



Letter of Transmittal

To: Town of Hingham
Conservation Commission
210 Central Street
Hingham, MA 02043

Date: 6/27/2024

File No.: 089800.060

Attention: Shannon Palmer, Conservation Officer

Re: Request for Certificate of Compliance (COC) for Linden Ponds
DEP File #034-708

We are sending you the following via: Next Day Service U.S. Mail
 Second Day Service Hand Delivery
 Certified Mail Other:

No.	Copies	Date	Description
1	1	06/2024	Application Checklist for Request for COC
2	1	06/2024	WPA Form 8A: Request for COC
3	1	06/2024	Check for \$100 to Town of Hingham
4	1	06/2024	Compliance Letter
5	1	06/2024	Post Construction Photographs & Photograph Location Plan
6	1	06/2024	Signed Policy on Receipt of Information
7	1	06/2024	As-Built Plan

These are transmitted: For your use For review and comment
 As requested Other:

Remarks:

Copy To:

Signed:

Sean McDowell, PE



TOWN OF HINGHAM CONSERVATION COMMISSION

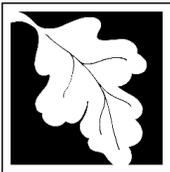
APPLICATION CHECKLIST REQUEST FOR CERTIFICATE OF COMPLIANCE (COC)

Please submit the following when requesting a Certificate of Compliance under the MA Wetlands Protection Act and Hingham Wetlands Protection By-Law. Submit one (1) copy of the following to the Conservation Office and an electronic copy of the complete request to conservation@hingham-ma.gov.

- WPA Form 8A: [Request for Certificate of Compliance](#)
- A check payable to the town of Hingham for the [Town of Hingham Wetlands Protection Bylaw fee](#)
 - *\$50 for Residential*
 - *\$100 for Commercial*
 - *Please redact bank account information from photocopies*
- A letter from a registered professional engineer, surveyor, architect, or landscape architect, as applicable, certifying substantial compliance with the approved plans and describing what deviations, if any, exist from the plans approved in the Order of Conditions. The letter should also document compliance with any special conditions.
- Post construction site photos of the completed work including established vegetation where required.
- The Conservation Commission's [Policy on Receipt of Information](#)
- Optional – [Voluntary 21 Day Waiver \(COC\)](#)

If required pursuant to special conditions of Order of Conditions:

- Final As-built Plan signed and stamped by a Massachusetts Registered Professional Engineer or Land Surveyor showing post-construction conditions within all areas under the jurisdiction of the MA Wetlands Protection Act and the Hingham Wetlands Protection By-Law. This plan shall include at a minimum:
 - All wetland resource area boundaries with associated buffer zones and regulatory setback areas taken from the plan(s) approved in this Order of Conditions;
 - Locations and elevations of all stormwater management conveyances, structures and best management designs, including foundation drains, constructed under this Order within any wetland resource area or buffer zone;
 - Distances from any structures constructed under this Order to wetland resource areas - "structures" include, but are not limited to, all buildings, septic system components, wells, utility lines, fences, retaining walls, and roads/driveways;
 - A line delineating the limit of work - "work" includes any filling, excavating and/or disturbance of soils or vegetation approved under this Order;
 - Mitigation planting areas constructed under this Order, as applicable.



WPA Form 8A – Request for Certificate of Compliance

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

A. Project Information

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:

Nobis Group c/o Sean McDowell, PE

Name

585 Middlesex St

Mailing Address

Lowell

City/Town

MA

State

01851

Zip Code

978-683-0891

Phone Number

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

Hingham Campus, LLC c/o Erickson Retirement Communities

Applicant

Original 7/15/03, Amended 11/4/03 & 2/10/04

Dated

034-708

DEP File Number

3. The project site is located at:

300 Linden Ponds Way

Street Address

165

Assessors Map/Plat Number

Hingham

City/Town

30

Parcel/Lot Number

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

Property Owner (if different)

Plymouth

County

27649

Book

208-216

Page

Certificate (if registered land)

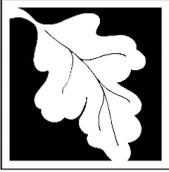
5. This request is for certification that (check one):

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).

See attached letter for description of work completed.

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>).

75284

Nobis Engineering, Inc.

18 Chenell Drive
Concord, New Hampshire 03301
(603) 224-4182

TD BANK
America's Most Convenient Bank



54-7/114

CHECK DATE

June 14, 2024

PAY

One Hundred and 00/100 Dollars

TO

Town of Hingham, MA
210 Central Street
Hingham, MA 02043

AMOUNT

100.00



Janet Biel
AUTHORIZED SIGNATURE

Security features. Details on back.

Nobis Engineering, Inc.

75284

Check Date: 6/14/2024

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
061324	6/13/2024	0105950	100.00			100.00
Town of Hingham, MA		TOTAL	100.00			100.00
1 TD Bank Operating	1	0000070120				



nobis

June 27, 2024

File No. 89800.06

Shannon Palmer, Conservation Officer
Town of Hingham Conservation Commission
210 Central Street
Hingham, MA 02043

Re: Request for Certificate of Compliance
For Linden Ponds at 300 Linden Ponds Way (formerly Off Whiting St at Old Ward St)
DEP File #034-708

Dear Ms. Palmer:

The purpose of this letter is to respectfully request that the Town of Hingham issue a partial Certificate of Compliance (COC) for the Linden Ponds Retirement Community in Hingham, Massachusetts. The Order of Conditions for the project, under DEP No. SE 034-708, was issued by the Town of Hingham Conservation Commission on July 15, 2003 for the creation of the retirement community. Two subsequent Amended Order of Conditions were issued by the Conservation Commission on November 4, 2003, and February 10, 2004. The construction was not completed prior to the original Order of Conditions expiration on July 15, 2006, and no extension permit was filed prior to the expiration.

Therefore, in order for work to continue, a new Notice of Intent was filed for Linden Ponds on March 7, 2007. This Order Conditions was appealed by abutters and on April 7, 2008, MassDEP issued a Superseding Order of Conditions (SOC), under DEP No. SE 034-911, and subsequently an Amended Order of Conditions issued on September 22, 2008, for the new filing. The SOC mainly pertained to the portions of the project not previously completed and that were proposed within a wetland resource area or buffer zone. A partial COC for DEP No. SE 034-911 was issued by MassDEP on November 29, 2016. This COC generally covered alterations or crossings to Wetlands A, C, D, E, H, J, K, and M as well as Wetland Mitigation Areas 1, 2, and 3. The COC was deemed partial because Wetland Crossing B and Neighborhood 3 were permitted in the SOC but were never constructed.



Fast forwarding to January of 2024, during a building permit review for the construction of the Continuing Care Expansion at Rose Court, the Hingham Conservation Office commented that DEP No. SE 034-708 needed to be addressed through a COC. Although DEP No. SE 034-911 received a COC, it was misunderstood by Linden Ponds that the order for DEP No. 034-708 still required a COC. It was thought at the time that DEP No. SE 034-911 superseded DEP No. SE 034-708.

Given the above stated facts, a partial COC is being requested (or full COC if, in light of the circumstances described in this letter, the Conservation Commission concludes a full COC would be appropriate), for DEP No. SE 034-708, to conclude the obligations for the portions of the campus installed prior to issuance of DEP No. SE 034-911. These areas include the construction of Neighborhood 1 and 2 consisting of the main campus driveway, parking lots, walkways, stormwater controls and basins, and other site utilities. Please note that the construction for the remainder of Neighborhood 1 is currently under construction for the Continuing Care Expansion building at Rose Court and associated Pedestrian Bridge. Although the building is under construction, most of the associated sitework, including the adjacent parking lot, site utilities, and stormwater controls were constructed between 2004 and 2007. The stormwater controls at Detention Basin 5, were designed to handle the runoff associated with the Continuing Care Expansion and Pedestrian Bridge so no additional stormwater controls or impacts to Bordering Vegetated Wetlands or the 100' Buffer Zone are required.

As-built surveys performed by Daylor Consulting, Inc., latest revision 2011, and R.E. Cameron & Associates, Inc., latest revision 2018, attached herewith, were compared to the Commission's approved plans and the constructed project was determined to be in substantial compliance with the Order of Conditions. No major deviations from the Order of Conditions were encountered during our review of the as-built survey and site walk performed on June 3, 2024.

If there are any questions or comments, please do not hesitate to call or email. Thank you for your consideration.



Sincerely,

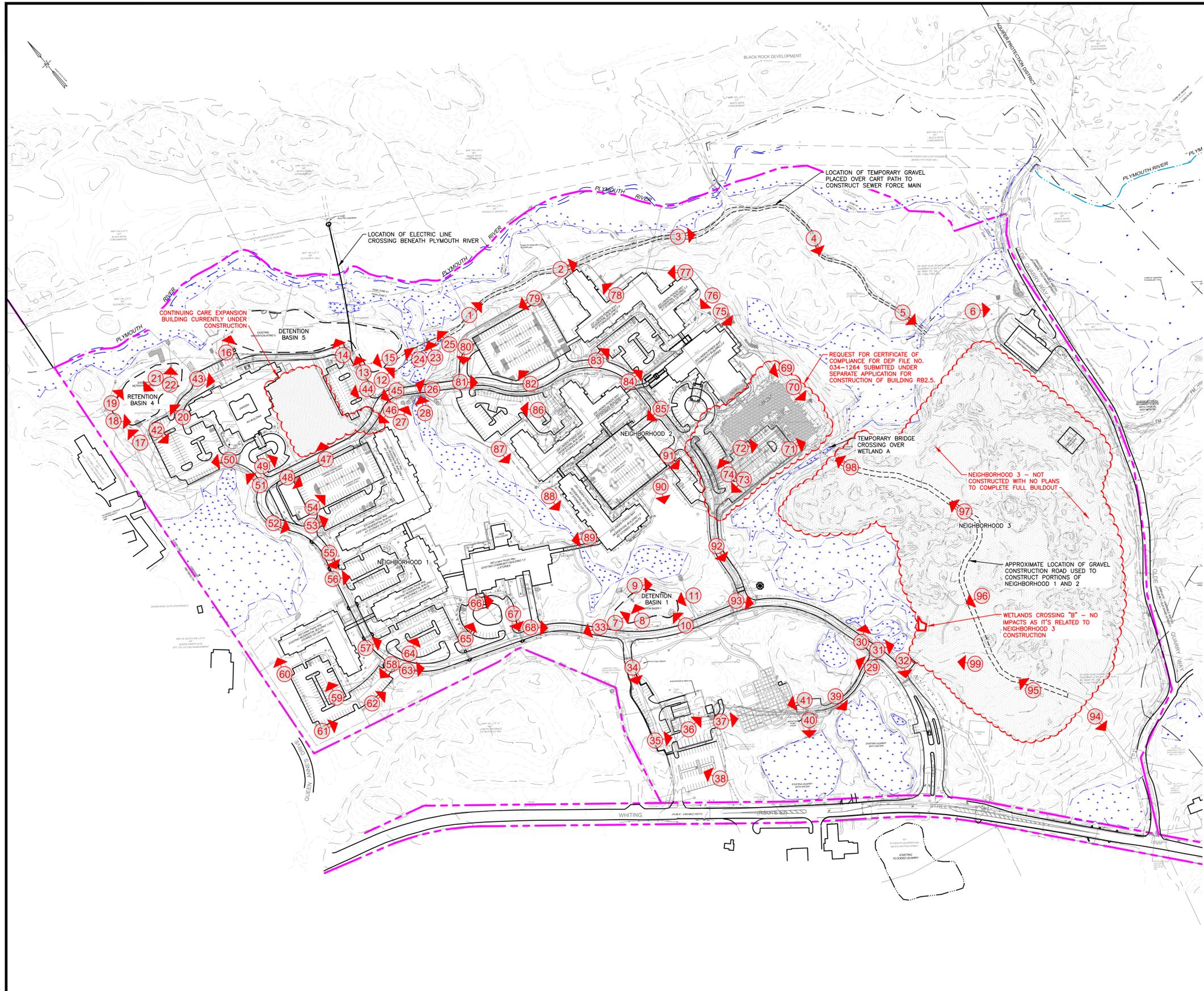
NOBIS GROUP®

A handwritten signature in black ink that reads "Sean McDowell".

Sean McDowell, PE
Senior Project Engineer

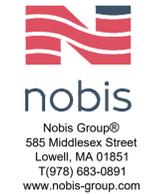
Attachments: WPA Form 8A – Request for Certificate of Compliance
Post Construction Photographs and Photograph Location Plan
As-Built Plan, Linden Ponds at Hingham, MA, dated June 2024

J:\89800.06 - Linden Ponds - Base Court Expansion - As-Built Plan.dwg 6/17/2024 9:50 AM



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT SITE PHOTOGRAPH LOCATIONS TAKEN OF THE EXISTING AS-BUILT CONDITIONS FOR THE LINDEN PONDS CAMPUS. SITE PHOTOGRAPHS WERE TAKEN BY NOBIS GROUP ON JUNE 3, 2024.
 2. CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE PLAN "ALTAJASCH LAND TITLE SURVEY AT WHITING STREET AND OLD WARD STREET IN HINGHAM, MA, EXISTING CONDITIONS PLAN" BY DAYLOR CONSULTING, INC., ORIGINALLY DATED JULY 9, 2003 AND LAST UPDATED IN 2011 AND "AS-BUILT 201 LINDEN PONDS WAY HINGHAM, MASS." BY R.E. CAMERON & ASSOCIATES, INC., DATED NOVEMBER 8, 2018.
 3. JURISDICTIONAL WETLANDS DEPICTED ON THIS PLAN ARE BASED ON DELINEATION FROM THE PLAN "NOTICE OF INTENT PLANS AT LINDEN PONDS IN HINGHAM, MASSACHUSETTS" BY DAYLOR CONSULTING GROUP, INC. DATED AUGUST 16, 2007, WITH SELECTIVE FIELD CONFIRMATION IN AUGUST 2015 BY JOHN ST. JOHN, CWS.
 4. A CERTIFICATE OF COMPLIANCE FOR THE CONSTRUCTION OF BUILDING RB2.5 (MASSDEP FILE NO. SE 34-1264) IS BEING SUBMITTED UNDER SEPARATE COVER.

- LEGEND**
- PROPERTY LINE
 - PLYMOUTH RIVER
 - WETLAND AREA
 - AREAS OF CAMPUS NOT CONSTRUCTED OR BEING FILED UNDER A SEPARATE REQUEST FOR CERTIFICATE OF COMPLIANCE
 - SITE PHOTOGRAPH ID / LOCATION



LINDEN PONDS AT HINGHAM
300 LINDEN PONDS WAY
HINGHAM, MASSACHUSETTS

NO.	DATE	DESCRIPTION
REVISIONS		



DATE:	JUNE 2024
NOBIS PROJECT NO.	89800.06
DRAWN BY:	SM
CHECKED BY:	SM
CAD DRAWING FILE:	89800 - As-Built Plan.dwg
SHEET TITLE	

PHOTOGRAPH LOCATION PLAN

SHEET
C-2



Post Construction Site Photographs

Photographs campus wide taken by Nobis Group on June 3, 2024



Site Photograph 1 (Cart Path)



Site Photograph 2 (Cart Path)



Site Photograph 3 (Cart Path)



Site Photograph 4 (Cart Path)



Site Photograph 5 (Cart Path)



Site Photograph 6 (Cart Path)



Site Photograph 7 (Detention Basin 1)



Site Photograph 8 (Detention Basin 1)



Site Photograph 9 (Detention Basin 1)



Site Photograph 10 (Detention Basin 1)



Site Photograph 11 (Detention Basin 1)



Site Photograph 12 (Detention Basin 5)



Site Photograph 13 (Detention Basin 5)



Site Photograph 14 (Detention Basin 5)



Site Photograph 15 (Detention Basin 5)



Site Photograph 16 (Detention Basin 5)



Site Photograph 17 (Retention Basin 4)



Site Photograph 18 (Retention Basin 4)



Site Photograph 19 (Retention Basin 4)



Site Photograph 20 (Retention Basin 4)



Site Photograph 21 (Retention Basin 4)



Site Photograph 22 (Retention Basin 4)



Site Photograph 23 (Wetland Crossing C & D and Wetland Mitigation Area 3)



Site Photograph 24 (Wetland Crossing C & D and Wetland Mitigation Area 3)



Site Photograph 25 (Wetland Crossing C & D and Wetland Mitigation Area 3)



Site Photograph 26 (Wetland Crossing C & D and Wetland Mitigation Area 3)



Site Photograph 27 (Wetland Crossing C & D and Wetland Mitigation Area 3)



Site Photograph 28 (Wetland Crossing C & D and Wetland Mitigation Area 3)



Site Photograph 29 (Wetland Crossing A and Wetland Mitigation Areas 1 & 2)



Site Photograph 30 (Wetland Crossing A and Wetland Mitigation Areas 1 & 2)



Site Photograph 31 (Wetland Crossing A and Wetland Mitigation Areas 1 & 2)



Site Photograph 32 (Gatehouse)



Site Photograph 33 (Visitor Parking Lot C & Resident Gardens)



Site Photograph 34 (Visitor Parking Lot C & Resident Gardens)



Site Photograph 35 (Visitor Parking Lot C & Resident Gardens)



Site Photograph 36 (Visitor Parking Lot C & Resident Gardens)



Site Photograph 37 (Visitor Parking Lot C & Resident Gardens)



Site Photograph 38 (Visitor Parking Lot C & Resident Gardens)



Site Photograph 39 (Visitor Parking Lot C & Resident Gardens)



Site Photograph 40 (Visitor Parking Lot C & Resident Gardens)



Site Photograph 41 (Visitor Parking Lot C & Resident Gardens)



Site Photograph 42 (Neighborhood 1)



Site Photograph 43 (Neighborhood 1)



Site Photograph 44 (Neighborhood 1 - Continuing Care Expansion in process)



Site Photograph 45 (Neighborhood 1)



Site Photograph 46 (Neighborhood 1 - Pedestrian Bridge in process)



Site Photograph 47 (Neighborhood 1 - Continuing Care Expansion in process))



Site Photograph 48 (Neighborhood 1)



Site Photograph 49 (Neighborhood 1)



Site Photograph 50 (Neighborhood 1)



Site Photograph 51 (Neighborhood 1)



Site Photograph 52 (Neighborhood 1)



Site Photograph 53 (Neighborhood 1)



Site Photograph 54 (Neighborhood 1)



Site Photograph 55 (Neighborhood 1)



Site Photograph 56 (Neighborhood 1)



Site Photograph 57 (Neighborhood 1)



Site Photograph 58 (Neighborhood 1)



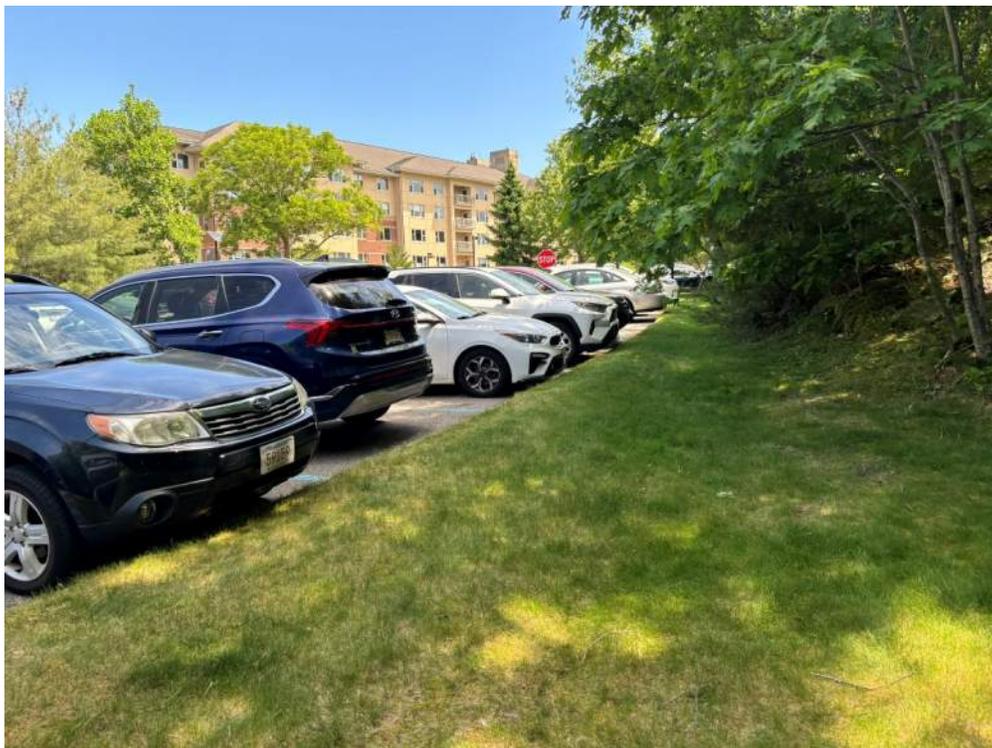
Site Photograph 59 (Neighborhood 1)



Site Photograph 60 (Neighborhood 1)



Site Photograph 61 (Neighborhood 1)



Site Photograph 62 (Neighborhood 1)



Site Photograph 63 (Neighborhood 1)



Site Photograph 64 (Neighborhood 1)



Site Photograph 65 (Neighborhood 1)



Site Photograph 66 (Neighborhood 1)



Site Photograph 67 (Neighborhood 1)



Site Photograph 68 (Neighborhood 1)



Site Photograph 69 (Neighborhood 2)



Site Photograph 70 (Neighborhood 2)



Site Photograph 71 (Neighborhood 2)



Site Photograph 72 (Neighborhood 2)



Site Photograph 73 (Neighborhood 2)



Site Photograph 74 (Neighborhood 2)



Site Photograph 75 (Neighborhood 2)



Site Photograph 76 (Neighborhood 2)



Site Photograph 77 (Neighborhood 2)



Site Photograph 78 (Neighborhood 2)



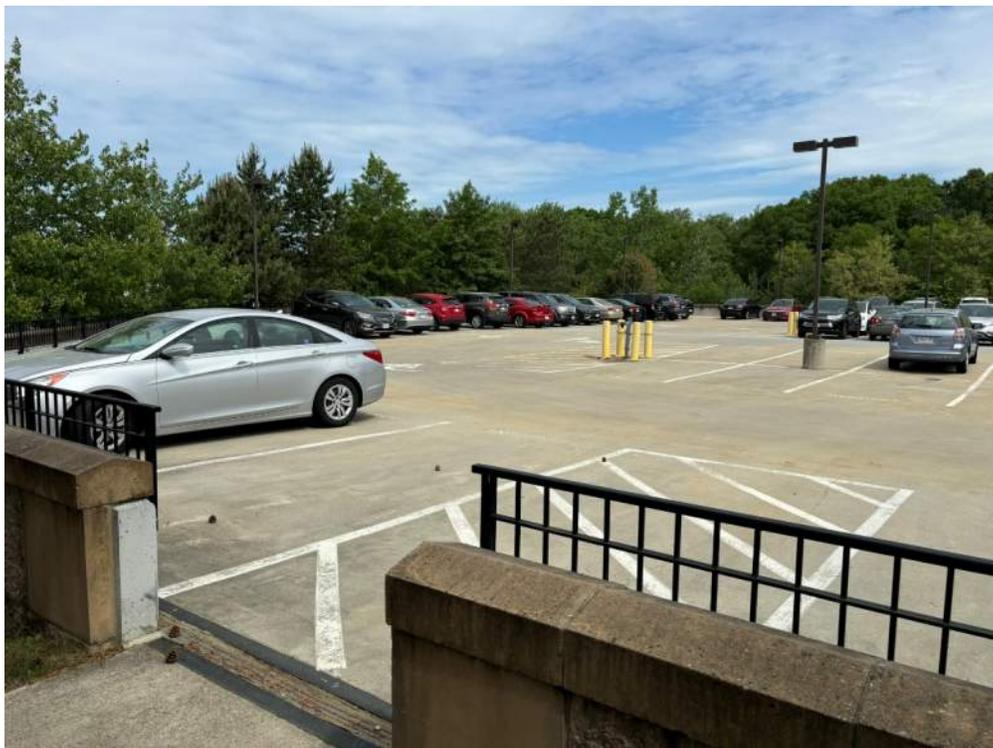
Site Photograph 79 (Neighborhood 2)



Site Photograph 80 (Neighborhood 2)



Site Photograph 81 (Neighborhood 2)



Site Photograph 82 (Neighborhood 2)



Site Photograph 83 (Neighborhood 2)



Site Photograph 84 (Neighborhood 2)



Site Photograph 85 (Neighborhood 2)



Site Photograph 86 (Neighborhood 2)



Site Photograph 87 (Neighborhood 2)



Site Photograph 88 (Neighborhood 2)



Site Photograph 89 (Neighborhood 2)



Site Photograph 90 (Neighborhood 2)



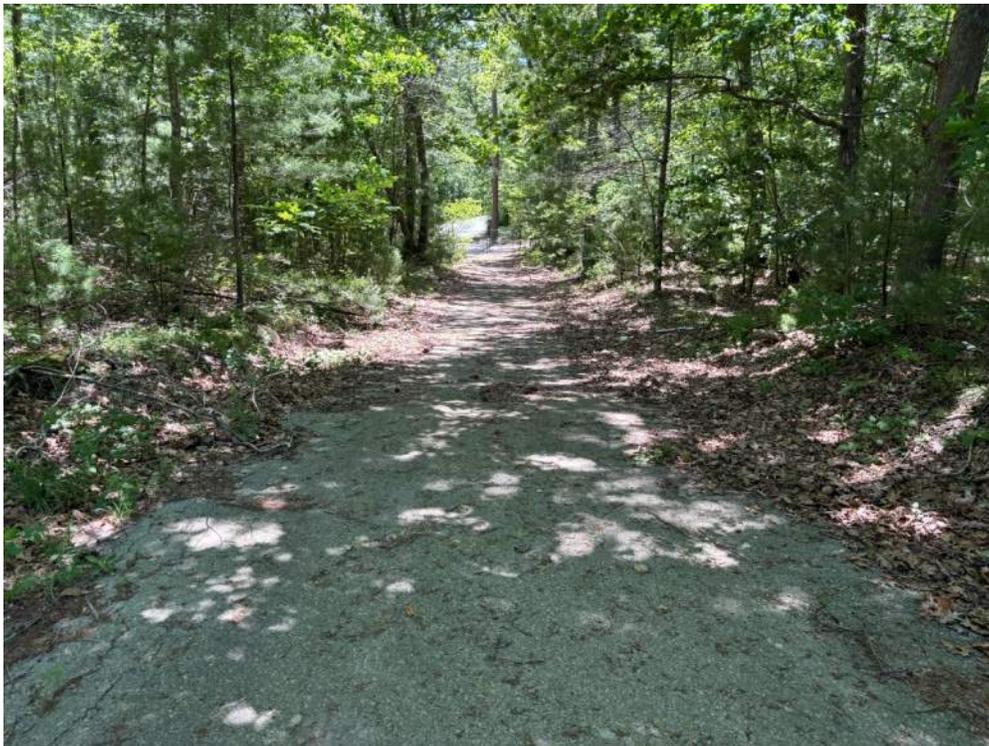
Site Photograph 91 (Neighborhood 2)



Site Photograph 92 (Neighborhood 2)



Site Photograph 93 (Neighborhood 2)



Site Photograph 94 (Neighborhood 3)



Site Photograph 95 (Neighborhood 3)



Site Photograph 96 (Neighborhood 3)



Site Photograph 97 (Neighborhood 3)



Site Photograph 98 (Neighborhood 3)



Site Photograph 99 (Neighborhood 3)

HINGHAM WETLAND REGULATIONS

APPENDIX C

Policy on Receipt of Information

(Revised March 4, 2024)

1. New applications/filings must be submitted to the Conservation office (by certified mail or hand delivery) two weeks prior to the meeting date, on Monday by noon, to facilitate the placement of the legal ad and to allow timely review by the Conservation Officer (if the office is closed on Monday due to a holiday, then the information is due on the preceding Friday by noon). Conservation staff will review the application for administrative completeness. Upon receipt of a complete application, a hearing or meeting will be scheduled in accordance with the 310 CMR 10.05(5) and the Wetland Regulations, Section 7.6.
2. If deemed necessary, based on the Commission's meeting schedule, Conservation staff may request the applicant *voluntarily* waive the 21 day statutory deadline for holding a public hearing or issuing a Determination of Applicability.
3. Requests for additional information may be made by the Commission members or their agent to clarify the scope of the project or determine compliance with the 310 CMR 10.00 and/or the Hingham Wetland Regulations. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative as promptly as possible.
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office a minimum of 7 days prior to the meeting date, on Monday by noon. If the office is closed on Monday due to a holiday, the information is due on the preceding Friday by noon. *Revisions submitted after the established deadline may not receive a review, thereby resulting in a continuance to the next available meeting.*
5. The Commission may engage the peer review services of an outside consultant as provided by M.G.L. Ch. 44, § 53G, to be paid for by the applicant, for specific expert review deemed necessary to come to a final decision on a submitted application. Specific consultant services may include but are not limited to, review of a Notice of Intent, Wetland Resource Area Delineation, Stormwater/Drainage Reports, etc. The consultant shall be chosen by the Conservation Commission by vote at the public hearing, and report only to the Commission or its agent. *Requested additional information/revisions by the peer reviewer is required a minimum of two weeks prior to the hearing date.*
5. All supplemental documentation and revised plans must include a revision date and must be date stamped by the Conservation office upon receipt. If this information is not present, the documents may be considered incomplete and may not receive a timely review, thereby resulting in a continuance to the next available meeting.
6. Please note that all supplemental documentation and revised plans submitted to the Commission for a pending application, subject to the MA Wetlands Protection Act, must also be sent to the DEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign and include with your filing. Thank you.



Applicant or Applicant's Representative Signature

6/7/2024

Date

