

Stenbeck & Taylor, Inc.

Registered Professional Engineers & Land Surveyors



844 Webster Street Suite 3
 Marshfield, Massachusetts 02050
 (781) 834-8591 Fax (781) 837-8238
 email: admin@stenbeckandtaylor.com

Letter of Transmittal

Date	11/20/2025	Job No.	9700
Drawn for:	Anderson Chang		
	2 Crooked Meadow Lane		
	Hingham, MA 02043		

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

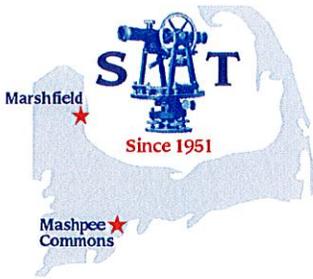
We are sending you:

Copies	Date	No.	Description
1	11/20/2025	1 of 1	Project Narrative
1	11/20/2025	1 of 1	Application Checklist for RDA
1	11/20/2025	3 of 3	WPA Form 1 - RDA
1	11/20/2025	1 of 1	Permission for Site Access Form
1	11/20/2025	1 of 1	Voluntary 21 Day Waiver Form
1	11/20/2025	1 of 1	Hingham Wetland Regulations - Appendix C
1	11/20/2025	2 of 2	Wetland Delineation Report by Environmental Consulting & Restoration
1	11/20/2025	5 of 5	Maps
1	11/20/2025	1 of 1	Copy of Submittal Check
1	11/20/2025	set	Architectural Drawings
1	11/20/2025	1 of 1	Certified Location Plan Showing Proposed Addition
1	11/20/2025	check	Check made payable to "Town of Hingham" for \$50

Remarks : _____

Thank you for doing business with Stenbeck & Taylor, Inc.

Copy To: Stenbeck & Taylor Job Folder Signed: Gail Taylor



Stenbeck & Taylor, Inc.

Registered Professional Engineers and Land Surveyors

Hingham Conservation Commission
210 Central Street
Hingham, MA 02043

11-20-2025

RE: 2 Crooked Meadow Lane
Request for Determination of Applicability

Dear Commissioners,

We, on behalf of our client, Anderson Chang are respectfully submitting this Request for Determination of Applicability for proposed work at 2 Crooked Meadow Lane.

The applicant is proposing to construct two additions at the rear of the existing home. The 18' x 15' addition is new construction that will be supported by a new concrete foundation. The 8' x 12' addition is in an area where there is an existing deck, and will be supported on Bigfoot Sono Tubes. A portion of the larger addition falls within the 200' Outer Riparian Zone of Crooked Meadow River.

The on-site wetland resources are the Crooked Meadow River located at the rear of the lot. Crooked Meadow River has a 200' Riverfront area extending from it's banks, and also has a BVW and Bordering Land Subject to Flooding associated with it.

The project will increase the Impervious Coverage on the lot by 208 sf. Only 53 sf. of the coverage increase is within the 200' Outer Riparian Zone. No Disturbance is proposed within 100' of any of the on-site resource areas.

No tree removal is proposed for the project. Erosion control will be in place prior to any activity and throughout the project. Proper maintenance of the erosion control barrier should eliminate any negative impacts on the adjacent resource area. We look forward to discussing this proposal with the Commission.

Very truly yours,



Stenbeck & Taylor, Inc.

844 Webster Street, Suite 3, Marshfield, MA 02050 • Phone: 781 834-8591, Fax: 781 837-8238

Email: admin@stenbeckandtaylor.com Website: www.stenbeckandtaylor.com



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST REQUEST FOR DETERMINATION OF APPLICABILITY (RDA)

The following checklist should be used when submitting a Request for Determination of Applicability (RDA) to the Conservation Commission under the MA Wetlands Protection Act and Hingham Wetlands Protection Bylaw. Please also refer to the DEP [Instructions for Completing WPA Form 1- Request for Determination of Applicability](#). Submit one (1) hard copy of the following to the Conservation office by hand delivery or certified mail and one electronic copy of the complete application to conservation@hingham-ma.gov

- WPA Form 1- *Request for Determination*: [WPA Form 1 Department of Environmental Protection](#)
- A check payable to the Town of Hingham for the [Town of Hingham Wetlands Protection Bylaw fee](#)
 - \$50 base fee for ancillary work on an existing single family house and all other requests for the first acre of land, \$40 for each additional acre of land
 - 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
- Narrative describing the area, proposed activity, the on-site wetland resources, existing/proposed impervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement request (per the [Tree Removal and Replacement Policy](#)), and stormwater management features, as applicable.
- Project plan of adequate size, scale, and detail to describe the site, resource areas, and proposed work including the following information:
 - All wetland resource area boundaries including the 50 and 100 foot Buffer Zone*
 - FEMA Floodplain boundaries, as applicable
 - Location of existing and proposed structures
 - Proposed mitigation areas, as applicable
 - Limit of work/erosion and sediment control line
 - Stockpile locations and other stormwater BMPs, as applicable
 - Trees of 6 inches or greater DBH in the Buffer Zone to be removed, as applicable

** If a professional wetland delineation has not been performed, the most current GIS DEP wetlands layer may be used [MapsOnline Site Hingham, MA SimpliCITY Mapping by PeopleGIS](#) to estimate the resource area boundaries, in coordination with Conservation staff.*

Please note the Commission may require supporting plans or materials be prepared by professionals including, but not limited, to a registered professional engineer, land surveyor, wetland scientist, etc.

- Proof of mailing the RDA 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)
- The Conservation Commission's [Policy on Receipt of Information](#)
- Optional - [Voluntary Waiver of Deadlines](#) and [Permission to Access Site](#)



B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):
Addition to a single family dwelling

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

310 CMR 10.02 (2) (b) 1. and 2.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Hingham
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

C. Determinations

1. I request the Hingham Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

TOWN OF HINGHAM
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

[Signature]
Signature of Applicant

11/20/2025
Date

Signature of Representative (if any)

Date

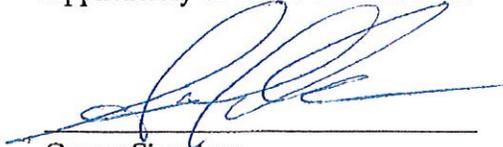


TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 2 Crooked Meadow Lane

I hereby grant permission to the individual members of the Hingham Conservation Commission and its staff to enter upon the property at reasonable times for the purpose of gathering information, measurements, photographs, observations, and other information necessary to evaluate the application and compliance with any subsequently issued Determination of Applicability or Order of Conditions.



Owner Signature

Anderson Chang

Print

11/20/2025

Date



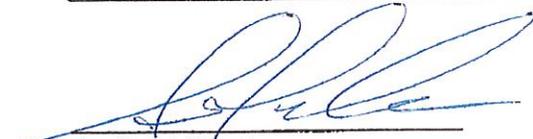
TOWN OF HINGHAM
CONSERVATION COMMISSION

VOLUNTARY 21 DAY WAIVER
(Public Hearing or Meeting)

As set forth under the MA Wetlands Protection Act Regulations, 310 CMR 10.05(5), and the Town of Hingham Wetland Regulations, Section 7.6, the Conservation Commission is required to hold a public hearing or public meeting within 21 days of receipt of the minimum submittal requirements for a Notice of Intent, Abbreviated Notice of Resource Area Delineation, or Request for Determination for Applicability.

Due to the Commission's established meeting schedule, the Conservation Commission is unable meet the statutory deadline for holding a meeting or hearing and hereby requests the applicant waive the aforementioned 21 day requirement. This is a voluntary option and if you choose to waive this deadline, your application will still be heard and decided upon in a timely manner.

The undersigned hereby waives the 21 day time period for the Commission to hold a public hearing or meeting and agrees to a hearing date no later than _____ (date) for the following application:
2 Crooked Meadow Lane _____ (address).



Applicant Signature

Anderson Charney

Print

11/20/2025

Date

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

11/20/2025
Date

ECR

Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Stenbeck & Taylor, Inc.
FROM: Brad Holmes
DATE: September 9, 2025
RE: 2 Crooked Meadow Lane, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 2 Crooked Meadow Lane in Hingham (the site) on September 4, 2025. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the north of Crooked Meadow Lane. The site consists of a single-family home with an associated paved driveway, fence, maintained lawn, forested areas, etc. Wetland resource areas were delineated through the northern portion of the site and to the rear of the existing home.

ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped ribbons) #A1 to #A14 along the limit of the vegetated wetland located on and near the northern portion of the site. The wetlands was 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 delineated the Inland Bank (IB) of the perennial stream within the BVW system. IB flags (blue ribbons) #IB1 to #IB9 were placed along the top of the well-defined Bank of the stream in order to identify the start of the 200-foot Riverfront Area located along the northern limit of the site. The Inland Bank was delineated in accordance with DEP's requirements for Bank (310 CMR 10.54) and Riverfront Area (310 CMR 10.58).

As a result of ECR's wetland delineation at the site, ECR confirms the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW
- Inland Bank to a perennial stream
- 200-foot Riverfront Area
- Bordering Land Subject to Flooding

Also, a review of the MassMapper 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 contain a USGS mapped stream, Crooked Meadow River.
4. The site does contain areas mapped as Bordering Land Subject to Flooding (FEMA flood zone AE).
5. The site is not located within an Area of Critical Environmental Concern.

ECR

Environmental Consulting & Restoration, LLC

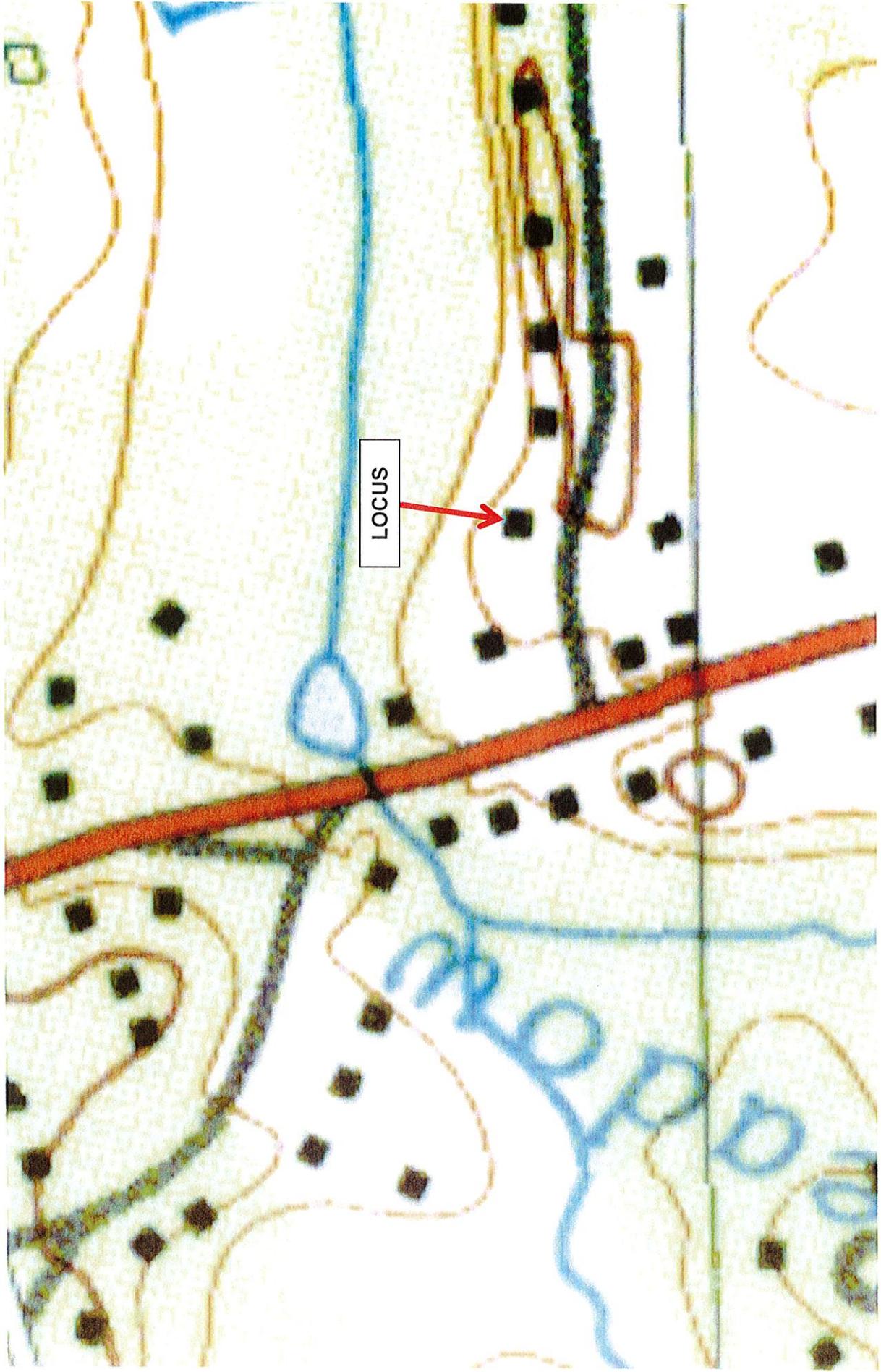


Upon review of this wetland delineation memo, please contact me at (617) 529-3792 or brad@ecrwetlands.com with any questions or requests for additional information.

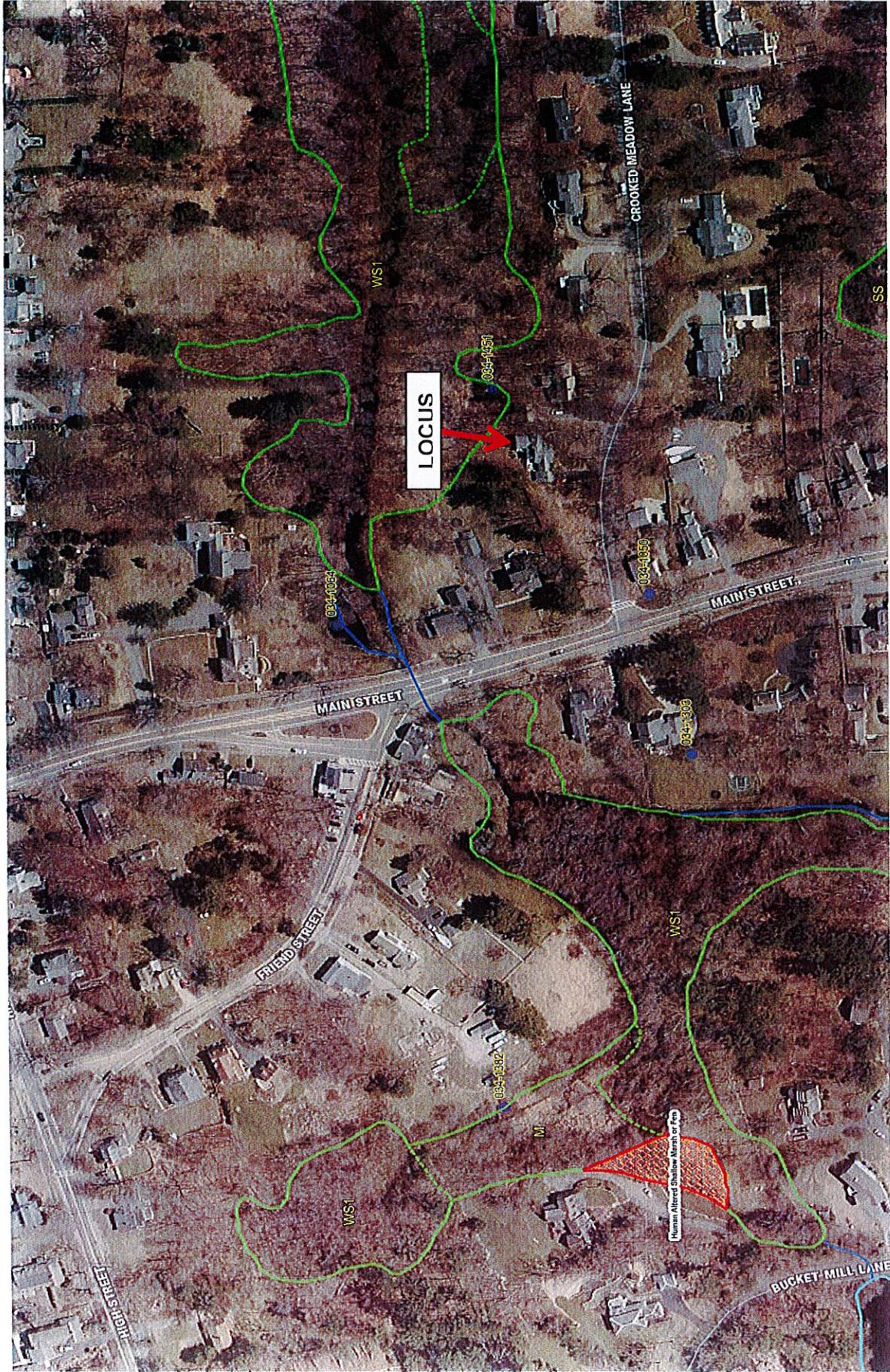
CHANG - 2 CROOKED MEADOW LANE, HINGHAM
ORTHOPHOTO PER MASSGIS



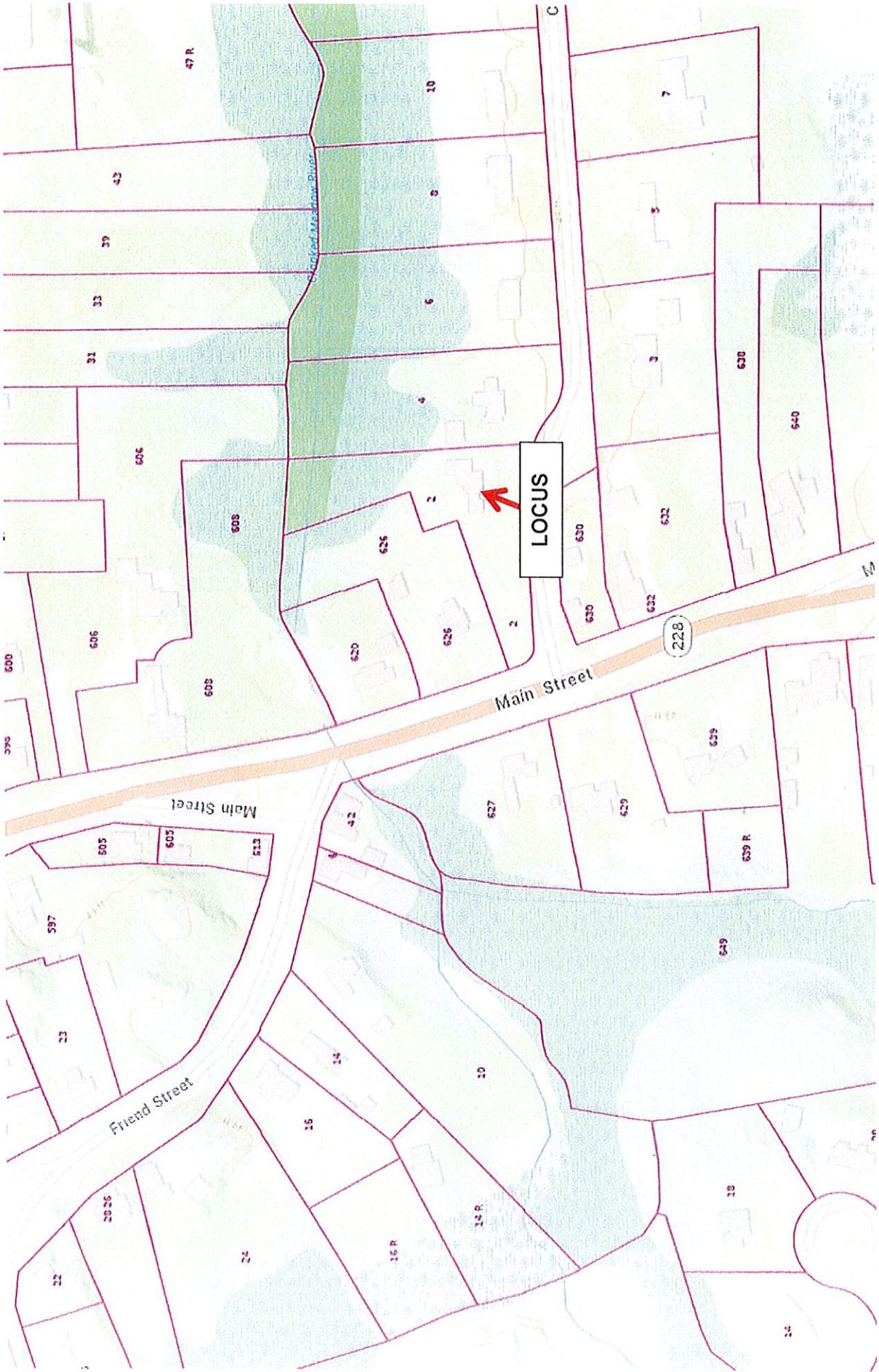
CHANG - 2 CROOKED MEADOW LANE, HINGHAM
USGS TOPO PER MASSGIS



CHANG - 2 CROOKED MEADOW LANE, HINGHAM
WETLAND CHANGE AREA MAP PER MASSDEP



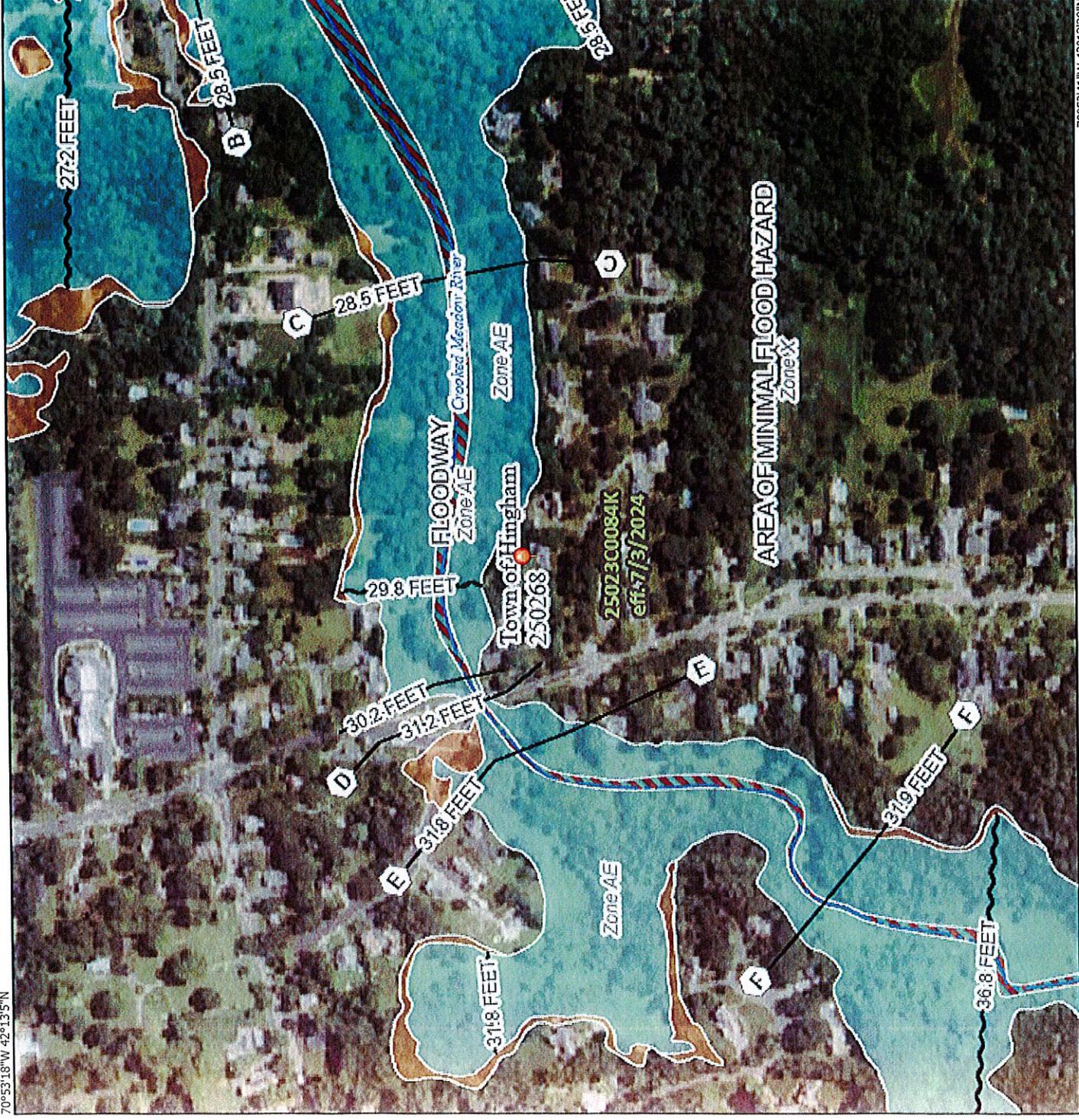
CHANG - 2 CROOKED MEADOW LANE, HINGHAM
LOCUS IS NOT IN NHESP PER MASSGIS



National Flood Hazard Layer FIRMette



70°53'18"W 42°13'5"N



70°52'41"W 42°12'39"N

Legend

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

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone .
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMPS
	Area of Undetermined Flood Hazard Zone
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	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.

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 8/27/2025 at 7:20 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.