

NOTICE OF INTENT

Massachusetts Wetlands Protection Act
M.G.L. c. 131, §40 &
Town of Hingham Wetlands Bylaw

Project Location

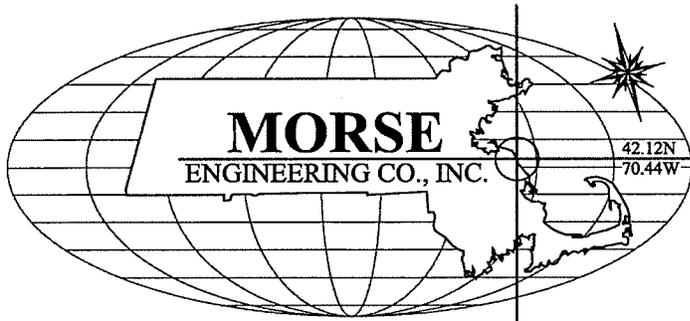
14 Kents Lane
Hingham, MA 02043
Assessor's Map 60 Lot 11

Owner/Applicant

Joshua Greenberg & Laurianne Cashman
14 Kents Lane
Hingham, MA 02043

Date: October 14, 2025

Prepared by:



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Scituate, MA 02066
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GMorse@Morsecoinc.com

*Registered Professional Engineers, Land Surveyors
Project Managers & Environmental Consultant*

www.morsecoinc.com

TABLE OF CONTENTS

	Page
Project Narrative.....	3-4
WPA Form 3 – Notice of Intent	6-14
Figure 1: USGS Map.....	15
Figure 2: FEMA Flood Map.....	16
Figure 3: NHESP Map.....	17

APPENDIX A

- NOI Wetland Fee Transmittal Form
- Town of Hingham By-Law Fee Schedule

APPENDIX B

- List of Abutters
- Assessors Map
- Abutter Notification Form
- Affidavit of Service Form
- Locus Deed

APPENDIX C

- Conservation Commission’s Policy on Receipt of Information

PROJECT NARRATIVE

14 Kents Lane

Hingham, MA

1.0 Project Summary

The property owners of 14 Kents Lane in Hingham, Massachusetts (Hingham Assessor's Parcel 60-0-11), propose to construct a pervious paver patio within the buffer zones of a Bordering Vegetated Wetland (BVW), a potential vernal pool, and an intermittent stream. The project also includes a proposed alteration of 24 square feet of BVW. The property is approximately 1.75 acres, with frontage along Kents Lane to the north, and is surrounded by developed residential properties on all sides.

The property is currently developed with a single family dwelling constructed circa 2022 and associated paved driveway, walkways, retaining walls, shed, lawn and landscaping.

The lot is located within a FEMA Flood Zone X as shown on the FEMA Flood Insurance Rate Map Panel 25023C 0082J dated 7/3/2024. Zone X is not considered a special flood hazard area.

The site does not contain any areas designated as estimated or priority endangered species habitats.

2.0 Wetland Resource Areas & Impacts

Bordering Vegetated Wetlands

A Bordering Vegetated Wetland (BVW) was delineated by Brad Holmes of Environmental Consulting & Restoration, LLC on October 6, 2020. The delineation was approved by the Hingham Conservation Commission under an Order of Conditions issued on June 1, 2021. A Certificate of Compliance was subsequently issued on July 9, 2025 (DEP File No. 034-1412).

The proposed pervious patio is designed to have no adverse impact on the BVW. It will be located directly adjacent to the house, partially beneath the existing deck, in an area currently composed of gravel and lawn. Notably, the patio will be situated farther from the BVW than the house itself and no closer than the existing gravel patio. A free standing salt water hot tub is proposed on the patio. Salt water hot tubs are considered more environmentally friendly than traditional hot tubs. As mitigation, a portion of the existing lawn will be converted into a planted buffer at a 2:1 ratio. A waiver is being requested from Section 2B of the Hingham Wetlands ByLaw to allow work within the 50-foot buffer zone.

Additionally, the existing 10-inch HDPE pipe is proposed to be extended by 5 feet. To facilitate adequate circulation around the southerly corner of the house, 24 square feet of BVW is proposed to be altered. Currently, there is only 4.9 feet between the house corner and the wetland, and approximately 3 feet between the house and adjacent brush. This modification will allow access for a ride-on mower to the rear yard. There is no other means of access to the backyard. As mitigation, a 2:1 wetland replication is proposed to offset the impact.

Intermittent Stream/Pipe/Ditch

An intermittent stream consisting of a 10" HDPE pipe and ditch extends from the BVW. There is no BVW associated with the ditch. Please see the Wetland Delienation Memo for additional information.

The 10" HDPE pipe is proposed to be extended 5' to allow adequate circulation around the house. The ditch is not proposed to be altered.

Potential Vernal Pool

A Potential Vernal Pool (PVP) was delineated by Brad Holmes of Environmental Consulting & Restoration, LLC on October 6, 2020. The delineation was approved by the Hingham Conservation Commission under an Order of Conditions issued on June 1, 2021. A Certificate of Compliance was subsequently issued on July 9, 2025 (DEP File No. 034-1412).

The project does not proposed to alter the PVP.

The proposed pervious patio is designed to have no adverse impact on the PVP. It will be located directly adjacent to the house, partially beneath the existing deck, in an area currently composed of gravel and lawn. The patio will be situated farther from the PVP than the house itself and no closer than the existing gravel patio. As mitigation, a portion of the existing lawn will be converted into a planted buffer at a 2:1 ratio. A waiver is being requested from Section 2C of the Hingham Wetlands ByLaw to allow work within the 100-foot buffer zone to a vernal pool.

3.0 Construction Phase Mitigating Measures

The following are mitigating measures that will be employed to ensure that impacts to wetland interests protected under the Town of Hingham Wetlands Rules and Regulations and the Wetlands Protection Act are minimized to the extent possible.

Erosion and Sedimentation Control

The potential for temporary impacts to wetlands due to erosion and migration of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices. These include:

1. Install staked 12" diameter mulch sock (as directed by Conservation Agent) at the upland edge of the limit of work. This erosion control barrier shall be installed prior to earthwork at the site. An additional stockpile of siltation fence, and stakes will be stored on site for use in repairing the erosion control barrier as needed. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
2. Clearly define the limits of work in the field in order to minimize the extent of clearing and soil disturbance.
3. Regrade, loam, and seed exposed soil areas immediately following construction.



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 Number

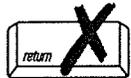
Document Transaction Number

Hingham

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

14 Kents Lane

a. Street Address

Hingham

b. City/Town

02043

c. Zip Code

Latitude and Longitude:

60

f. Assessors Map/Plat Number

d. Latitude

11

g. Parcel /Lot Number

e. Longitude

2. Applicant:

Joshua Greenberg & Laurianne Cashman

a. First Name

b. Last Name

c. Organization

14 Kents Lane

d. Street Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

h. Phone Number

i. Fax Number

joshmgreenberg@gmail.com

j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Jeffrey M.

a. First Name

Hassett, P.E.

b. Last Name

Morse Engineering Co., Inc.

c. Company

P.O. Box 92

d. Street Address

Scituate

e. City/Town

MA

f. State

02066

g. Zip Code

(781) 545-0895

h. Phone Number

781-545-9895

i. Fax Number

JHassett@MorseColnc.com

j. Email address

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

\$220.00

a. Total Fee Paid

\$97.50

b. State Fee Paid

\$122.50 (plus local fee)

c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Hingham

City/Town

A. General Information (continued)

6. General Project Description:

The project is described as the construction of a pervious patio within the buffer zones to a bordering vegetated wetland, potential vernal pool and intermittent stream and a 24 s.f. bvw alteration.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration 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. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

57703

c. Book

b. Certificate # (if registered land)

307

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – 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).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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 Number
Document Transaction Number
Hingham
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	24 1. square feet _____	48 2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 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 available) - specify coastal or inland _____
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. 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)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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 Number
Document Transaction Number
Hingham
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 Beach	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
	<u>Size of Proposed Alteration</u>	
f. <input type="checkbox"/> Coastal Banks	_____	<u>Proposed Replacement (if any)</u>
	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., creation
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. <input type="checkbox"/> Restoration/Enhancement	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 enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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

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MassDEP File Number
Document Transaction Number
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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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 and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

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

MassGIS 2025 _____
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
 - Assessor's Map or right-of-way plan of site
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands 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

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mass-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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 Number

Document Transaction Number

Hingham

City/Town

C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" 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

- (f) 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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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 # _____ 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.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and
the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project 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.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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 Number

Document Transaction Number

Hingham

City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. 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 MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. 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
6. 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
7. 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. Check why the project is exempt:
1. Single-family house
 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

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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.



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 Number	
Document Transaction Number	
Hingham	
City/Town	

D. Additional Information (cont'd)

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.

Plan to Accompany Notice of Intent

a. Plan Title

Morse Engineering Company, Inc.

Gregory J. Morse, PE

b. Prepared By

c. Signed and Stamped by

10/14/2025

As Noted

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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.

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:

5865 & 5866

10/14/2025

2. Municipal Check Number

3. Check date

5864

10/14/2025

4. State Check Number

5. Check date

Morse Engineering Company, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Hingham
City/Town

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 _____
 3. Signature of Property Owner (if different) _____
 5. Signature of Representative (if any) _____

2. Date 10/21/2025
 4. Date _____
 6. Date 10/14/25

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.

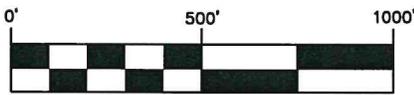
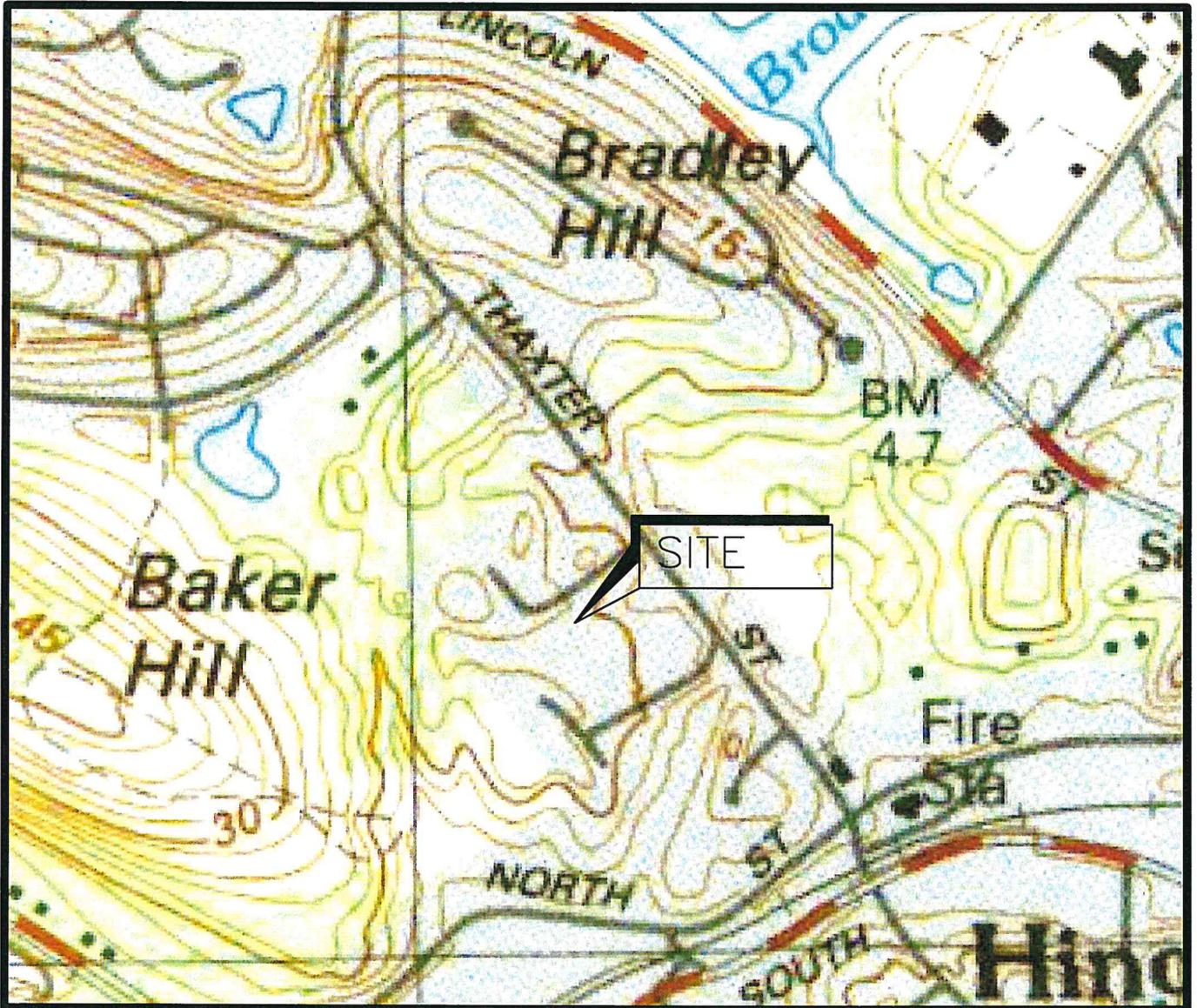
For MassDEP:

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 any part of Section C, Item 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.



SCALE: 1" = 500'

U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES

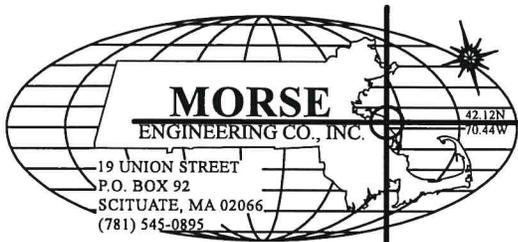
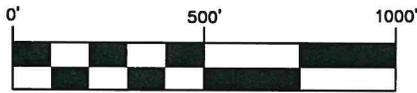
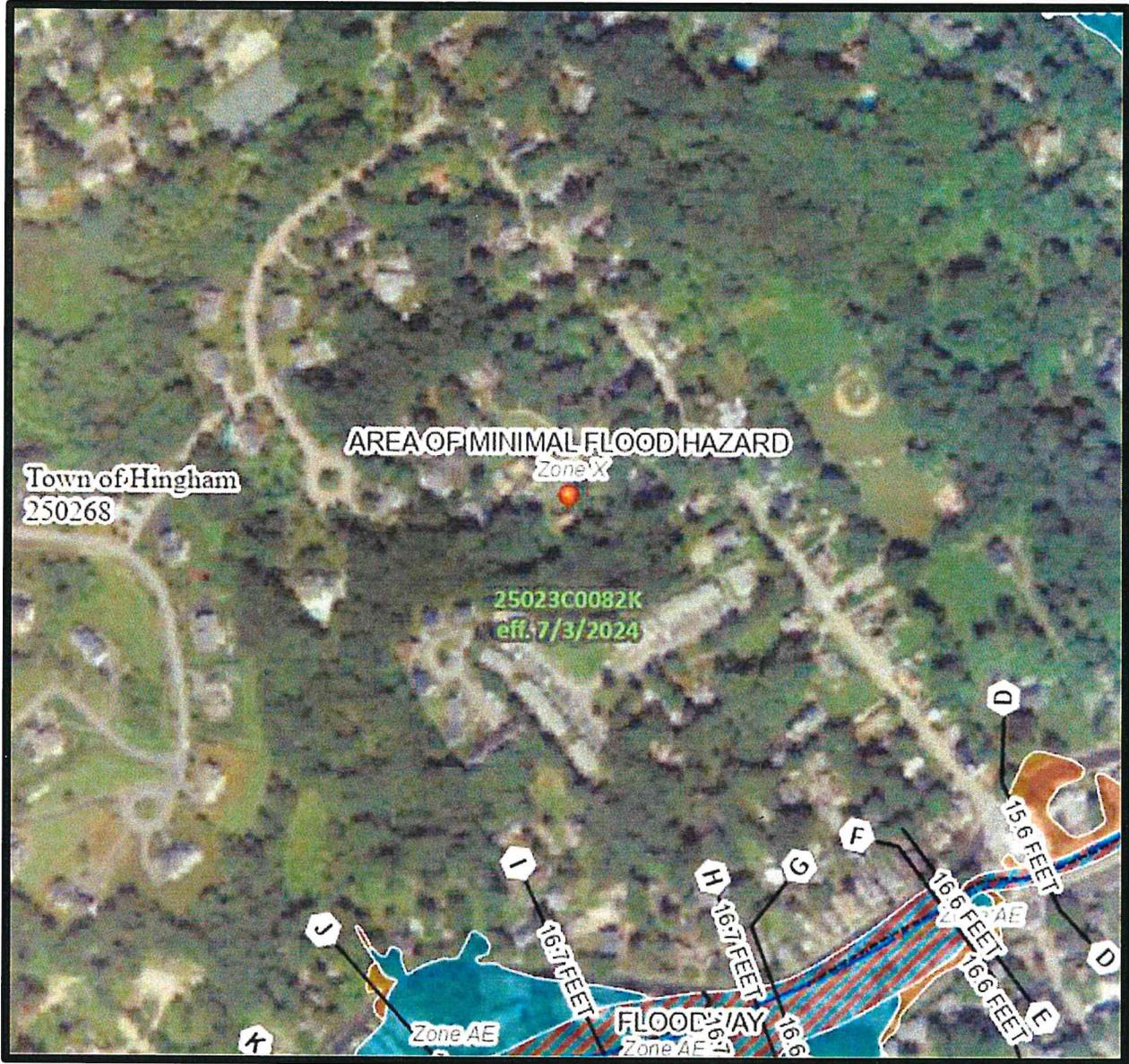


FIGURE - 1

USGS LOCUS MAP
14 KENTS LANE
HINGHAM, MASSACHUSETTS



SCALE: 1" = 500'

FLOOD INSURANCE RATE MAP (F.I.R.M.)
 PANEL NO: 25023C 0082K
 EFFECTIVE DATE: JULY 3, 2024

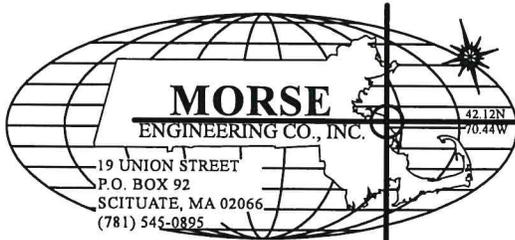
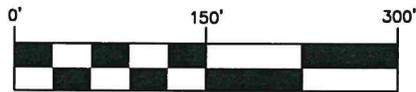


FIGURE - 2

FEMA FLOOD MAP
 14 KENTS LANE
 HINGHAM, MASSACHUSETTS



SCALE: 1" = 150'

NATURAL HERITAGE & ENDANGERED SPECIES ATLAS
 MASS GIS

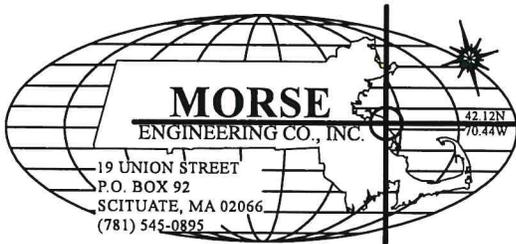


FIGURE - 3

NHESP MAP
14 KENTS LANE
HINGHAM, MASSACHUSETTS

APPENDIX A

- NOI Wetland Fee Transmittal Form
- Town of Hingham By-Law Fee Schedule



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

14 Kents Lane
 a. Street Address
 5864
 c. Check number
 Hingham
 b. City/Town
 97.50
 d. Fee amount

2. Applicant Mailing Address:

Joshua Greenberg & Laurianne Cashman
 a. First Name
 b. Last Name
 c. Organization
 14 Kents Lane
 d. Mailing Address
 Hingham
 e. City/Town
 MA
 f. State
 02043
 g. Zip Code
 h. Phone Number
 i. Fax Number
 joshmgreenberg@gmail.com
 j. Email Address

3. Property Owner (if different):

a. First Name
 b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town
 f. State
 g. Zip Code
 h. Phone Number
 i. Fax Number
 j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 1a: pervious patio	1	\$110.00	\$110.00
Cat 1a: wetland alteration	1	\$110.00	\$110.00

Step 5/Total Project Fee: \$220.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$220.00</u>
State share of filing Fee:	a. Total Fee from Step 5 <u>\$97.50</u>
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 <u>\$122.50</u>
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**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	<u>2</u>		\$100.00	<u>200</u>
2			\$250.00	
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL <u>200</u>

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)

APPENDIX B

- List of Abutters
- Assessors Map
- Abutter Notification Form
- Affidavit of Service From
- Locus Deed

Abutters List

Date: October 14, 2025

[print this list](#)

Subject Property Address: 14 KENTS LANE Hingham, MA
Subject Property ID: 60-0-11

Search Distance: 100 Feet

Owner: COBURN TIMOTHY G
Prop ID: 60-0-12
Prop Location: 4 KENTS LANE Hingham, MA

Owner: POLAND CHRISTINE & HEST ARI
Prop ID: 60-0-13
Prop Location: 38 THAXTER STREET Hingham, MA

Owner: NUESSE MICHEL S & MARY S
Prop ID: 60-0-14
Prop Location: 34 THAXTER STREET Hingham, MA

Owner: HINGHAM HOUSING AUTHORITY
Prop ID: 60-0-15
Prop Location: 30 THAXTER STREET Hingham, MA

Owner: GIKAS ATHANASIOS &

Co-Owner: VASILIKI THOUA
Prop ID: 60-0-167
Prop Location: 20 HILL TOP ROAD Hingham, MA

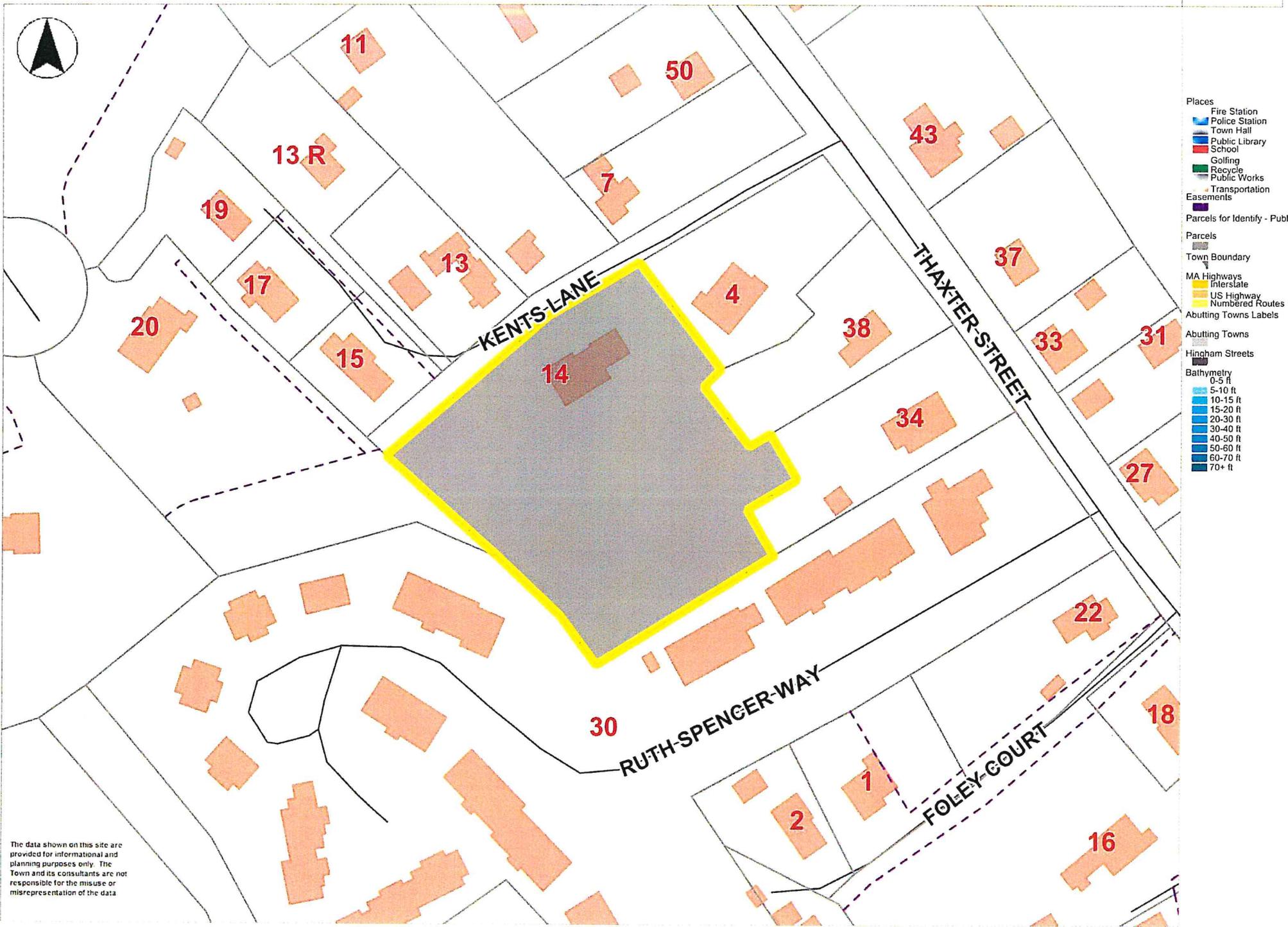
Owner: BASKIN AARON & BRITTANY
Prop ID: 60-0-3
Prop Location: 7 KENTS LANE Hingham, MA

Owner: WHITE BRIAN & ELIZABETH B
Prop ID: 60-0-4
Prop Location: 11 KENTS LANE Hingham, MA

Owner: CAPPELLA PAUL V & FRANCINE M LE
Co-Owner: LONGO K M TT CAPPELLA REALTY TRUST
Prop ID: 60-0-5
Prop Location: 13 KENTS LANE Hingham, MA

Owner: TORRES RALPH & AMY P
Prop ID: 60-0-6
Prop Location: 13 R KENTS LANE Hingham, MA

Owner: GATELY DAVID P & KELLY A
Prop ID: 60-0-7
Prop Location: 15 KENTS LANE Hingham, MA



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.

0 160 320 ft

Printed on 10/14/2025 at 01:01 PM

Hingham MapsOnline

NOTIFICATION TO ABUTTERS

Under the MA Wetlands Protection Act and
Hingham Wetlands Protection By-Law

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

Joshua Greenberg & Laurianne Cashman has filed a Notice of Intent
Applicant Name *Application Type*

with the Town of Hingham Conservation Commission seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act, M.G.L. 131 §40, and/or the Town of Hingham Wetlands Protection By-Law [Article 22].

The address of the property where work is proposed: 14 Kents Lane

The proposed work includes: Pervious Patio and wetland alteration

Copies of the application may be examined at the Conservation Office located at Hingham Town Hall, 210 Central Street, Hingham, MA during the following business hours:

Monday, Wednesday, Thursday: 7:30AM- 4:30PM

Tuesday: 7:30AM - 7:00PM

Fridays: closed

For more information, to request copies of the application, or obtain information about the public hearing please contact the Conservation Office at (781)741-1445 or by emailing Conservation@hingham-ma.gov

You may also request copies of the application from the applicant or applicant's representative by contacting Morse Engineering Company, Inc. at (781) 545 0895 between the hours of 8 and 3 on the following days: Monday to Friday.

An Administrative fee may be applied for providing copies of the application or plans.

Notice of the public hearing, including the date, time, and place will be published at least five (5) business days in advance of the hearing in the Patriot Ledger. Notice will also be posted on the town website at least forty-eight (48) hours in advance of the public hearing. To view the agenda, go to [Agenda Center • Hingham, MA • CivicEngage \(hingham-ma.gov\)](#)

The Department of Environmental Protection (DEP) Southeast Regional Office can also provide information about this application or the MA Wetlands Protection Act. DEP is located at 20 Riverside Drive, Lakeville, MA 02347 and can be reached by telephone at (508) 946-2700.

AFFADAVIT OF SERVICE

Under the MA Wetlands Protection Act and
Hingham Wetlands Protection Bylaw

(To be submitted to the Hingham Conservation Commission and the MA Department of
Environmental Protection when filing an application requiring abutter notification)

I, Morse Engineering Company, Inc., hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on _____ I gave notification to abutters in compliance with the
Date

second paragraph of the Massachusetts General Laws Chapter 131, Section 40, and the Hingham

Wetlands Protection Bylaw and Wetland Regulations, by Certified Mail in
Type of Service

connection with the following matter:

A Notice of Intent or Abbreviated Notice of Resource Area Delineation was filed under the
MA Wetlands Protection Act and/or Hingham Wetlands Protection Bylaw with the Hingham
Conservation Commission on:

_____ for property located at 14 Kents Lane.
Date *Property Address*

The form of the notification and a list of abutters to whom notice was given and their addresses are
attached to this Affidavit of Service.

Signature

Date

*** Electronic Recording ***
Doc#: 00012583
Bk: 57703 Pg: 307 Page: 1 of 3
Recorded: 02/28/2023 12:59 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 02/28/2023 12:59 PM
Ctrl# 163584 03072
Fee: \$9,804.00 Cons: \$2,150,000.00

QUITCLAIM DEED

Harborview Development, LLC n/k/a Harborview Development LLC, a Massachusetts Limited Liability Company with a business address of 18 Shipyard Drive, Suite 2A, Hingham, Massachusetts 02043, for consideration paid, and in full consideration of Two Million One Hundred Fifty Thousand and 00/100 (\$2,150,000.00) Dollars grants to Joshua Greenberg and Laurianne Cashman, presently of 14 Kents Lane, Hingham, MA 02043, husband and wife as tenants by the entirety, hereafter of 14 Kents Lane, Hingham, Massachusetts 02043 with *quitclaim covenants* the following property in Hingham, Plymouth County, Massachusetts:

A certain parcel of land in Hingham, Plymouth County, Massachusetts, containing 1.74 acres more or less as shown on a plan entitled "Redivision of Land, Hingham, MA" prepared for Hugh E., Jr. and Susan E. Kilmartin, dated February 6, 1986, duly recorded with Plymouth Registry of Deeds as Plan #225 of 1986, being bounded and described according to said plan as follows:

Northwesterly: by Kent's Lane as shown on said plan, in two courses measuring two hundred and 24/100 (200.24) feet, and ninety-nine and 76/100 (99.76) feet, respectively, thence turning and running

N37°-38'-40"W one hundred twenty-six and 29/100 (126.29) feet along land of Hugh E., Jr., and Susan E. Kilmartin as shown on said plan, thence turning and running

S45°-26'-00"W twenty-two and 99/100 (22.99) feet along Lot C as shown on said plan, thence turning and running

N37°-38'-40"W seventy and 25/100 (70.25) feet again along Lot C on said plan, thence turning and running

S59°-32'-45"W twenty-three (23.0) feet along Lot C on said plan, thence turning and running

Property Address: 14 Kents Lane, Hingham, MA 02043

N30°-27'-15"W fifty (50.0) feet along land of Hazel J. Hersey as shown on said plan, thence turning and running

S59°-32'-45"W fifty-five (55.0) feet along land of said Hersey, thence turning and running

N29°-58'-49"W forty-nine and 55/100 (49.55) feet along land of said Hersey, thence turning and running

S58°-50'-55"W one hundred ninety-six and 18/100 (196.18) feet along land of the Hingham Housing Authority as shown on said plan, thence turning and running

N36°-39'-30"W fifty-seven and 48/100 (57.48) feet, thence turning and running

46°-29'-40"W seventy-eight and 61/100 (78.61) feet, thence

Southwesterly: one hundred forty-three and 31/100 (143.31) feet along land of Ernest T. Hanian & Francis C. Ventre, to Kent's Lane and the point of beginning.

This conveyance is made subject to and with the benefit of rights, easements, and restrictions of record, if any, insofar as the same may be in force and applicable.

Also shown on a plan entitled "Plan of Land in Hingham, Mass." dated March 25, 1926, by Russell H. Whiting, Civil Engineer, recorded with Plymouth Registry of Deeds in Plan Book 4, Page 166.

No present or former spouse or partner in a civil union occupies the property or is entitled to an estate of homestead.

Grantor certifies that the conveyance of the above described property does not constitute the sale or conveyance of all or substantially all of the Massachusetts assets of Grantor.

For grantor's title, see deed dated September 29, 2020, recorded with the Plymouth County Registry of Deeds at Book 53568, Page 74.

Signature page to follow

WITNESS the execution and the corporate seal of said limited liability company effective this 27 day of February, 2023.

Harborview Development LLC

By: Patrick Blair
Patrick Blair, Manager

Commonwealth of Massachusetts

Plymouth County

On this 27 day of February, 2023, before me, the undersigned notary public, personally appeared Patrick Blair, Manager of Harborview Development LLC and proved to me through satisfactory evidence of identification, which was () driver's license, () personally known to me or () personally known to a 3rd party personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief in his capacity as Manager.

Keith A. Garland
Notary Public
My commission expires:



KEITH A. GARLAND
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 11, 2028



APPENDIX C

- Conservation Commission's Policy on
Receipt of Information

**Appendix C
Hingham Conservation Commission
POLICY ON RECEIPT OF INFORMATION**

1. All filings/applications must be complete and in the Commission office no less than by Monday noon two weeks prior to the requested meeting to facilitate the placement of the legal ad and to allow timely review by Town departments and the Conservation Commission in advance of the hearing. The Conservation staff will review applications/filings for administrative completeness at the time of submittal, when time permits, and *may reject* incomplete applications. Incomplete applications may not be scheduled for the requested date. If the office is closed on Monday due to a holiday, then the information is due on the prior Thursday before noon.

2. Due to the increasing number of public filings and the complexity of projects under review, the Hingham Conservation Commission may request the applicant to voluntarily waive the mandated twenty-one (21) day hearing and decision deadlines in order that each project receive a fair and thorough review by signing a Voluntary Waiver of 21-Day Deadline form.

3. Requests for additional information; may be made by the Commission members or their agent. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative listed on the filing as promptly as possible.

4. Additional information, submitted to fulfill the request(s) in #3 above, must be received by the Commission in advance of the continued hearing in order to allow review by department staff. This additional information must be in hand by the Monday noon (a minimum of 7 days) prior to the meeting and stamped in by the Conservation Office. If the office is closed on Monday due to a holiday, then the information is due on the prior Thursday before noon.

*Revisions arriving after these deadlines may not receive a review,
thereby resulting in a continuance to the next available meeting.*

If it is a PEER REVIEW, REVISIONS ARE DUE IN 2 WEEKS BEFORE THE MEETING.

5. The Conservation Commission sometimes votes to retain an expert to assist in reviewing projects at any procedural stage (permit review, compliance review, monitoring, enforcement, and corrective action, etc.) where it feels independent and or expert advice and review is needed. The decision of whom to hire and at what terms belongs solely to the Commission and it will be voted on as to who is responsible for the consultant's expenses, the Commission or the applicant.

6. All documents must have a date submitted and if there has been a revision, it must be noted on all pages in a header or footer. All plans need to be stamped, signed and dated. If a binder is submitted, the front cover and spine must have information dealing with the filing/application, dates, and revision dates noted. All plans and documents must be date stamped in by the Conservation Office. If this information is not present, the documents are considered incomplete and may not receive a review, there by resulting in a continuance to the next available meeting.

7. Please note that all information and revisions submitted to the Conservation Commission for a project subject to the jurisdiction of the Mass. Wetlands Protection Act must also be sent to the DEP - Southeast Regional Office in Lakeville, MA as of 5/1/06.

The Hingham Conservation Commission is committed to a thorough and timely review of each project and will make every effort to ensure that the hearing process is completed with due diligence. We seek the cooperation of applicants and their professional consultants in achieving our goal. The Conservation staff may make exceptions to the timelines outlined above. Please sign and include with your filing. Thank you.

 **MORSE ENGINEERING**
Applicant or Applicant's Representative Signature

10/14/25
Date



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST NOTICE OF INTENT

Please submit **one (1) original, one (1) hard copy, and one (1) electronic copy** of the following information to the Hingham Conservation Commission. Electronic copies should be sent to conservation@hingham-ma.gov.

- WPA Form 3: <https://www.mass.gov/how-to/wpa-form-3-wetlands-notice-of-intent>
- Two (2) separate checks for the following fees: [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; the newspaper will invoice the applicant
- Email sent to SERO Proof (Certified Mail receipt from the post office) that a copy of the complete application was sent to the MA Department of Environmental Protection, Southeast Regional Office: 20 Riverside Drive, Lakeville MA, 02347
- NA Proof (Certified Mail receipt from the post office) that a copy of the complete application was sent to the MA Natural Heritage & Endangered Species Program and the MA Division of Marine Fisheries (Gloucester), if applicable
- Abutter Notification Form: <http://www.hingham-ma.gov/DocumentCenter/View/795>
- Contact Conservation Office for abutter list
 - Abutters to be notified by Certified Mail-Return Receipt OR Certificate of Mailing
 - Submit one copy to Conservation Office
 - Submit Proof of mailing to Conservation Office
- Affidavit of Service Form: <http://www.hingham-ma.gov/DocumentCenter/View/794>
- Complete and submit to Conservation Office attesting that abutters were notified
- The Conservation Commission's [Policy on Receipt of Information](#)
- Narrative describing the property location, delineated resources, methodology used for delineation, site photos, and project summary. The narrative should include: a report on the resource areas (per the [Resource Area Delineation Policy](#)), existing/proposed impervious and pervious surface calculations, mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement (per the [Tree Removal and Replacement Policy](#)), stormwater management.
- Project plans prepared, signed, and stamped by a registered professional engineer (PE) or other registered professional, including the following information (hard copies must be printed to scale):
- The date the delineation was completed
 - Location of all known resource areas, including sequentially numbered flags
 - 50 and 100 foot buffer lines from resource areas
 - 200 foot Riverfront Area line, if applicable
 - FEMA Floodplain boundaries, if applicable
 - Location of existing site amenities above and below the ground
 - Location of proposed site amenities and alterations above and below the ground
 - Shortest distance from proposed disturbed areas to known resource areas
 - Topography in 2 foot contour intervals
 - Temporary erosion and sediment controls
 - Trees of 6 inch or greater DBH
 - Construction setbacks
 - The drainage basin in which the site is located
- NA Stormwater report, if applicable
- Optional - [Voluntary Waiver of Deadlines](#)