

I HAD TO FIRST SECTION OF  
THE CLOCK LIFTED LONNIE AND THEY  
PULLED OUT AS MUCH OF THE EXISTING  
STRUCTURE AS THEY COULD, PLEASE  
LET ME KNOW IF YOU NEED ANY  
ADDITIONAL DATA. I TRIED TO  
STAY IN FULL COMPLIANCE AND I  
HOPE I PRESENTED ENOUGH EVIDENCE  
THAT EXHAUSTIVELY DID EVERYTHING  
THAT I COULD TO SHOW I TRIED  
AND TRIED TO CONTACT EVERYONE  
DURING THIS JUST LOUSEY YEAR.

THANK YOU FOR  
YOUR CONSIDERATION  
PLEASE REACT  
OUT IF I CAN  
ADD ADDITIONAL  
SUPPORT, MY HOUSE  
WILL STAY OFF THE  
MARKET UNTIL I  
GET YOUR BLESSING

- Gray -

1-617-838-4278

TOWN OF HINGHAM  
CONSERVATION COMMISSION



November 20, 2020

Gregory and Maria Najjar  
8 Fulling Mill Lane  
Hingham, MA 02043  
Certified Mail # 7016 0340 0000 1848 8284

Just the copy of what you  
sent me Loni, in case  
you would like to be refreshed  
you don't have to go looking  
for the letter.

Thank you Greg.

Dear Mr. and Mrs. Najjar,

The dock partially located on your property at 8 Fulling Mill Lane, as evidenced by Multiple Listing Service #72749314, attached hereto, was recently constructed without a formal permit from the Hingham Building and Conservation Departments. As such, the dock is in violation of the Massachusetts State Building Code (Ninth Edition CMR 780), the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40 and 310 CMR 10.00), and the Hingham Wetlands Protection By-Law (Article 22 and Wetland Regulations), and subject to penalties ranging from, but not limited to, daily fines to an Enforcement Order issued by the Hingham Conservation Commission.

Additionally, at least a portion of the dock is located on Fulling Mill Pond, which is owned by the Town. The deed for your property, attached hereto, clearly states that the eastern boundary of your property is "...the edge of the Fulling Mill Pond..." Furthermore, the deed states, "The fee in Fulling Mill Pond, or any part thereof, is not conveyed hereby." The dock, as constructed, represents a substantial and unauthorized encroachment onto Town property.

Finally, Fulling Mill Pond is an important component of the Town's drinking water supply and as such, is protected by the Massachusetts Drinking Water Regulations (310 CMR 22.00).

For the reasons indicated above, the dock partially located on your property must be removed in its entirety within the next four weeks, or by December 18, 2020, to avoid additional action by the Town.

Thank you for your prompt attention to this matter,

Loni M. Fournier  
Senior Planner: Conservation/GIS

Cc: Gregory and Maria Najjar (via First Class Mail)  
Kristen Meleedy (Lamacchia Realty), Hingham Building Department, Weir River Water System (via email)

Call Us: 781-230-6978 (tel:7812306978)



# 8 FULLING MILL LANE, HINGHAM, MA 02043

< New Search (<https://www.lamacchiarealty.com/homes-for-sale-search/>)



## 8 Fulling Mill Lane, Hingham, MA 02043

**\$1,679,000 (Active)**

Bedrooms: 4

Bathrooms: 2 | 1

Sq. Ft.: 3,900

Type: Single Family Home

VIRTUAL TOUR ([HTTP://WWW.TOURVISTA.COM/VIRTUAL-TOUR.PHP?ID=25814&NOCONTACT](http://www.tourvista.com/virtual-tour.php?id=25814&nocontact))

Front shots to show I am NOT trying to hide this dock, THIS WAS my PRESENTATION ON ML-S WERE my Realtor Presented the House

THIS WAS SHARED FROM your OFFICE, I HOPE THIS ALONG WITH OTHER TESTIMONY I SHARE WILL ALLOW YOU

TO BELIEVE I NEVER AT ANY POINT TRY TO HIDE OR SNEAK SOMETHING THROUGH LONNIE

x Alex Mijau

Has Water View: Yes

#### School

Grade School: South

Middle High School: Hingham Middle

High School: Hingham High

#### Additional Information

Property Type: SF

Property SubType: Detached

Year Built: 1982

Is Lender Owned: No

Assessments: 1, 203, 700

HOA Frequency: Yearly

Tax Amount: 13, 879

Tax Year: 2020

Seller's Representative:

Kristen Meleedy

Lamacchia Realty, Inc.

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MLS PIN data last updated at November 14, 2020 11:34 PM ET

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December 14, 2020

Dear Miss Fournier,

Thank you for allowing me to share my efforts and my attempt to due diligence that I under went to make sure I did everything in my power in regards to the previous existing structure at the bottom of my hill at 8 fully mill lane Hingham ma. 02043. I would also like to truly thank you for the opportunity to work through this together in house. In these very difficult times I hope I stayed in touch, and within the guidelines your allowing me to share my journey. I went through to contact the correct agency or agencies as I briefly shared on the phone. I called and went down to the town hall, even checked with the police department in who or when or how to reach out and this was mid-march when the world was glued to the T.V set and the lockdown was in full effect, so rightfully so no one knew when the conservation building department agency would be back to advice what avenues should be taken to extend, beautify and make improvements on the existing structure. My neighbor on my immediate left and two other homes on the pond exhibit smaller docks and there is also a fishing and boating platform on two sections across the pond, but I know that by no means give me the right to build now and pay later, so I truly held off and we worked on all the other repairs and projects to get our house ready for the market. I lost my business 18 months ago and my last son was graduation from Hingham high school. So we finished all of the prep work to prepare the house as the market was strong in Hingham, but we wanted to add the dock desperately that was my plan since their was an existing dock there previously. We may have tried to weather another year in the house, but with the dock and the market so hot with no inventory and our job loss of business, I really did not have much choice. One day when I went to get the mail I say a neighbor and we started discussing the condition of the pond and I mentioned the dock and he quickly responded he did not think the town owned the parcel anymore. Aquarian had purchased the land a few years back and I thought to

myself this is getting more difficult by the moment, so I set out on my journey to attempt to contact the correct dept. at Aquarian. I called 508-732-9678 and just got an answering service then I called 800-345-0601 and spoke to a woman named Jackie who said that they no longer were responsible or owned the parcel at fully mill pond and that Weir River retained an acquisition to that parcel and she referred me to 800-345-0601 and told me to ask for Jackie which I did 5 times. Left my questions and about 10 days later Brian at 781-740-6695 called me from the maintenance dept. and said he was told to call me, I explained that I was trying to fix an existing dock on fulling mill pond who can I speak to about that? He said that he would have to look into it. He called me back 5 days later early June and said he spoke to his boss Mark Fabrizio and he was told they no longer receive the rights to the pond it had been in litigation. So I asked him does anyone own the pond and he said as of right now I have no idea to call your office again, so that was my true attempt to reach out to as many people as I could Lonnie. I went forward and made improvements to the existing structure. I would not have if there was not already an old deteriorated dock structure and if my other neighbors had a few up as well. I have shared everything I did and was completely fourth coming. I even advertised the dock on the presentation on my MLS cover to promote the house. I hope you don't feel like I was trying to hide or mislead the town. I knew that when your office opened I would be contacted. The moment I got your letter, I had my house back off the market until I get your blessings. No one will go on the dock until I get your blessings to show my respect to the town. I have a gate posted the town's letter. I got a crew of two men to pull out the existing structure that I left under the new structure to be available to show there was an existing dock. I shared pictures as best I could with the main metal structural base that someone built off of? Years ago. I used the safest environmental friendly cock paint and I will keep the house off the market until you rule your decision. I hope I stayed in compliance with what we shared when we spoke. I will continue to do what ever else you request and would be very grateful for any leniency you could bless me with. This has been a terrible year for everyone. I

pray you and your family stay safe through these hard times. Happy  
Holidays. God bless.

Sincerely



Gregory F. Najjar

8 Fulling Mill Lane  
Hingham Ma. 02043

617-838-4278

Dock dimensions

5' wide

52' Long



NOT EXCEEDING THE GRASS LINE  
FROM THE LAND:



TO SHOW I DID NOT EXCEED THE  
GRASSSED AREA. AT BOTTOM OF MY YARD  
I STAYED WITHIN THE GRASSSED OFF AREA  
TO NOT ENTER ANY OPEN WATER.

X Gregory J. Zappa

my Weber pulled out,

Old what  
appeared to  
be metal  
Structural  
Foundation  
of the old dock  
4-4 1/2 feet  
wide

4-4 1/2 Feet  
wide  
Wood was  
bolted to the  
existing structural  
FOUNDATION.



Just Recently took  
out from under the New improved.  
(Structure) New Dock, From under were the existing  
Structure was

The metal in this picture  
is the frame from the very  
old structure that was  
EXISTING

X Shirley F. Meyer  
Dec 6, 2020



Holding up the rotted wood still  
Nailed to the Metal Structure  
From the old Existing Dock.

THIS WAS THE METAL STRUCTURE THAT THE BOARDS  
LOOKED LIKE THEY WERE BOLTED TOGETHER



4-4 1/2 Feet  
WIDS

4 → 4 1/2  
Feet wide

Went into ground  
THIS piece went into  
the ground.

END OF metal

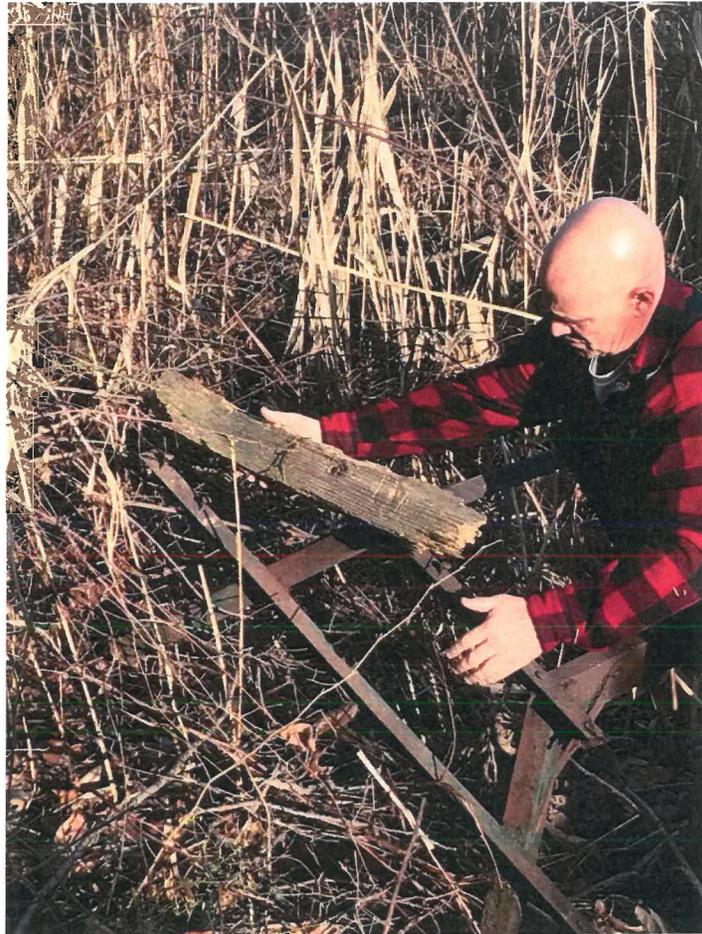
Structure I could not  
fit it all in a close up

Chose up of old  
Existing structure

Partial

STRUCTURE OF EXISTING DOCK  
STRUCTURE TAKEN WERE PULLED OUT  
FROM UNDER IMPROVED  
STRUCTURE.

Framework of Existing  
Dock.



Pic of THE CAST IRON Existing Dock Structure  
with one of the wooden boards still bolted  
to the Frame



Here is more of the metal structure that was used as what appeared to be the main made frame of the existing structure (dock)

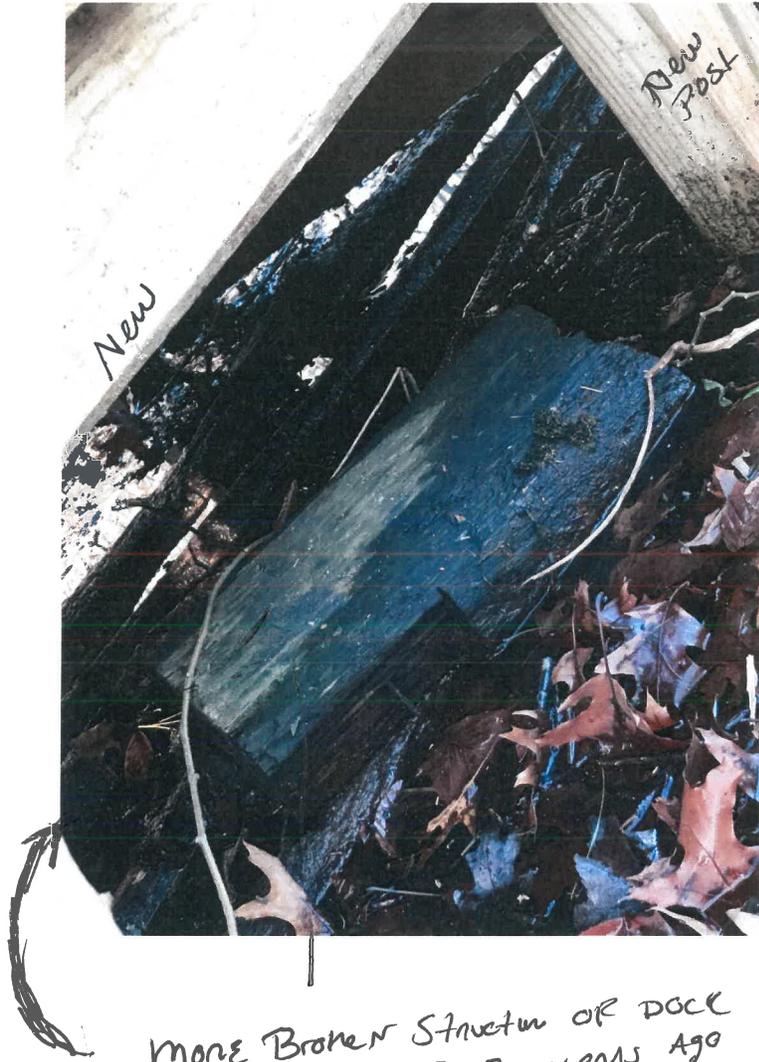
*V. [Signature]*

DIFFICULT UNDER DOCK ANGELS  
OF THE OLD DOCK, (POOR IMAGES)

NEW STRUCTURE ↓

old structure





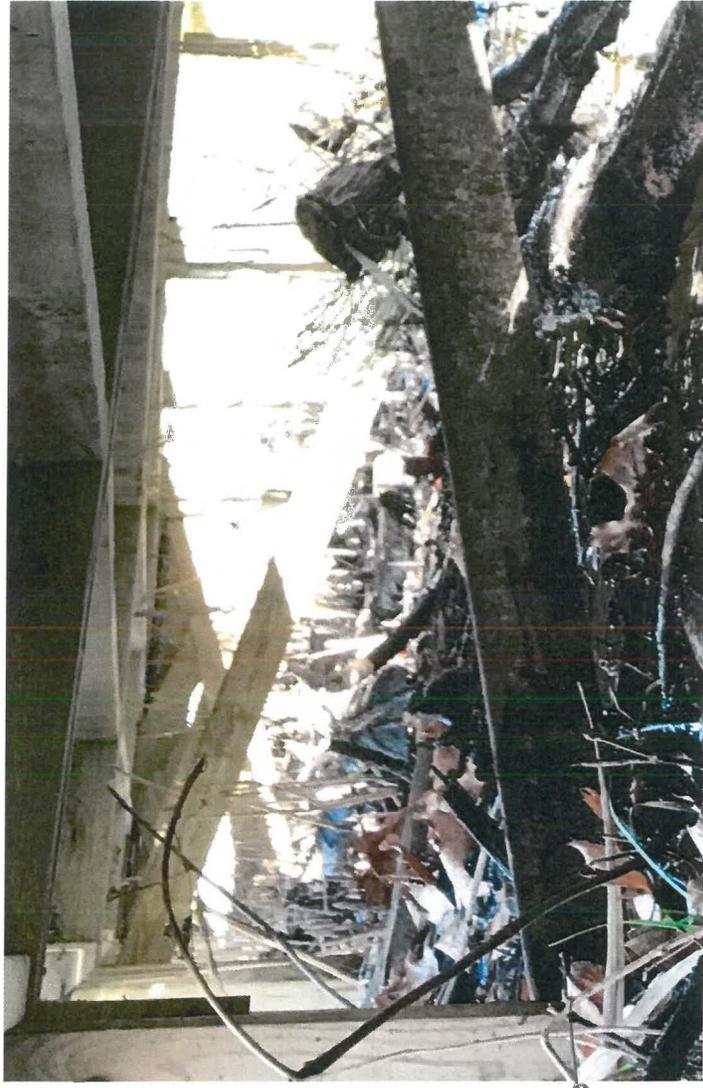
More Broken Structure OF DOCK  
From up to ? 30 YEARS AGO

Pictures under new Structure Pieces of old Structure



Crow got open new door  
W - Camera





Old Planks from  
Existing Structure

IF you turn the picture side ways this is more  
Footage that the man took. OF the old planks  
of the existing structure, Here the water had  
Receded so he was able to turn an old plank  
upside ways and get a shot. with some other  
old Deck Debris in the Background

X August 7 2011



Most updated PIC of Doc

Dec 6, 2020, NO ONE will be

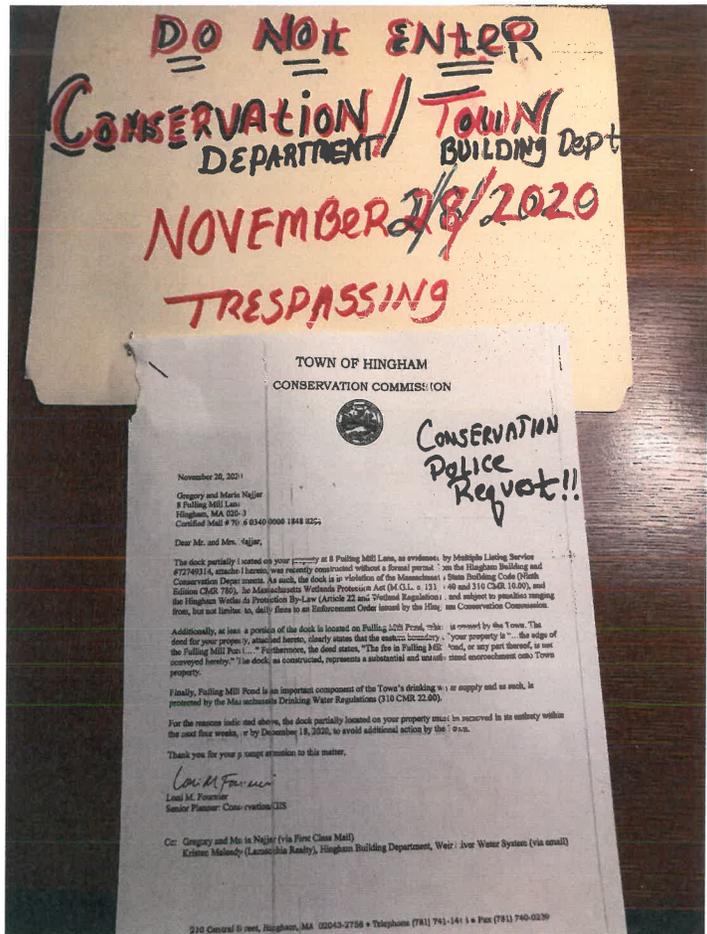
Allowed back on unit

I have your Blessings.

THANK YOU AGAIN

\* Cynthia G. Gignac

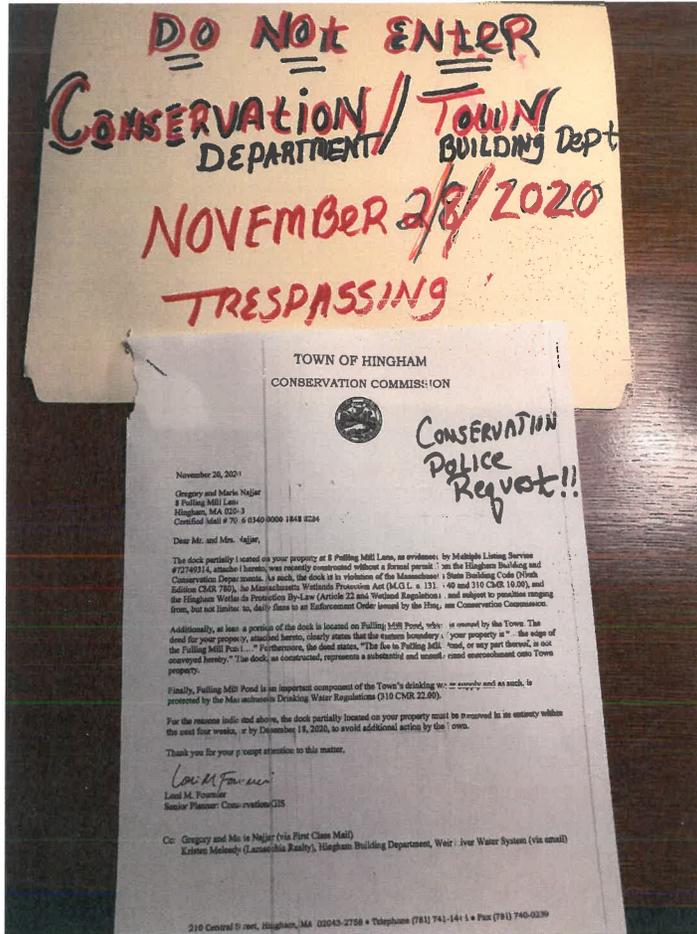
Copy.



I MADE A DOZEN COPIES OF THIS TO MAKE SURE NO ONE WENT ON THAT DOCK, HONNIE UNTILL YOUR DECISION WAS DETERMINED,

X Gregory Najjar

IF IT GOT WET I REPLACED IT IMMEDIATELY, IT WOULD BE NEAR IMPOSSIBLE FOR ANYONE TO COME ONTO MY PROPERTY AND GET DOWN THERE BUT I MADE ABSOLUTE SURE OF IT FOR SAFETY ASSURANCE.



I SECURED A GATE WITH  
 THE TOWN NOTICE IN CASE  
 SOMEONE TRESPASSED AND TRIED  
 TO WALK OUT THERE SO THE DOCK  
 HAS BEEN COMPLETELY LOCKED DOWN  
 UNTIL YOU AND OR THE DEPARTMENT MAKE  
 THEIR DECISIONS

THANK YOU

x Gregory Najjar



