

Notice of Intent



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Massachusetts Department of Environmental Protection

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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 #:1884506
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	8 FULLING MILL LANE		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.20435N	e. Longitude	70.88038W
f. Map/Plat #	147	g.Parcel/Lot #	27

2. Applicant:

Individual Organization

a. First Name	MATTHEW	b.Last Name	COUGHLIN
c. Organization			
d. Mailing Address	8 FULLING MILL LANE		
e. City/Town	HINGHAM	f. State	MA
		g. Zip Code	02043
h. Phone Number	508-596-1029	i. Fax	
		j. Email	MATTHEWCOUGH@GMAIL.COM

3.Property Owner:

more than one owner

a. First Name	MATTHEW	b. Last Name	COUGHLIN
c. Organization			
d. Mailing Address	8 FULLING MILL LANE		
e. City/Town	HINGHAM	f.State	MA
		g. Zip Code	02043
h. Phone Number	508-596-1029	i. Fax	
		j.Email	MATTHEWCOUGH@GMAIL.COM

4.Representative:

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

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

a.Total Fee Paid	208.00	b.State Fee Paid	91.50	c.City/Town Fee Paid	116.50
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6.General Project Description:

TO MAINTAIN AN EXISTING DOCK CONSTRUCTED BY A PREVIOUS OWNER. THE DOCK IS APPROXIMATELY 52' LONG AND CONSISTS OF A 31'X5' SECTION AND A 21'X8' SECTION. IT IS CONSTRUCTED ON WOOD PILES AND HAS A TOTAL ON THE GROUND FOOTPRINT OF APPROXIMATELY 4 FT. THE DOCK PROVIDES ACCESS TO FULLING MILL POND FOR PRIVATE,RECREATIONAL USE.

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 |



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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)?

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:

a. County:	b. Certificate:	c. Book:	d. Page:
PLYMOUTH		56639	257

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 checked="" type="checkbox"/> Bank	1 1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	1.5 1. square feet	2. square feet
c. <input checked="" type="checkbox"/> Land under Waterbodies and Waterways	4 1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	4 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	
	2. cubic feet of flood storage lost	3. cubic feet replaced

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.



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and 200 ft.

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

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings



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Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

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:04/02/2025

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



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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.

* 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



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- 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 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)). 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.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

SITE PLAN, 8			
FULLING MILL LANE, MERRILL INC	BRENDAN SULLIVAN, P.E.	4/14/25	1" = 20'
HINGHAM, MA			

- 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.



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 # 1884506
 City/Town:

E. Fees

1

Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2 Municipal Check Number	3 Check date
4 State Check Number	5 Check date
6 Payor name on check: First Name	7 Payor name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1 Signature of Applicant

2 Date

3 Signature of Property Owner (if different)

4 Date

5 Signature of Representative (if any)

6 Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Notice of Intent

Fulling Mill Dock – Other Owner

Weir River Water System/Town of Hingham

25 Bare Cove Park Drive

Hingham, MA 02043



Project Narrative

Project Narrative

8 Fulling Mill Lane, Hingham MA

Project Description

The owners of the private, residential property located at 8 Fulling Mill Lane, Hingham, MA, request permission to maintain a dock to access Fulling Mill Pond. The dock was constructed by previous homeowners in 2019-2020, and the current owners purchased the property in 2022. It is located on a private, residential lot and on land owned by the Town of Hingham (Weir River Water System). A license for the dock on town land has been obtained. The dock is for private use. The dock lies within Land Under Water Bodies, Bordering Vegetated Wetlands, Bordering Land Subject to Flooding (Zone A), and Inland Bank associated with Fulling Mill Pond. It is also located within the buffer zone of the Inland Bank associated with an intermittent stream that extends from Fulling Mill Pond.

The locus property is approximately 49,100 sf. It is an irregularly shaped lot bound by Fulling Mill Lane to the west, Fulling Mill Pond (Town of Hingham property) to the east, and private residential properties on the remaining sides. The lot is developed with a single-family dwelling, a paved driveway, hardscape and landscape features.

The dock extends from the eastern portion of the property over Fulling Mill Pond. It is approximately 51.8 ft long and consists of a 30.8 ft X 5 ft section and a 20.7 ft X 8 ft section. It is a fixed wood structure supported on approximately 26- 4 in X 4 in wood piles, with 4- 2 in X 4 in boards providing additional support along the pier and a 2 in x 5 ft plank along the landward end. The total ground footprint of the structure is approximately 4 sf. Wood railings run along the sides of the structure. There is no seasonal gangway or float.

A wooden bridge is located in the rear yard, along the foot path through the rear yard, between the dwelling and the dock. It was not built by the current owner and the age of this structure is not known. It does provide an established location to cross the stream to access the eastern portion of the lot.

Wetland Resource Areas were delineated by Environmental Consulting & Restoration, LLC on June 9, 2022, and were located by Merrill Engineers and Land Surveyors. The dock is located within Bordering Vegetated Wetlands and within the Fulling Pond. Mean Annual High Water/Inland Bank for Fulling Mill Pond is located approximately 7 ft from the landward end of the dock. The landward plank and 4 of the 26 dock piles are located in BVW, landward of MAHW. The remaining piles and supports are located within the pond. The entire structure is located within Bordering Land Subject to Flooding (Zone A). An intermittent stream is located to the west and the dock lies between the 50' and 100' buffers to this intermittent stream.

The dock is not located within an Estimated/Priority Habitat for Rare Species or an Area of Critical Environmental Concern. It is located within a Surface Water Protection Area Zones A and B, and within a Zone II Wellhead Protection Area.

Compliance with Performance Standards

Compliance with the performance standards of 310 CMR 10.00 and the Hingham Wetlands Regulations is discussed in the following sections. Performance standards are summarized and individually addressed. Because the structure is already constructed and has a total footprint of about 4 sf, the impact is considered de minimis. The area under and around the dock would be disturbed with equipment and machinery if the structure is removed.

I. Compliance with Performance Standards of Wetlands Protection Act 310 CMR 10.00

Compliance with Performance Standards for Inland Bank, 310 CMR 10.54(4)

Per Section 10.54(4) a, the dock does not impair the following interests:

1. The physical stability of the bank.

The dock is constructed and the bank is stable. Mean annual high water is identified between piles, and as a pond, mean low water is not identified. No evidence of bank instability as a result of the dock was visually identified.

2. The water carrying capacity of the existing channel within the bank

By measurement of aerial mapping, Fulling Pond has a surface area of approximately 10 acres, and a bank length of approximately 4600 lf. The total footprint of the dock is approximately 4 sf, and a portion of this is assumed to lie within the bank. The dock footprint is de minimis and therefore does not affect the water carrying capacity a channel within the bank.

3. Ground water and surface water quality.

The dock as constructed is used for private recreation only. The dock does not discharge any substance into the water, and the dock is not intended for motorized equipment. The use for recreation is not anticipated to affect ground water or surface water quality.

4. Capacity for habitat breeding, escape cover and food for fisheries.

The dock is constructed and the footprint of 4 sf is considered de minimis. Therefore, the structure is anticipated to not have an impact on these habitat features. The dock may provide cover and escape cover for certain wildlife, fish and/or insects similar to the vegetation and other natural structures along the bank.

5. Capacity to provide wildlife habitat functions.

The dock varies from 5' – 8' wide and the pond, as estimated from aerial mapping, has a bank length of approximately 4600 lf. The dock impacts significantly less than 10% (460 lf) of the total bank and measures less than 50 feet along the bank and therefore is assumed to not impact wildlife habitat functions.

6. Work on stream crossings...

The dock is not located on a stream.

Per Sections 10.54(4) b and c, the structure does not prevent flood damage, and no rare species are identified onsite per MassMapper GIS.

Compliance with Performance Standards for Bordering Vegetated Wetlands, 310 CMR 10.55(4)

Per sections 310 CMR 10.55(4) a and b, approximately 1.5 sf of the dock footprint is estimated to lie in bordering vegetated wetlands (BVW). The dock was constructed by a previous owner, and we are not aware of 1.5 sf of BVW replacement. However, we propose that the 1.5 sf area is de minimis.

Per 310 CMR 10.55(4)c, the issuing authority may issue an Order of Conditions that results in a loss of a portion of BVW when:

1. Surface area is less than 500 sf.

The dock footprint in BVW is estimated to be 1.5 sf.

2. Portion extends in a linear configurations.

The landward plank is a linear structure. The footprint is de minimis.

3. It is not reasonable to change the proposed work

The dock is already constructed. No new proposed work is considered. Per section 310 CMR 10.55(4) d and e, the dock is not located in an ACEC per MassMapper, and no rare vertebrate or invertebrate species have been identified within the footprint of the dock.

Compliance with Performance Standards for Land under Water Bodies, 310 CMR 10.56(4)

T Per section 310 CMR 10.56(4)a, the proposed work in does not impair the following:

1. Water carrying capacity of the channel:

Fulling Pond has a surface area of approximately 10 acres, and, by measurement of aerial mapping, has a bank length of approximately 4600 lf. The total footprint of the dock is approximately 4 sf. The dock footprint is de minimis and therefore does not affect the water carrying capacity a channel within the bank.

2. Ground surface and water quality

The dock as constructed is used for private recreation only. The dock does not discharge any substance into the water, and the dock is not intended for motorized equipment. The recreational use is not anticipated to affect ground water or surface water quality.

3. Capacity of habitat for breeding, escape cover, food for fisheries

The dock is constructed and the footprint of 4 sf is considered minimis. The structure is not anticipated to have an impact on habitat breeding. The dock may provide protection similar to the vegetation and other natural structures along the bank.

4. Capacity to provide for wildlife habitat functions.

The lot is developed and the total footprint of the dock is exceedingly less than 10% of the BVW on the property and is significantly less than 5000 sf. The dock is assumed not to affect habitat functions.

5. Work on a stream crossing

The dock is not located over a stream.

Per section 310 CMR 10.56(4)b, the dock footprint does not lie in a boat channel. Per section 310 CMR 10.56(4)c, no rare species have been identified within the footprint of the dock. The footprint is de minimis and assumed to have no adverse impact on local species.

Compliance with Performance Standards for Bordering Land subject to Flooding, 310 CMR 10.57(4)(a)

1. Compensatory storage

Fulling Pond is approximately 10 acres and the total footprint of the dock is di minimis, about 4 sf. The footprint does not restrict the pond and does not affect the storage capacity of the pond.

2. The structure shall not restrict flows

Fulling Pond is approximately 10 acres and the total footprint of the dock is di minimis, about 4 sf. The footprint does not restrict flows.

3. Work shall not impair important habitat functions.

The lot is developed and the total footprint of the dock is approximately 4 sf and is considered de minimis. The dock is assumed not to adversely affect habitat functions.

Per 310 CMR 10.57(4)c, no rare species have been identified within the footprint of the dock. The footprint is de minimis and assumed to have no or negligible impact on local habitat. No rare species are identified on the lot.

II. Compliance with the Hingham Wetland Regulations Performance Standards

Compliance with Performance Standards for Work in Land Under an Inland Water Body or within 100' of the Resource Area, per Section 17.3(d), Hingham Wetland Regulations

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in Land Under a Water Body or within 100' of this resource area as follows:

(1) Proposed work shall not cause a significant adverse effect or cumulative adverse effect upon the wetland values of Land Under an Inland Water Body.

The dock is already constructed with a ground footprint of approximately 4 sf. Water and wildlife can move freely around the structure. The lot is developed as a residential dwelling and the dock provides an established elevated access to the pond for recreation, keeping foot traffic and recreational items off the resource area. The existing structure does not adversely affect the water source. Impact to plant species, fish, aquaculture and wildlife species is extremely minimal. A visual inspection indicates that plants have flourished around and under the structure.

(2) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate species or rare plant species, as identified by procedures established under 310 CMR 10.59.

Per the Wetland Delineation Memo provided in this submittal, the site is not located within an Estimated/Priority Habitat for Rare Species according to MANHESP and is not located within an Area of Critical Environmental Concern.

(3) Refer to HWR 23.0 et seq. for additional project-specific performance standards.

See the section below addressing the performance standards for docks and piers.

(4) Performance standards for proposed work or activities within the buffer zone to Land Under an Inland Water Body are specified in HWR 22.0.

See the section below addressing performance standards for work in the buffer zone.

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

Noted.

Compliance with Performance Standards for Bordering Land Subject to Flooding, per Section 19.1(d), Hingham Wetland Regulations

(1) A proposed project shall not cause any adverse effect or cumulative adverse effect on the wetland values of Land Subject to Flooding.

The footprint of the structure is approximately 4 sf and the lot is developed. It has a negligible effect on the resource area.

(2) Projects on land subject to flooding shall be permitted only in connection with

such procedures determined by the Commission as not having the effect of reducing the ability of the land to absorb and contain floodwaters.

The footprint of the structure is approximately 4 sf. This is a negligible area. The dock is constructed and does not appear to affect the ability of the land to absorb floodwaters.

(3) The Commission may require compensating or greater flood storage capacity in the same watershed if it permits any filling of land subject to flooding, and all filling of areas subject to flooding shall be strictly minimized.

The dock is already constructed and no areas appear to be filled. Construction of a dock does not require fill.

(4) Projects shall not have any adverse effect on vernal pools, whether certified or uncertified, ...

No vernal pools have been identified within 100' of the structure.

(5) 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 10.59.

No ACECs and no NHESP Estimated & Priority Habitats are identified onsite, according to MassMapper and the Wetland Delineation Report.

(6) Refer to HWR 23.0 et seq. for additional project-specific performance standards.

See the section below addressing the performance standards for docks and piers.

(7) Performance standards for activities or work proposed in the buffer zone to Land Subject to Flooding are specified in HWR 22.0.

See the section below addressing performance standards for work in the buffer zone.

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

Noted.

Compliance with Performance Standards for Inland Bank, per Section 19.2(d), Hingham Wetland Regulations

1) A proposed project shall not cause any adverse effect or cumulative adverse effect upon the wetland values of Inland Bank or Inland Beach.

The footprint of the structure is minimal and does not have an adverse effect on the bank.

(2) A proposed project shall be permitted only if there is no adverse effect on bank stability, bank height, ground water and surface water quality, the water carrying capacity of an existing channel within a bank, and the capacity of the bank to provide habitat for fisheries and/or wildlife.

The footprint if the structure is minimal and does not have an adverse effect on the bank stability, structure, or performance.

(3) 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 10.59.

No ACECs and no NHESP Estimated & Priority Habitats are identified onsite, according to MassMapper and the Wetland Delineation Report.

(4) Refer to HWR 23.0 et seq. for additional project-specific performance standards.

See the section below addressing the performance standards for docks and piers.

(5) Performance standards for activities or work proposed in the buffer zone to an Inland Bank or Inland Beach are specified in HWR 22.0.

See the section below addressing performance standards for work in the buffer zone.

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

Noted.

Compliance with Performance Standards for Work in Bordering Vegetated Wetlands or within 100' of the Resource Area, per Section 19.3(d), Hingham Wetland Regulations

(1) A proposed project shall not cause any adverse effect or cumulative adverse effect upon the wetland values of a Vegetated Wetland.

The dock is already constructed, and the lot is developed. The footprint of the structure in the BVW is minimal, and the structure provides a defined path through the BVW to Fulling Mill Pond.

(2) Where an Isolated Vegetated Wetland meets the criteria for a vernal pool, whether or not it has been certified, as described in HWR 19.1.

No vernal pools have been identified within 100' of the structure.

(3) 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 10.59.

No ACECs and no NHESP Estimated & Priority Habitats are identified onsite, according to MassMapper and the Wetland Delineation Report.

(4) Refer to HWR 23.0 et seq. for additional project-specific performance standards.

See the section below addressing the performance standards for docks and piers.

(5) Performance standards for activities or work proposed in the buffer zone to a Vegetated Wetland are specified in HWR 22.0.

See the section below addressing performance standards for work in the buffer zone.

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

Noted.

Compliance with Performance Standards for Work in the Buffer Zone, Section 22.0(d), Hingham Wetland Regulations

(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 dock provides access to Fulling Mill Pond. It lies approximately 55' from the intermittent stream and downgradient from this resource area.

(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.

The dock is already constructed. The area is vegetated.

(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 dock is already constructed. The area is vegetated.

(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.

As mentioned in the previous section, no ACECs and no NHESP Estimated & Priority Habitats are identified onsite, according to MassMapper and the Wetland Delineation Report.

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

Noted.

Compliance with Regulations for Docks and Piers, Section 23.4(c), Hingham Wetland Regulations

(1) When a dock, pier, or walkway is located at a private residence, The Commission may allow at its discretion, a pier (dock or walkway) no greater than 4 feet wide at any point; no greater than 150 feet long; a platform no greater than 6 feet by 8 feet including the walkway; and only one float no greater than 10 feet by 20 feet, if satisfied that mitigation required in the Order of Conditions is sufficient to protect the Resource Area.

The dock is already constructed. It consists of a 31 ft X 5 ft section and a 20.8 ft X 8 ft section.

(2) Docks will be permitted only on land contiguous to the dwelling being served, except where unusual circumstances of longstanding may apply, such as where the dwelling is separated from the shore by a road. The dwelling must have a valid occupancy permit.

The dock is on land on the residential property containing the dwelling.

(3) Only non-chromated copper arsenate (CCA) material may be used in the construction of the dock. Lead caps are not permitted. No creosote treated materials may be used. Wood preservative, if used, must be dry before the treated wood is used in construction.

The dock was constructed by previous owners and appears to comply.

(4) Any pilings permitted shall be driven, not washed or jetted, into any salt marsh, coastal beach, or land under the ocean.

The dock was constructed by previous owners and construction methodology is not known.

(5) Lighting, if installed, shall not exceed a 25-watt incandescent bulb, set a minimum of 12 feet apart and a maximum of two feet high from the walking surface....

There are no lights on the dock.

(6) All piers and walkways shall be provided with access stairs at or proximate to MHW or other means provided for along shore public traverse. All structures shall be provided with suitable signage notifying the public of their right to free access as provided by the commonwealth, or equivalent.

There is significant vegetation at MAHW. Passage can be made around the landward end of the dock.

(7) The DEP permit number shall be permanently and conspicuously placed on the dock so as to be visible from seaward. The DEP permit number shall be placed permanently and conspicuously on all floats.

The applicants apply for a DEP number as part of this Notice of Intent.

(8) Storage of floats, other seasonal pier material, and boats must be stored in an area outside of any wetland resource area and transported thereto without causing damage to any resource area.

There are no seasonal floats or other structures.

(9) Where the project includes the use of floats, the combined size of all floats...

The structure does not have a float.

(10) Plank spacing shall be a minimum of 3/4 inch. Where any portion of the dock crosses a salt marsh, a minimum of 65% light penetration is required. The maximum deck width shall be 4 feet.

The dock is already constructed. There is no salt marsh onsite.

(11) The base of the pier shall be as close as possible to the center line of the lot, and it shall project outwards at an angle as nearly perpendicular to the shoreline as possible.

The dock is already constructed and lies near the center of the eastern boundary of lot that borders Filling Mill Pond.

(12) Notwithstanding any other provisions contained herein, no new construction or expansion of an existing dock shall be permitted within an ACEC (area of critical environmental concern).

No ACECs are identified onsite.

(13) If any salt marsh is eliminated, a replication with a ratio of 3:1 must take place in an area suitable for salt marsh growth approved by the Commission.

No salt marsh is located onsite.

(14) A shellfish study is required.

The dock is on a freshwater pond.

(15) Piers shall be constructed so as to not interfere with any established public recreational use of the waterway.

The dock is constructed and does not interfere with other uses of the waterway.

(16) No more than one pier (dock or walkway) shall be permitted to be constructed located on any residential property or parcel of land at any time.

There is one dock on the property.

Compliance with Section 23.6 Filling

No fill material was added to the resource areas. The dock is already constructed and the footprint of approximately 4 sf is considered de minimis. The previous discussion of performance parameters illustrates that the existing is assumed to have little or no effect on the resource areas.



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Matt Coughlin
FROM: Brad Holmes
DATE: June 24, 2022
RE: 8 Fulling Mill Lane, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 8 Fulling Mill Lane in Hingham (the site) on June 9, 2022. The purpose of the review was to identify wetland resource areas on and near the site. The site is located along the east side of Fulling Mill Lane and the site consists of a single-family home, paved driveway, maintained lawn, landscaping, etc. The weather on June 9th was partly sunny and warm (approximately 75 degrees) with a light breeze and dry site conditions. Wetland resource areas are located on and near the site associated with Fulling Mill Pond in the eastern portion of the site. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped) #A1 to #A21 and #B1 to #B12 along the landward limit of the vegetated wetland. 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 placed Inland Bank flags along the Fulling Millpond at the location of an existing dock and Inland Bank flags at the location of a small footbridge located over an intermittent stream at the site. 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
- Bordering Land Subject to Flooding
- Inland Bank to an intermittent stream and Fulling Millpond
- 100-foot Buffer Zone to BVW

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 Certified Vernal Pools according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream.
4. The site is not located within an Area of Critical Environmental Concern.
5. The site does contain areas mapped as Bordering Land Subject to Flooding associated with Fulling Millpond. (FEMA A flood zone)

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

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

8 FULLING MILL LANE SITE PHOTOS – DOCK AND FULLING MILL POND





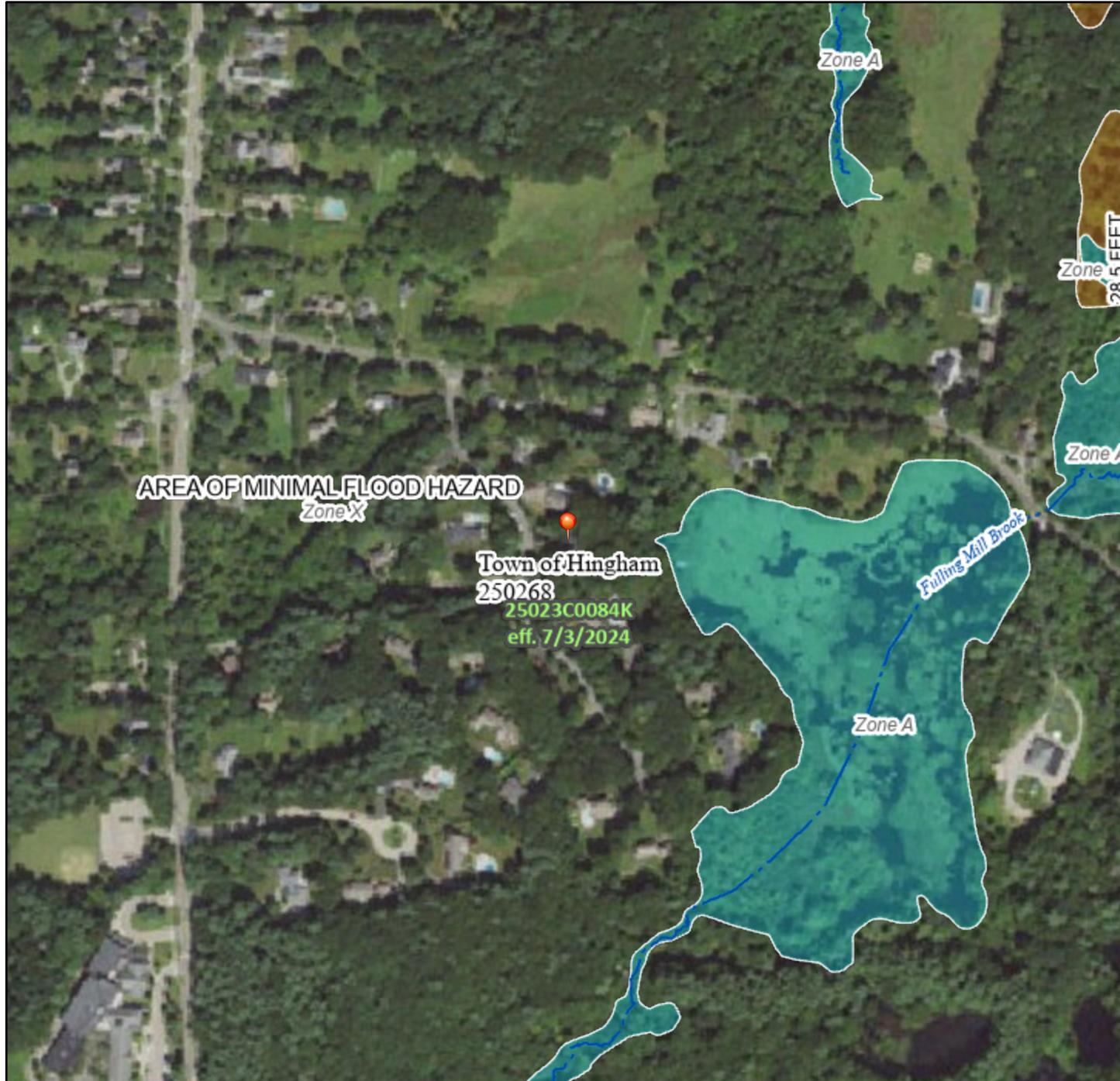


FIGURE 1 – USGS TOPOGRAPHIC MAP, 8 FULLING MILL LANE, HINGHAM, MA

National Flood Hazard Layer FIRMMette



70°53'8"W 42°12'28"N



Legend

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

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS |  Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i>
 With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
 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 <i>Zone X</i>
 Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
 Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
 Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS |  NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
 Effective LOMRs
 Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES |  Channel, Culvert, or Storm Sewer
 Levee, Dike, or Floodwall |
| OTHER FEATURES |  20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 17.5
 Coastal Transect
 Base Flood Elevation Line (BFE)
 Limit of Study
 Jurisdiction Boundary
 Coastal Transect Baseline
 Profile Baseline
 Hydrographic Feature |
| MAP PANELS |  Digital Data Available
 No Digital Data Available
 Unmapped |
- 
-  The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



1:6,000

70°52'31"W 42°12'1"N

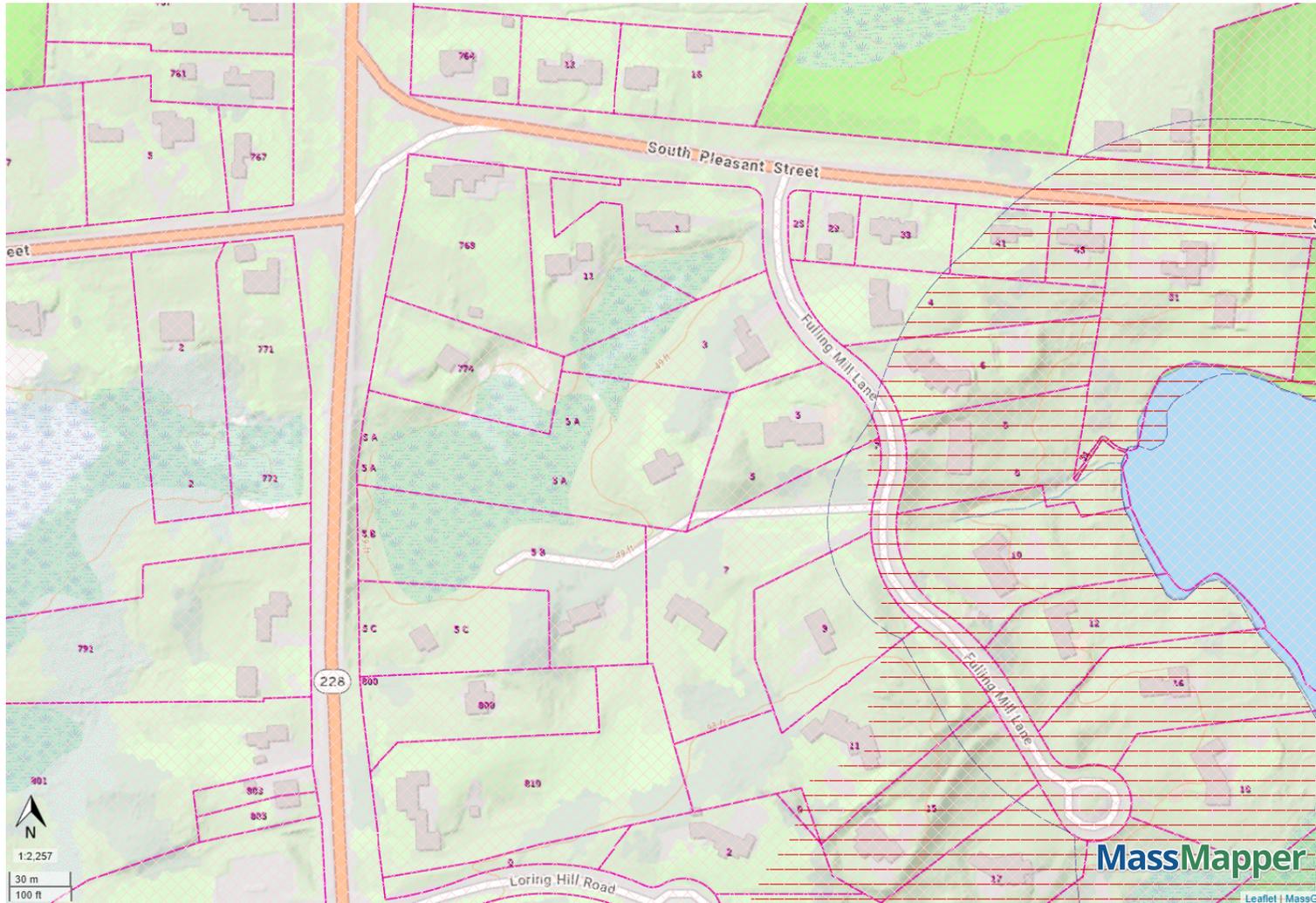
Basemap Imagery Source: USGS National Map 2023

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 **2/18/2025 at 8:23 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.

8 Fulling Mill Ln, Hingham



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 Transparent Green



Areas of Critical Environmental Concern ACECs



Potential Vernal Pools



Q3 Flood Zones (from Paper FIRMs, where NFHL Unavailable)

- A
- AE
- AE Floodway
- AH
- AO
- D
- VE
- Area Not Included
- X500

NHESP Certified Vernal Pools



NHESP Ecoregions



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



DEP 2013 Surface Waters Represented as
Arcs

-  A
 -  B
 -  B(CSO)
 -  SA
 -  SA*
 -  SA* B*
 -  SA, B*
 -  SB
 -  SB(CSO)
 -  SB* B*
 -  listed without class in Tables 1-27
 -  no class in Tables 28
- Labels

Zone Is



Zone IIs



Zone C



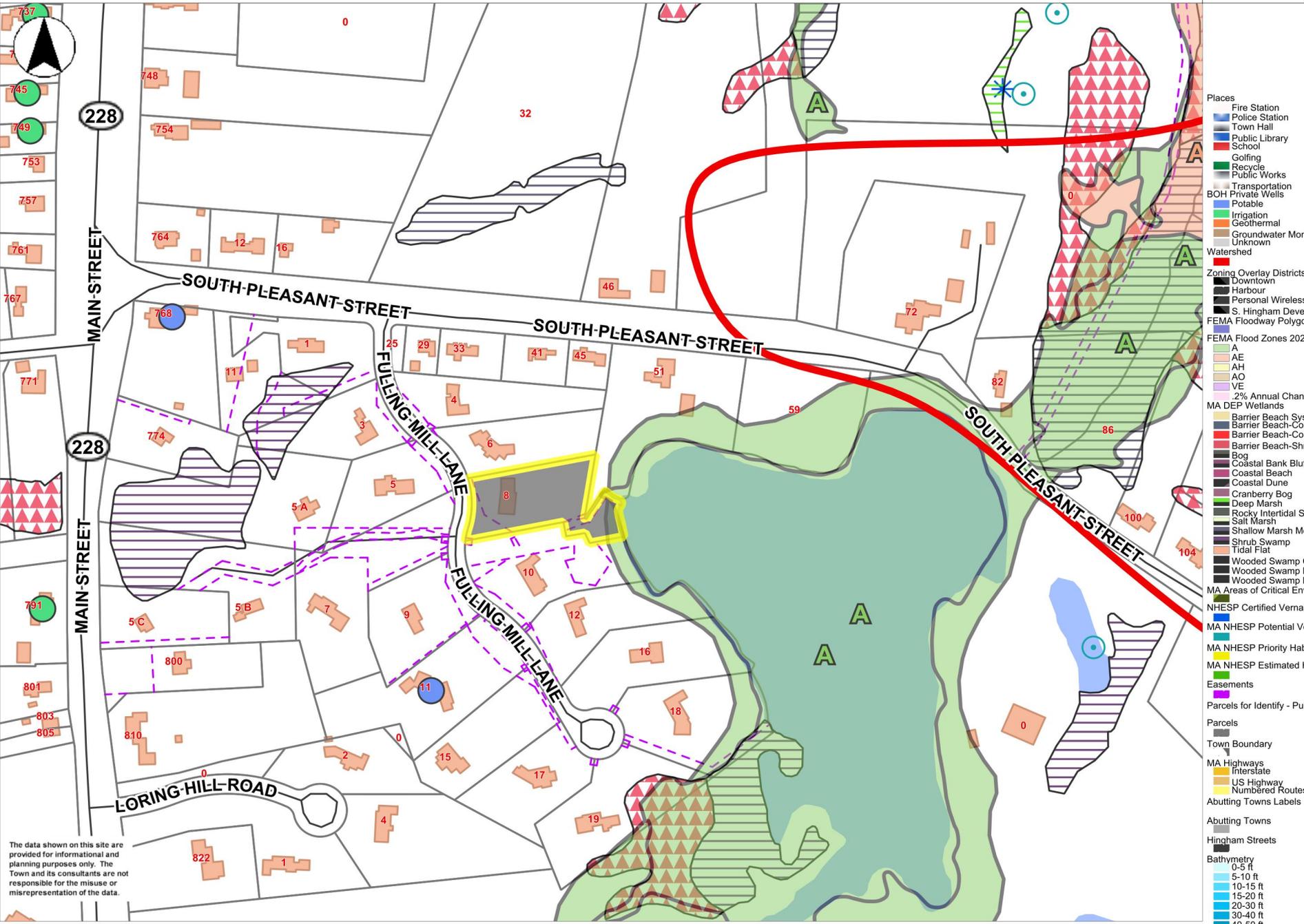
Zone B



Zone A



Property Tax Parcels



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 400 800 ft

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Hingham MapsOnline

- Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Golfing
 - Recycle
 - Public Works
- BOH Private Wells
 - Potable
 - Irrigation
 - Geothermal
 - Groundwater Monitor
 - Unknown
- Watershed
- Zoning Overlay Districts 20
 - Downtown
 - Harbour
 - Personal Wireless Se
 - S. Hingham Develop
 - FEMA Floodway Polygon 2
- FEMA Flood Zones 2024
 - A
 - AE
 - AH
 - AO
 - VE
- 2% Annual Chance
 - MA DEP Wetlands
 - Barrier Beach System
 - Barrier Beach-Coastal
 - Barrier Beach-Coastal
 - Barrier Beach-Shrub
 - Bog
 - Coastal Bank Bluff or
 - Coastal Beach
 - Coastal Dune
 - Cranberry Bog
 - Deep Marsh
 - Rocky Intertidal Shor
 - Salt Marsh
 - Shallow Marsh Mead
 - Shrub Swamp
 - Tidal Flat
 - Wooded Swamp Cor
 - Wooded Swamp Dec
 - Wooded Swamp Mix
 - MA Areas of Critical Enviro
 - NHESP Certified Vernal Po
 - MA NHESP Potential Vernal
 - MA NHESP Priority Habitat
 - MA NHESP Estimated Hab
- Easements
 - Parcels for Identify - Public
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Hingham Streets
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft

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 Transparent Green



Areas of Critical Environmental Concern
ACECs



Property Tax Parcels



NOI Wetland Filing Fees



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 #:1884506
 City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name MATTHEW b. Last Name COUGHLIN
 c. Organization
 d. Mailing Address 8 FULLING MILL LANE
 e. City/Town HINGHAM f. State MA g. Zip Code 02043
 h. Phone Number 5085961029 i. Fax j. Email MATTHEWCOUGH@GMAIL.COM

2. Property Owner:(if different)

a. First Name MATTHEW b. Last Name COUGHLIN
 c. Organization
 d. Mailing Address 8 FULLING MILL LANE
 e. City/Town HINGHAM f. State MA g. Zip Code 02043
 h. Phone Number 5085961029 i. Fax j. Email MATTHEWCOUGH@GMAIL.COM

3. Project Location:

a. Street Address 8 FULLING MILL LANE b. City/Town HINGHAM

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 DOCKS, PIERS, REVETMENTS, DIKES, ETC. (COASTAL OR INLAND).	52	4.00		208.00
		City/Town share of filing fee	State share of filing fee	Total Project Fee
		\$116.50	\$91.50	\$208.00

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

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

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			\$100.00	
2			\$250.00	
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5	A	52 LF (one activity)	\$3.00/foot	\$3 * 52 lf * 2 = \$312.00*
Circle activities below.				TOTAL \$312.00

*fees multiplied by 2 for filing after project completed.

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)



Supporting Documentation

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 8 Fulling Mill Lane

Parcel ID: 147-0-27

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.

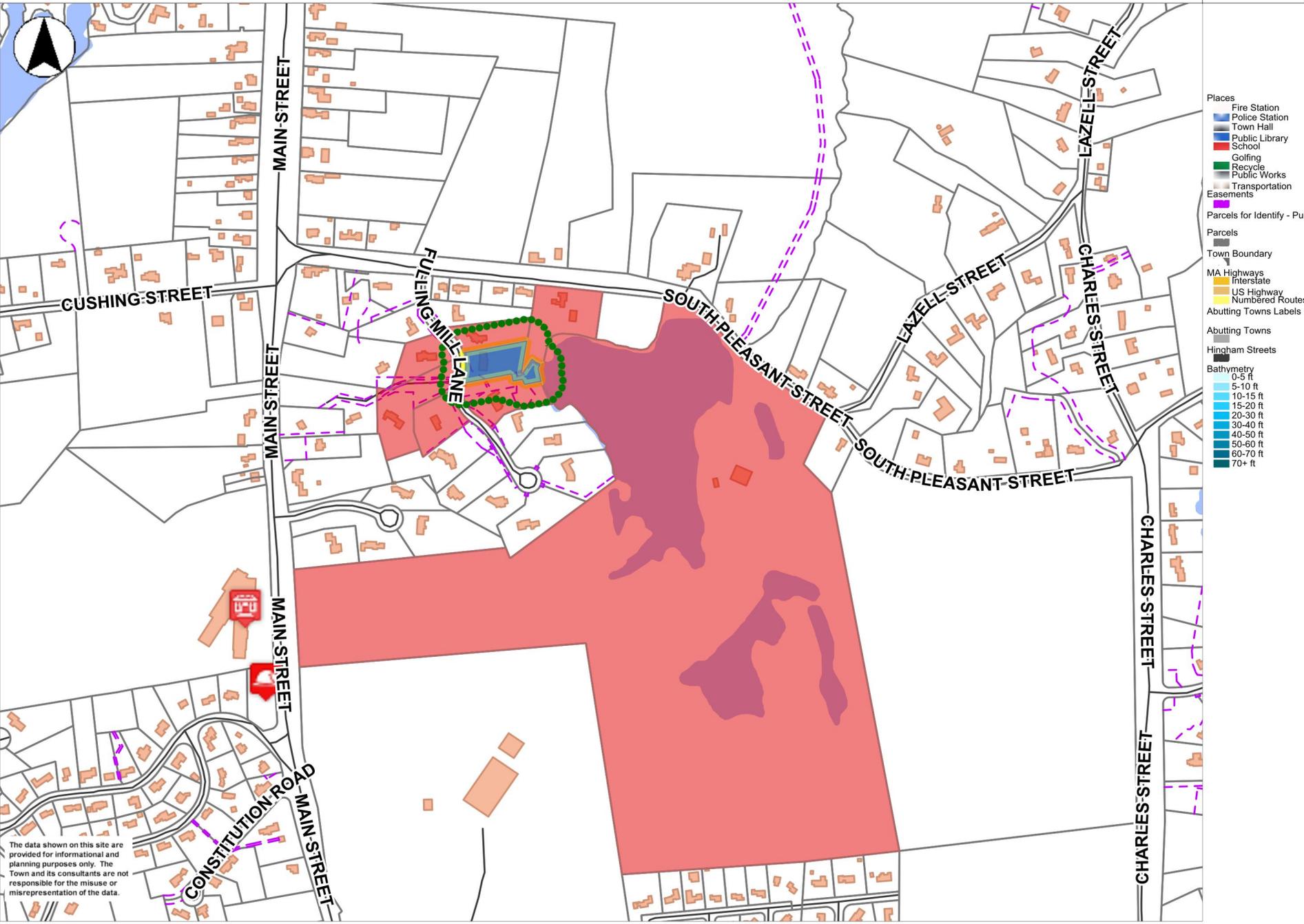
As used herein the term "abutter" means:

- 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.

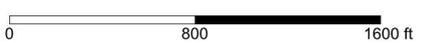
All as they appear on the most recent applicable tax list.

BOARD OF ASSESSORS

CERTIFICATION DATE 2/19/2025



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Abutters List[print this list](#)

Date: February 18, 2025

Subject Property Address: 8 FULLING MILL LANE Hingham, MA
Subject Property ID: 147-0-27

Search Distance: 100 Feet

Owner: SELKIRK CHRISTOPHER J & LAURA S
Prop ID: 147-0-16
Prop Location: 5 FULLING MILL LANE Hingham, MA

Owner: COTSONAS PETER E & MADELYN S TT
Prop ID: 147-0-17
Prop Location: 7 FULLING MILL LANE Hingham, MA

Owner: HEFFERNAN JAMES J
Co-Owner: & BARRY M ANITA
Prop ID: 147-0-18
Prop Location: 9 FULLING MILL LANE Hingham, MA

Owner: ARSENAULT KEVIN F & LAURA T TT
Co-Owner: KEVIN & LAURA ARSENAULT REVOCABLE TRUST
Prop ID: 147-0-26
Prop Location: 10 FULLING MILL LANE Hingham, MA

Owner: HUBBARD TIMOTHY J & STEPHANIE M TT
Co-Owner: HUBBARD FAMILY REALTY TRUST
Prop ID: 147-0-28
Prop Location: 6 FULLING MILL LANE Hingham, MA

Owner: DAVIS JON S & JANE CARMEN TT
Co-Owner: JON S DAVIS TRUST
Prop ID: 147-0-5
Prop Location: 51 SO PLEASANT ST Hingham, MA

Owner: WRWS/TOWN OF HINGHAM
Prop ID: 147-0-8
Prop Location: 0 SO PLEASANT ST Hingham, MA

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 04/01/2022 01:44 PM
Ctrl# 155507 02738
Fee: \$7,022.40 Cons: \$1,540,000.00

QUITCLAIM DEED

WE, GREGORY F. NAJJAR and MARIA R. NAJJAR, being married of Hingham, Plymouth County, Massachusetts, for consideration paid and in full consideration of ONE MILLION FIVE HUNDRED AND FORTY THOUSAND AND 00/100 DOLLARS (U.S. \$1,540,000.00) GRANT to MATTHEW COUGHLIN a married man now of 8 Fulling Mill Lane, Hingham, MA 02043

with *Quitclaim Covenants*

That certain parcel of land in Hingham, Massachusetts, being bounded and described as follows:

- WESTERLY: by the sideline of Fulling Mill Lane, a private way, in two courses, 150.00 feet;
- NORTHERLY: by Lot #19 on the Definitive Plan hereinafter described, 301.46 feet;
- EASTERLY: by land, now or formerly of Robert Channing Trust, 161.44 feet to a brook, then by the bank of the brook, 115 feet, more or less, then by the edge of the Fulling Mill Pond, 94 feet more or less; and
- SOUTHERLY: by Lot #17 as shown on the Definitive Plan hereinafter described in three courses, 126 feet, more or less, 60.00 feet, and 232.04 feet.

The parcel conveyed hereby is shown as Lot #18 on a Definitive Subdivisions Plan entitled "subdivision Plan of FULLING MILL FARM, Hingham, Mass." Dated March 7, 1980 and most recently revised July 24, 1980 and recorded with Plymouth County Registry of Deeds in Four Sheets as Plan No. 509 of 1980. The fee in Fulling Mill Land or any part hereof is not conveyed hereby. The fee in Fulling Mill Pond, or any part thereof, is not conveyed hereby. Lot 18B at Book 9545, Page 348 is excluded from this conveyance.

The parcel conveyed hereby is subject to easements for Walkways and Bridle Paths, Drainage Slope, and a Common Pond Preservation Area as shown on Plan #42 of 1981 at the Plymouth County Registry of Deeds and is further subject to and with the benefit of those easements, restrictions, benefits and burdens as contained in FULLING MILL FARM Amended Declaration of Easements and Restrictions dated January 27, 1981 recorded with the Plymouth County Registry of Deeds at Book 4946 and Page 391 to which reference is made for a more complete descriptions of the same. This parcel is also subject to an easement for electric and telephone services more particularly described in an instrument recorded with Plymouth Deeds at Book 4946, Page 409.

Property Address: 8 Fulling Mill Lane, Hingham, MA 02043

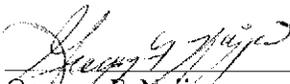
Excluding and excepting a certain parcel of land shown as Lot 18B on plan entitled "Subdivison of Lots, Fulling Mill Lane, Hingham, MA" dated April 2, 1987 and recorded on Plan Book 33, Page 70.

Said premises are conveyed subject to and with the benefit of easements, restrictions, reservations and agreements of record, if any, insofar as the same are now in force and applicable.

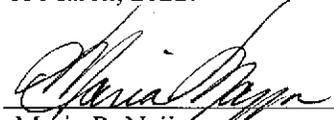
The Grantors hereby releases any and all homestead rights in the property being conveyed and states under the pains and penalty of perjury that no other persons are entitled to claim homestead rights pursuant to M.G. L. c. 188.

For title see deed recorded with Plymouth County Registry of Deeds in Book 45989, Page 276.

Witness our hands and seals this 29 day of March, 2022.



Gregory F. Najjar

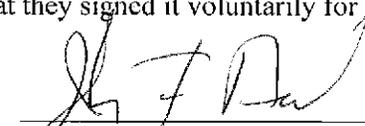


Maria R. Najjar

The Commonwealth of Massachusetts

Plymouth, ss.

On this 29th day of March, 2022, before me, the undersigned notary public, personally appeared Gregory F. Najjar and Maria R. Najjar, proved to me satisfactory evidence of identification, which were Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purposes and as their free act and deed.



John F. Neelon, Notary Public
My commission expires: 9/30/2022



JOHN F. NEELON
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 30, 2022



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 By-Law. 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

- 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*
- TBD '[Affidavit of Service](#)' Form attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5 **Abutters to be notified once hearing date is confirmed**
 - *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 trees of 6 inches or greater DBH in the buffer zone
- 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.

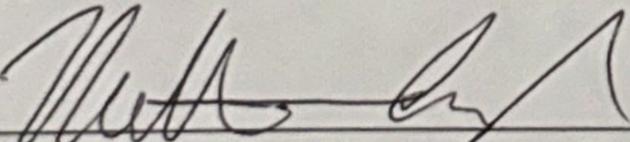
- NA For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering 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)
- NA 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)
- The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or 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) in accordance with the Commission's Meeting Schedule and Deadlines to facilitate the placement of the legal advertisement and to allow timely review by the Conservation Officer. 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 (hard copy and electronic copy) a minimum of 7 days prior to the meeting date, on Monday by 4PM. If the office is closed on Monday due to a holiday, the information is due on the preceding Thursday by 4PM. *Revisions submitted after the established deadline may not receive a timely 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

4/25/25
Date