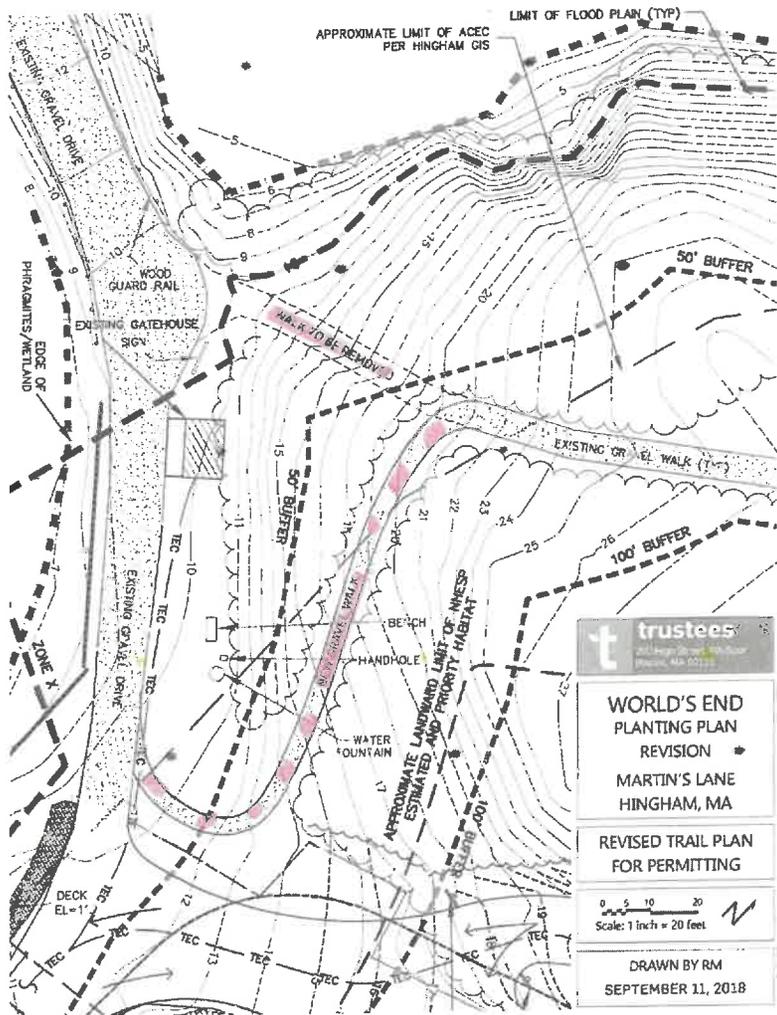












trustees
220 High Street, 6th Floor
Hingham, MA 02043

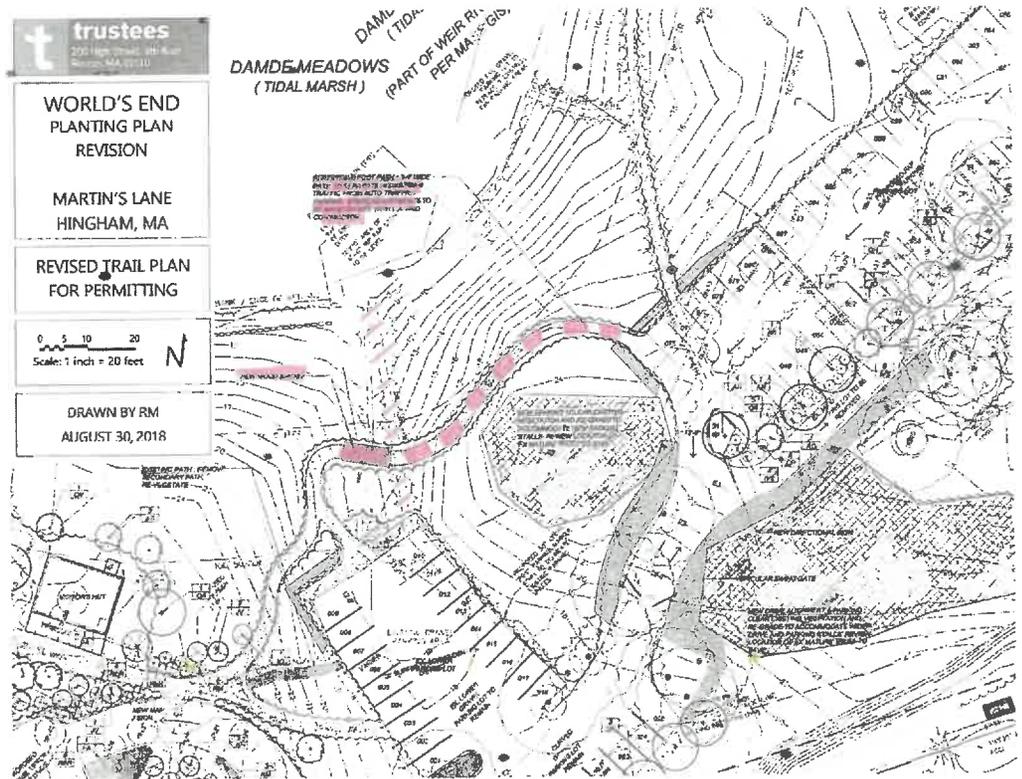
**WORLD'S END
PLANTING PLAN
REVISION**

MARTIN'S LANE
HINGHAM, MA

**REVISED TRAIL PLAN
FOR PERMITTING**

0 5 10 20
Scale: 1 inch = 20 feet

DRAWN BY RM
AUGUST 30, 2018



trustees
220 High Street, 6th Floor
Hingham, MA 02043

**WORLD'S END
PLANTING PLAN
REVISION**

MARTIN'S LANE
HINGHAM, MA

**REVISED TRAIL PLAN
FOR PERMITTING**

0 5 10 20
Scale: 1 inch = 20 feet

DRAWN BY RM
SEPTEMBER 11, 2018

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HINGHAM
CONSERVATION

World's End Mitigation Planting Report

Prepared by Wayne Ciullo, Sr. Regional Stewardship Manager, The Trustees

In accordance with the Hingham Conservation Commission's Order of Conditions for the World's End Parking Lot and Visitor Center improvements, we submit this mitigation planting report summarizing establishment, survivorship, and functional performance. Plantings were monitored during the first three growing seasons following installation, with observations focused on survivorship, vigor, and the project's stated goals of visual screening and dust mitigation.

Overall establishment has been successful. We estimate that greater than 80% of installed plant material survived through the first three years. Losses were concentrated among smaller understory plants placed in persistently shaded microsites, where prolonged regional drought over the past few years likely compounded shade stress and limited soil moisture availability. Outside of those pockets, shrubs and trees have rooted in well, exhibit normal seasonal growth, and are meeting expectations for cover and structure.

The plantings are performing as intended relative to project goals. The screening effect along the perimeter is now materially reducing views of the World's End Parking Lot and Visitor Center from the closest abutters. In addition, the vegetated edges and groundcover have helped to intercept and settle dust along the entrance drive during dry periods, improving on-site conditions and reducing off-site transport. As the vegetation continues to mature and fill in, we expect these benefits—both visual screening and dust attenuation—to increase.

Ongoing maintenance has consisted of periodic weeding, string trimming, and supplemental watering during extended dry spells. We will continue routine maintenance and seasonal monitoring to ensure long-term plant health and sustained compliance with the Order's mitigation objectives. Based on current conditions and performance, we believe the planting work satisfies the mitigation requirements and supports issuance of a Certificate of Completion.

Please see the pictures below as a record of current conditions as of 8/27/2025.

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