

NOTICE OF INTENT
Raze & Rebuild of Single-Family Dwelling

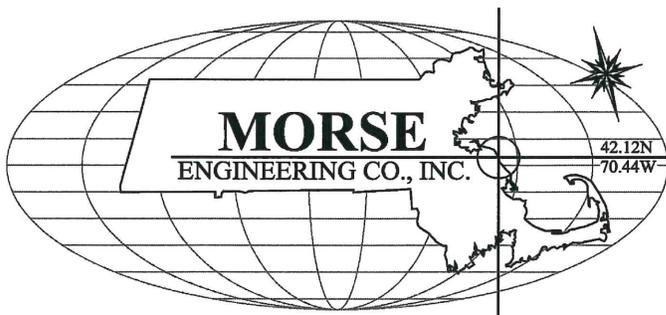
**Massachusetts Wetlands Protection Act
M.G.L. c. 131, §40 &
Town of Hingham Wetlands Protection Bylaw**

Project Location
**25 Arnold Road
Hingham, MA 02043
Assessor's Map 90, Lot 78**

Applicant / Owner
**25 Arnold Road, LLC
Spiros Giannaros
392 Main Street
Hingham, MA 02043**

Date: November 21, 2025

Prepared by:



10 New Driftway, Suite 303
P.O. Box 92
Scituate, MA 02066
Tel. 781.545.0895
GMorse@Morsecoinc.com

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

www.morsecoinc.com

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APPENDIX A

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

APPENDIX B

Certified List of Abutters
Abutter Notification Form
Assessors Map
Affidavit of Service Form
Locus Deed
Conservation Commission’s Policy on Receipt of Information

APPENDIX C

Arborist Letter



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

The following instructions and submittal requirements should be used when submitting a Notice of Intent to the Conservation Commission under the MA Wetlands Protection Act and Hingham Wetlands Protection Bylaw. Please also refer to the DEP [Instructions for Completing WPA Form 3](#). Submit two (2) copies of the following, unless otherwise specified, to the Conservation office, and one electronic copy of the complete application to conservation@hingham-ma.gov. A legal notice will not be published for an upcoming agenda until a complete application is received by the Conservation office.

- WPA Form 3- Notice of Intent: [WPA Form 3: Wetlands Notice of Intent | Mass.gov](#) The application must be signed by the property owner. Submit the original and one copy to the Commission by hand delivery or certified mail.
- WPA Appendix B- *NOI Wetland Fee Transmittal Form* and two (2) separate checks for the following: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#)
 - *Payable to Town of Hingham*
 - *Please redact bank account information from photocopies*
 - *Note, a public legal notice is prepared and submitted by staff and the newspaper will invoice the applicant*
- A copy of the Certified Abutters List and the '[Notification to Abutters Form](#)'
 - *To request a Certified Abutters List please submit [Request for Certified Abutters List](#) or contact the Conservation Office*
 - *Abutters must be notified by hand delivery, certified mail-return receipt requested, OR certificates of mailing at least 7 days prior to the hearing date*
 - *Certified mail receipts or certificate of mailing receipts shall be submitted to the Conservation Office with the application or presented to the Commission at the beginning of the public hearing*
- '[Affidavit of Service](#)' Form attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5
 - *Abutters within 100 feet of a property line where work is proposed for inland projects*
 - *Abutters within 300 feet of a property line where work is proposed for coastal projects*
- Narrative describing the property location, existing conditions, wetland resources, proposed work, and any other details necessary for the Commission to properly evaluate the proposal. The narrative should also include a performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations (including Buffer Zone); a description of existing/proposed impervious area and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), proposed trees to be removed and replaced (per the [Tree Removal and Replacement Policy](#)); and stormwater management features.
- DEP BVW Field Data/Determination Forms, ORAD, or other methodology used for wetland delineation (per the Commission's [Resource Area Delineation Policy](#))

Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11" x 17" plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:

- All wetland resource area boundaries including the 50 and 100 foot Buffer Zone (showing sequentially numbered flags as applicable)
- FEMA Floodplain boundaries, as applicable
- A note indicating the date the wetland delineation was completed and who performed the delineation. If the wetland boundaries were previously approved by the Commission a note should be included indicating the date of approval and DEP File Number, if applicable.
- All plans shall be colored coded or highlighted with transparent marker pen as follows: freshwater or coastal wetland boundary in blue; 50 foot buffer zone in green; 100 foot buffer zone in yellow; 200 Foot Riverfront Area in pink; and Bordering Land Subject to Flooding (100 year flood plain where NFIP data available) or Land Subject to Coastal Storm Flowage in orange.
- Location of existing and proposed site amenities above and below the ground
- Topography in 2 foot contour intervals
- Limit of work/erosion and sediment control line
- Stockpile locations and other Stormwater BMPs as applicable
- Edge of lawn/tree line, and impacted trees of 6 inches or greater DBH in the buffer zone, riverfront area, and/or other resource area
- The drainage basin in which the site is located

Guidelines: sheet sizes not more than 24"x 36"; scale not more than 1"=40'; title block located at the lower right hand corner, preferably.

NA For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards

~~NA~~ Proof of mailing the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)

NA Proof of mailing the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) and the MA Division of Marine Fisheries (Gloucester), if applicable (certified mail receipt from the post office)

NA For projects proposing any work on a dock or pier or other work in the harbor, email copy of application and plan to the Town of Hingham Harbor Master at CorsonK@hpd.org (with email copy to conservation@hingham-ma.gov)

The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or applicant's representative

Optional: [Voluntary 21 Day Waiver](#) and [Permission for Site Access](#)

PROJECT NARRATIVE

25 Arnold Road

Hingham, MA

1.0 Project Summary

The project application proposes to raze and rebuild a single-family dwelling and construct an associated paved driveway, subsurface utilities, private septic, stormwater controls, grading, and landscaping at 25 Arnold Road. The property is identified as Hingham Assessor's Parcel 90-0-78 and is approximately 10,098 square feet in size. The property has frontage along Arnold Road to the south, and is abutted by developed residentially zoned properties on all other sides.

The locus property is currently developed with a single-family dwelling constructed circa 1940 with associated paved driveway, concrete walkways and steps, and a mixture of lawn and wooded areas. The existing house footprint is approximately 1,128 square feet in size. The property slopes to the south, towards an existing drainage collection system underneath Arnold Road, and the vegetated wetland resource area, which lies on the other side of the right of way. It is the intent of this project to demolish the existing dwelling and remove it and any debris from the site prior to the construction of the new house.

The proposed dwelling has a footprint of 2,508 square feet and will be constructed on a concrete foundation. The project will maintain existing drainage patterns and is designed to provide new stormwater control measures, specifically a set of subsurface roof drywells that will capture the entirety of the proposed roof runoff. These drywells are to be embedded in crushed stone and equipped with an impervious breakout liner on the downgradient side. A new paved driveway is proposed, as well as pervious hardscaping that shall be constructed with ¼" spacing and filled with gator nitro sand with crushed stone underneath. The proposed wall includes a landscaping wall across the front porch of the property that is intended to be less than 2-ft in height. The pervious patios in the rear are to be connected to each other and to the new driveway with permeable bluestone walkways, and a porch is proposed along the front of the dwelling that will be constructed on concrete sono-tubes. The proposed porch's roof area has been included in the stormwater calculations and will drain to the proposed drywells with the rest of the roof area.

No ledge was observed on-site or during the soil evaluations and is not expected to be required for the construction of the new dwelling. Within the 100-ft buffer zone, it is proposed to remove some existing hedges/bushes, as well as a single 48" eastern white pine. A letter prepared by Daniel Hale of Tree Tech Inc. (MCA & ISA Certified Arborist) has been prepared as to why the removal of this eastern white pine is recommended and is included in Appendix C of this application. This removed tree is to be replaced within the buffer zone by (3) red maples, (1) American holly, and numerous other native plantings. The full list of plant locations and species, as well as those used for Conservation mitigation, is included on the Landscape Plan prepared by Sean Papich Landscape Architecture.

The subject resource areas at this site include the buffer zone to a Bordering Vegetated Wetland, which has been delineated by South River Environmental on June 20, 2025. The site does not contain any areas designated as Estimated or Priority Habitats for Endangered Species, does not lie within an Outstanding Resource Water or Area of Critical Environmental Concern, and is not near any Potential or NHESP Certified Vernal Pools. The site is also located within a FEMA Zone X, per F.I.R.M Index Map 25023C 0082K, dated July 3, 2024.

2.0 Wetland Resource Areas & Impacts

Bordering Vegetated Wetlands (310 CMR 10.55)

The proposed work lies partially within the 100-ft buffer to a Bordering Vegetated Wetland, as delineated by South River Environmental on June 20, 2025. Bordering Vegetated Wetlands are likely to be significant to public or private water supply, groundwater supply, flood control, storm damage prevention, pollution prevention, and protection of fisheries and wildlife habitats. Vegetation, soils, and hydrologic indicators were used to establish the vegetated wetland boundary. The state and town performance standards for this resource area are provided below, with Morse responses in *italics*.

310 CMR 10.55(4) – General Performance Standards

- a. Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.

No work is proposed within the Bordering Vegetated Wetland, only its buffer zone.

- b. Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost:
 1. the surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area");
 2. the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area;
 3. The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area;
 4. the replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area;
 5. the replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area;
 6. at least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods; and
 7. the replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00.

In the exercise of this discretion, the issuing authority shall consider the magnitude of the alteration and the significance of the project site to the interests identified in M.G.L. c. 131, § 40, the extent to which adverse impacts can be avoided, the extent to which adverse impacts are minimized, and the extent to which mitigation measures, including replication or restoration, are provided to contribute to the protection of the interests identified in M.G.L. c. 131, § 40.

Not applicable – no direct alteration to the Bordering Vegetated Wetland is proposed.

- c. Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when;
1. said portion has a surface area less than 500 square feet;
 2. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and
 3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.

Not applicable – no direct alteration to the Bordering Vegetated Wetland is proposed.

- d. Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.

The work proposed is restricted to previously disturbed areas within the buffer zone of the resource area, and does not propose any negative alteration that would impact the habitats of rare vertebrate or invertebrate species. The work is also not located within an NHESP Priority or Estimated Habitat for Endangered Species area.

- e. Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern designated by the Secretary of Energy and Environmental Affairs under M.G.L. c. 21A, § 2(7) and 301 CMR 12.00: Areas of Critical Environmental Concern. 310 CMR 10.55(4)(e):
1. supersedes the provisions of 310 CMR 10.55(4)(b) and (c);
 2. shall not apply if the presumption set forth at 310 CMR 10.55(3) is overcome;
 3. shall not apply to work proposed under 310 CMR 10.53(3)(I); and
 4. shall not apply to maintenance of stormwater detention, retention, or sedimentation ponds, or to maintenance of stormwater energy dissipating structures, that have been constructed in accordance with a valid order of conditions.

The proposed work does not seek to directly alter any portion of the Bordering Vegetated Wetland and is not located within an ACEC.

HWR 19.3 Performance Standards: When a Vegetated Wetland, whether Bordering or Isolated, or land within a minimum distance of 100 feet of a Vegetated Wetland is determined to be significant to a wetland value, the following regulations shall apply:

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

The project is proposed within previously disturbed areas, is proposed outside of the 50-foot buffer, and proposes mitigation per Hingham's guidelines to enhance the buffer zone through native plantings and removal of lawn.

2. Where an Isolated Vegetated Wetland meets the criteria for a vernal pool, whether or not it has been certified, as described in HWR 19.1. Except as authorized by the Commission, no activity or alteration shall be permitted within 100 feet of a vernal pool, whether it be certified or uncertified but accompanied by credible evidence of

its viability as a vernal pool. The 100 feet around the defined vernal pool boundaries shall be known as “Vernal Pool Protection Zone”. A proposed project shall not cause any adverse effect or cumulate adverse effect upon the wetland values of vernal pool habitat.

The buffer zone is not associated with an Isolated Vegetated Wetland but a Bordering Vegetated Wetland. There are no NHESP Potential or Certified Vernal Pools in the vicinity of the project.

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

The project and resource areas are not located within NHESP Estimated or Priority Habitats for Rare Species.

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

Responses regarding project-specific performance standards are included below.

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

Responses regarding Buffer Zone performance standards are included below.

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

We defer to the Commission for any such additional requirements they feel are necessary.

Hingham Wetland Regulations Section 22.0.D – Buffer Zone Performance Standards

1. The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.

The existing dwelling is located 87.0-feet from the resource area, while the proposed dwelling is located 73.8-ft away from the resource area. While the proposed dwelling is located closer, this is a very small lot (0.23 acres) with little flexibility in placement, and numerous improvements are being made to the site that provide new and improved protection to the resource area and its function. This includes a significant decrease in stormwater runoff, an increase in runoff treatment, and a robust planting and mitigation plan that reduces lawn while proposing far more trees and native vegetation than is currently on-site.

2. Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, revegetation with native vegetation may be required.

The entirety of the locus property appears to have been previously disturbed, and the majority of it is now encompassed by the structures or lawn areas. The paved public way, Arnold Road, also lies in between the project site and the resource area in question. No

disturbance to the undisturbed portions of the vegetated buffer zone, on the other side of Arnold Road, is proposed.

3. The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.

A Conservation Mitigation area of approximately 2,000 square feet is proposed as part of this project. This mitigation area is composed of native plantings that increase vegetation on-site and reduce existing lawn areas within the Buffer Zone. Drainage improvements are being proposed that result in a decrease in runoff compared to existing conditions and an increase in treatment. For full details on the mitigation area, please refer to the plan prepared by Sean Papich Landscape Architecture.

4. Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.

The site is not proposing any adverse effect on existing habitats for rare vertebrate or invertebrate species, and is not located in an NHESP Estimated or Priority Habitat for Endangered Species. All work is restricted to previously disturbed areas.

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

We defer to the Commission concerning any additional requirements they might deem necessary.

Project-Specific Performance Standards (HWR 23.2, 23.)

- 23.1.1. A subsurface sewage disposal system that is to be constructed in compliance with the requirements of Title 5 of the State Environmental Code (310 CMR 15.00 et seq.), or more stringent local Board of Health requirements, shall be presumed to protect any and all interests identified in the Bylaw, but only if none of the components of said system is located within the following resource areas: (a) Coastal: coastal bank, coastal beach, coastal dune, salt marsh; (b) Inland: wet meadows, marsh, swamp, bog, river, stream pond, reservoir, creek, and only if the leaching facility of said system is set back at least 100 feet horizontally from the boundary of said areas as required by Title 5 (310 CMR 15.03(7)) or local Board of Health Requirements, within the Inner Riparian Zone or a greater distance as required by the Bylaw and these regulations, and set back at least 175 feet horizontally from the boundary of any resource areas whenever said area is tributary to a surface water supply. All distances shall be measured from the natural edge of the wetlands, and no setbacks may be obtained by filling, altering, or relocating a resource area. This presumption, however, shall apply only to impacts or the discharge from a sewage disposal system and not to the impacts from construction of that system, such as erosion and siltation from the excavation, placement of fill, or removal of vegetation. The setback distance specified above shall not be required for the renovation or replacement (but is required for the substantial enlargement) of septic systems constructed prior to the effective date of these regulations and Bylaw provided no alternative location

is available on the lot and such work has been approved by the local Board of Health or the Conservation Commission as required by law. The setback requirement from the wetland Resource Areas listed in HWR 23.0 shall be required for any enlargement of a system which accompanies expanded scope of use, or an increase in flow. This presumption may be overcome only by credible evidence from a competent source that compliance with Title 5 and more stringent local requirements will not protect the interests identified in the Bylaw.

The proposed leaching field is 82.2-feet off the resource area. The proposed septic system is considered an upgrade/repair of the existing system as no increase in bedroom count or flow is proposed. The septic system has been placed as from the resource area as practicable, given the required setback to stormwater systems, property lines and foundations, as well as local Hingham setbacks to decks and porches, while prioritizing the maintenance of mature vegetation. The system also benefits from placement along the garage side of the proposed dwelling, as leaching fields can generally be placed closer to slab foundations as opposed to crawl spaces or cellar walls with lower risks.

Furthermore, an Innovative/Alternative system has been proposed that receives several design credits to facilitate a smaller system that not only provides significantly better treatment when compared to the existing cesspool, but proposes a far smaller impact to the project site than a conventional leaching field would by reducing the required fill and disturbance.

- 23.3.3. No new lawns or driveways may be constructed within 50 feet of any Resource Area, as defined by HWR 2.00 (1-5).

No new lawns or driveways are proposed in the 50-ft buffer.

- 23.7.a. The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area.

The existing dwelling is located 86.2-feet from the resource area, while the proposed dwelling is located 73.5-ft away from the resource area. While the proposed dwelling is located closer, this is a very small lot (0.23 acres) with little flexibility in placement, and numerous improvements are being made to the site that provide new and improved protection to the resource area and its function. This includes a significant decrease in stormwater runoff, an increase in runoff treatment, and a robust planting and mitigation plan that reduces lawn while proposing far more trees and native vegetation than is currently on-site.

- 23.7.b. The Commission may at its discretion allow a proposed structure on a wall-type foundation within 100 to 50 feet of the Resource Area, as defined in HWR 2.0 (1-5), if satisfied that mitigation required in the Order of Conditions is sufficient to protect the Resource Area.

The proposed dwelling is not located closer than 50-ft to the resource area, and mitigation is proposed per Hingham's requirements (refer to Landscaping Plan).

- 23.7.c. No mitigation is sufficient to allow a structure on a wall-type foundation less than 50 feet from a Resource Area, as defined in HWR 2.0 (1-5).

No structure is proposed within 50-ft of the Resource Areas.

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 Protection Bylaw 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 and/or silt fence (as directed by Conservation Agent) at the upland edge of the limit of work as shown on the Site Plan. 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):

25 Arnold Road Hingham 02043
 a. Street Address b. City/Town c. Zip Code
 Latitude and Longitude: 42.227580 -70.882930
 d. Latitude e. Longitude
Map 90 Lot 78
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Spiros Giannaros
 a. First Name b. Last Name
25 Arnold Road LLC
 c. Organization
392 Main Street
 d. Street Address
Hingham MA 02043
 e. City/Town f. State g. Zip Code
_____ _____ _____
 h. Phone Number i. Fax Number j. Email Address
spirosgiannaros@gmail.com

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):

Paul Gunn, P.E.
 a. First Name b. Last Name
Morse Engineering Company, Inc.
 c. Company
(781) 545-0895
 d. Street Address
Hingham MA 02043
 e. City/Town f. State g. Zip Code
(781) 545-0895 (781) 545-9895 pgunn@morsecoinc.com
 h. Phone Number i. Fax Number j. Email address

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

\$500 \$237.50 \$262.50
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



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:

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Hingham

City/Town

A. General Information (continued)

6. General Project Description:

The project involves the demolition of an existing single-family dwelling and the construction of a new dwelling with associated driveway, septic system, stormwater management, utilities, and plantings. See narrative for full project description.

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

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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 CMR 10.24(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

59776

c. Book

b. Certificate # (if registered land)

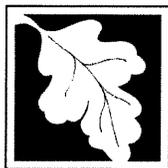
70

d. Page Number

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

- 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.
- 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.

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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. <input type="checkbox"/> 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:

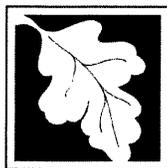
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., 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

Provided by MassDEP:

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Hingham

City/Town

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

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage 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

2025 MassMapper

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*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. 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 **

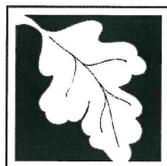
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(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/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 - Bourne to Rhode Island border, and the Cape & Islands:

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

North Shore - Plymouth to New Hampshire border:

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

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

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

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

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.

Proposed Site Plan

a. Plan Title

Morse Engineering Company, Inc.

Paul G. Gunn, P.E.

b. Prepared By

c. Signed and Stamped by

11/4/2025

1" = 10'

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:

5943
2. Municipal Check Number

11/20/25
3. Check date

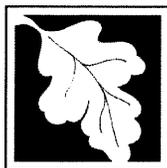
5944
4. State Check Number

11/20/25
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

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

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.

DocuSigned by:

Spiros Gannaros

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

11/20/25

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.

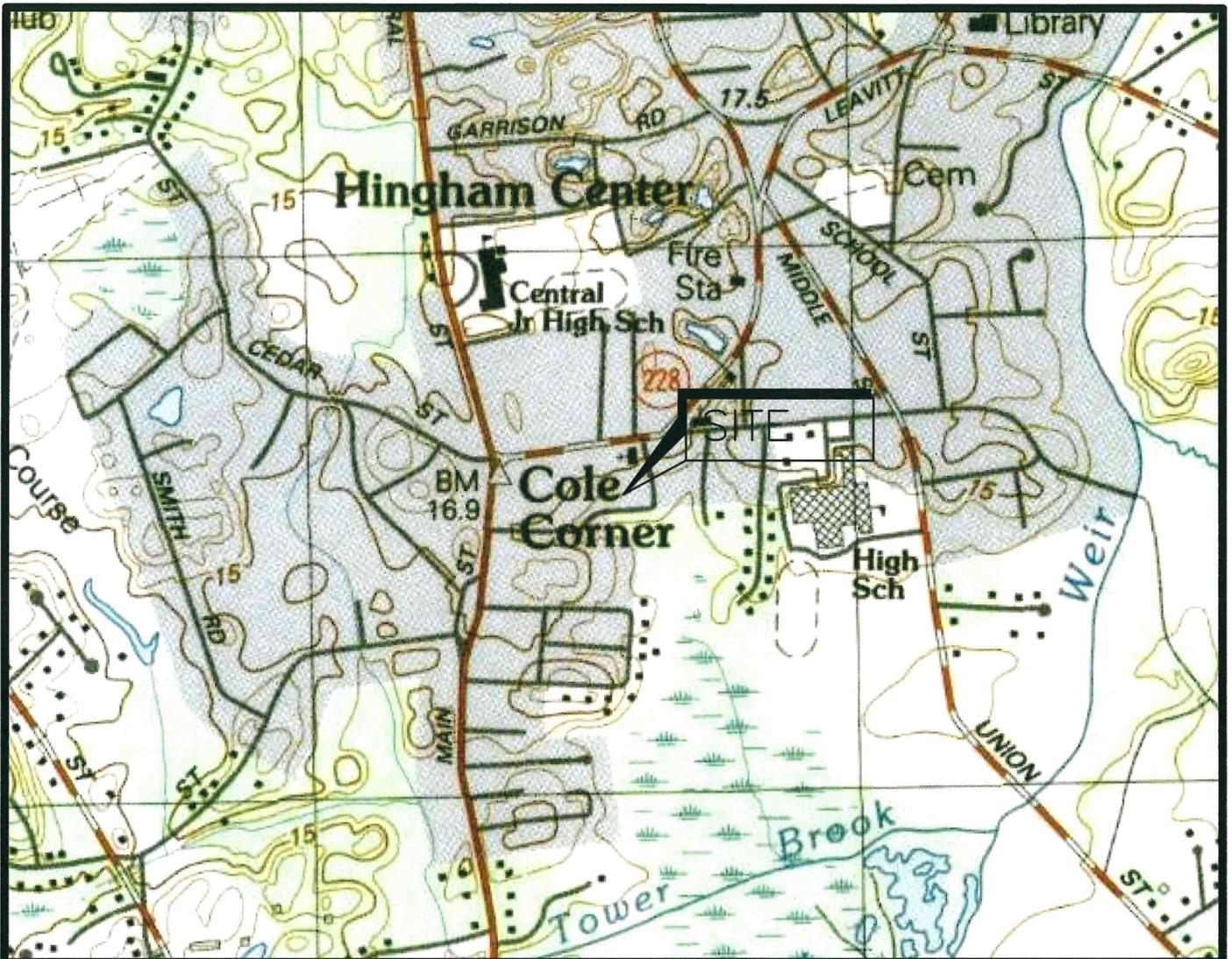
For MassDEP:

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" = 2,000'

U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES

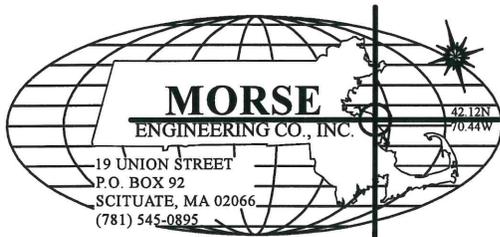


FIGURE - 1
USGS LOCUS MAP
25 ARNOLD ROAD
HINGHAM, MASSACHUSETTS



SCALE: 1" = 300'

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

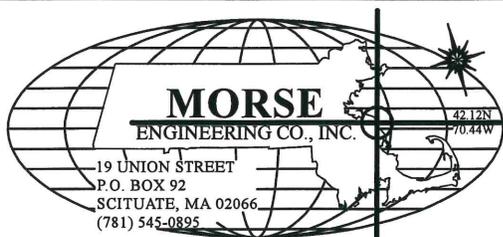
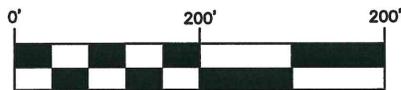


FIGURE - 2
FEMA FLOOD MAP
25 ARNOLD ROAD
HINGHAM, MASSACHUSETTS



SCALE: 1" = 200'

NATURAL HERITAGE & ENDANGERED SPECIES ATLAS
MASS GIS

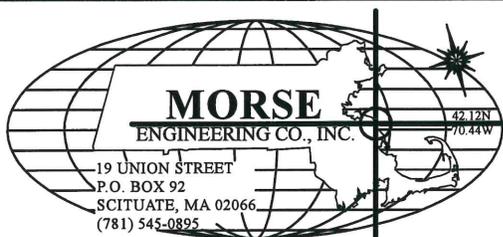


FIGURE - 3

NHESP MAP
25 ARNOLD ROAD
HINGHAM, MASSACHUSETTS

APPENDIX A

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



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:

25 Arnold Road Hingham
 a. Street Address b. City/Town
 5944 \$237.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Spiros & Athena Giannaros
 a. First Name b. Last Name
 25 Arnold Road LLC
 c. Organization
 392 Main Street
 d. Mailing Address
Hingham MA 02043
 e. City/Town f. State g. Zip Code
spirosgiannaros@gmail.com
 h. Phone Number i. Fax Number 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
1.) Category 2: Raze & Rebuild	1	1	\$500

Step 5/Total Project Fee: \$500

Step 6/Fee Payments:

Total Project Fee:	\$500
State share of filing Fee:	a. Total Fee from Step 5 \$237.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$262.50
	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
REVISED WETLANDS PROTECTION BY-LAW FEES
February 10, 2017

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

NOTE: These Bylaw fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (WPA; M.G.L. c. 131, § 40). The Bylaw fee and the Town's share of the WPA fee should be submitted on separate checks, payable to the **Town of Hingham**.

***Fees for filings received after a project has commenced are double the fee listed.**

**TOWN OF HINGHAM
CALCULATED FEE STATEMENT
NOTICE OF INTENT FILINGS**

Activity definition: anywhere the footprint is changing or site work occurs constitutes a new activity.

Category	Activity Letter(s)	Quantity	Fee/Activity	Fee
1			\$100.00	
2	A	1	\$250.00	\$250
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL \$250

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

Certified List of Abutters

Abutter Notification Form

Assessors Map

Affidavit of Service From

Locus Deed

Conservation Commission's Policy on

Receipt of Information

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 25 Arnold Road

Parcel ID: 90-0-78

Pursuant to the provisions of Chapter 131 Section 40 of the MA General Laws and Article 22 of the Town of Hingham General Bylaws (Wetlands Protection By-law), we hereby certify that the list attached hereto is a true list of names and addresses of abutters concerning a matter to be heard by the Hingham Conservation Commission involving the above-referenced property.

As used herein the term "abutter" means:

- Owners of adjoining land within 100 feet of the property line where the activity proposed;
- Owners of adjoining land within 300 feet of the property line where the activity proposed for coastal projects; or
- Owners of land directly opposite on any public or private street or way; or across a body of water.

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

BOARD OF ASSESSORS

Kevin W. ...
John M. ...
Sam Abbott

CERTIFICATION DATE November 5, 2025

Parcel ID: 90-0-78
25 ARNOLD ROAD LLC
392 MAIN STREET
HINGHAM, MA 02043

Parcel ID: 100-0-64
30 ARNOLD ROAD LLC
338 CLAPP ROAD
SCITUATE, MA 02060

Parcel ID: 100-0-65
BREAKWATER DEVELOPMENT
213 WOMPATUCK ROAD
HINGHAM, MA 02043

Parcel ID: 90-0-71
PALMER PAMELA G
402 MAIN STREET
HINGHAM, MA 02043

Parcel ID: 90-0-74
GIANNAROS ATHENA & SPIROS
392 MAIN STREET
HINGHAM, MA 02043

Parcel ID: 90-0-75
WILSON AMY C & DAVID
386 MAIN STREET
HINGHAM, MA 02043

Parcel ID: 90-0-77
WALSH JULIE TT
RYAN FAMILY TRUST
3 FOX RUN LANE
NORTH READING, MA 01864

Parcel ID: 90-0-80
TONUCCI CYNTHIA J TT
CYNTHIA J TONUCCI 2009
29 ARNOLD ROAD
HINGHAM, MA 02043

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:

Spiros & Athena Giannaros 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: 25 Arnold Road

The proposed work includes: raze and rebuild of a single-family dwelling.

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

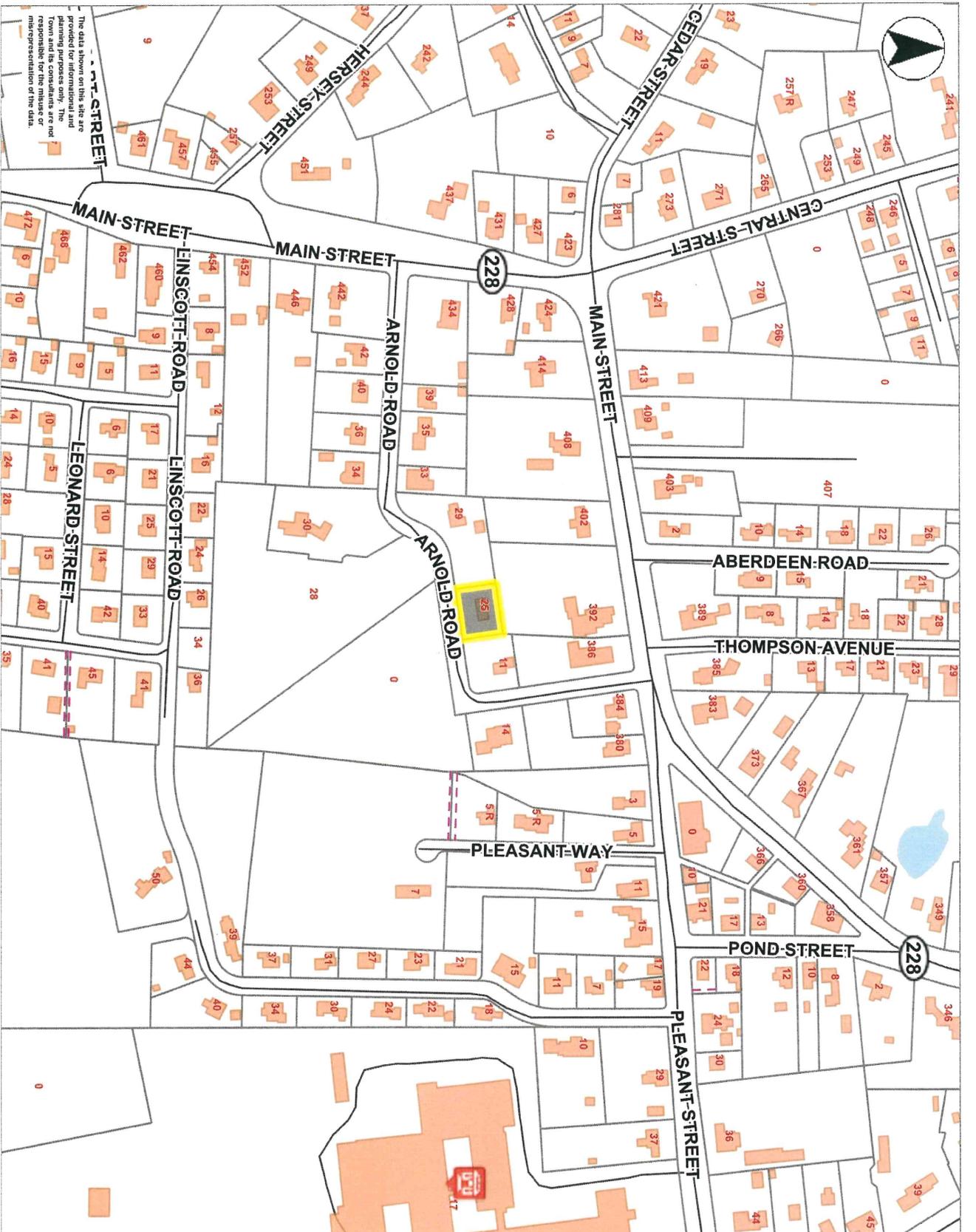
For more information, to request copies of the application, or obtain information about the public hearing please contact the Conservation Office at (781)741-1445 or by emailing Conservation@hingham-ma.gov

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 7:00 AM and 3:00 PM on the following days: Monday - 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.



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.

0 390 780 ft

Printed on 11/04/2025 at 01:24 PM

Hingham MapsOnline

- Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - College
 - Recycle Works
 - Public Transportation
 - Essentials
- Parcels for Identify - Public
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Hingham Streets
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft

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, Paul Gunn (Morse Engineering), hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on 11/21/25 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:

11/21/25 for property located at 25 Arnold Road.
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

11/21/25
Date



Bk: 54385 Pg: 7 Page: 1 of 3
Recorded: 02/11/2021 01:53 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

DEED

I, Edith Folge (now known as Edith Folge Odell), a married woman, of Hingham, Plymouth County, Massachusetts, for consideration paid of One (\$1.00) Dollar, grant to Edith Folge Odell, Trustee of the 25 Arnold Road Realty Trust, u/d/t dated February 1, 2021, (See Trustee's Certificate recorded herewith at Plymouth County Registry of Deeds), of 25 Arnold Road, Hingham, Plymouth County, Massachusetts, with **QUITCLAIM COVENANTS,**

PROPERTY DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"

Grantor, under the pain and penalty of perjury, hereby release any and all rights of homestead she may have in the property and state that no other person or entity is entitled to an estate of homestead in the property. Grantor's spouse does not reside in the property and does not have any homestead right therein.

THIS DEED WAS PREPARED BY UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

LOCUS: 25 Arnold Road, Hingham, MA

TITLE REFERENCE: Being the same premises conveyed to Grantor, by Deed dated April 10, 1997, and recorded in the Plymouth County Registry of Deeds at Book 15104, Page 235. This conveyance does not create any new boundaries.

Property address: 25 Arnold Road, Hingham, MA

mail 2

**CLOUGHERTY &
ASSOCIATES**

25 BRAINTREE HILL PARK,
SUITE 200
BRAintree, MA 02184
781-930-3062

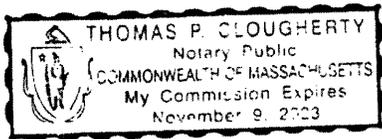
Executed as a sealed instrument this 1st day of February, 2021.

X Edith Folge n/k/a Edith Folge Odell
Edith Folge (now known as Edith Folge Odell)

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

On this 1st day of February, 2021, before me, the undersigned notary public, personally appeared, Edith Folge (now known as Edith Folge Odell), and proved to me through satisfactory evidence of identification, which is she is personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily or directed another to sign for her, for its stated purpose.



Thomas P. Clougherty
Notary Public: Thomas P. Clougherty
My commission expires: 11/09/23

EXHIBIT "A"

A certain parcel of land with the buildings thereon, now known as and numbered 25 Arnold Road, situated in Hingham, Plymouth County, Massachusetts, being lot 8 on a plan by Russell H. Whiting, dated February 28, 1931, recorded with Plymouth Deeds, Plan Book 4, Page 960, bounded and described as follows:

- SOUTHERLY: by Arnold Road, one hundred twelve and fifty hundredths (112.50) feet;
- WESTERLY: by lot 9 on said plan, eighty-nine and eighty-two hundredths (89.82) feet;
- NORTHERLY: by land now or formerly of Heirs of Starkes Whiton, and land now or formerly of Susie F. Cross, one hundred twelve and fifty hundredths (112.50) feet;
- EASTERLY by lot 7 on said plan, eighty-nine and seventy-two hundredths (89.72) feet.

Containing, according to said plan, ten thousand and ninety-nine (10,099) square feet of land.

HINGHAM WETLAND REGULATIONS

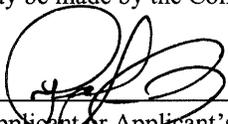
APPENDIX C

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

11/20/25
Date

APPENDIX C
Arborist Letter



Wellesley, Ma
781-239-1068

Fall River, Ma
508-679-4732

Providence, RI
401-273-8733

Daniel Hale

MCA&ISA Certified Arborist

ISA TRAQ Certified

Tree Tech Inc 8 Spring Brook Rd Foxborough MA

danhale@treetechinc.net

Tree Removal Recommendation

Species: Eastern White Pine (Pinus strobus)

Location: 25 Arnold Rd Hingham

Date: 10-21-25

After assessing the condition of the large Eastern White Pine located near the residence, I recommend removal of the tree due to the following concerns:

Structural Defects: The tree exhibits multiple stems with included bark, which is a significant structural weakness. Included bark forms where two stems grow in close proximity without proper branch collar formation, creating a weak union prone to splitting under wind, snow, or ice loads.

Proximity to Structure: The tree is located too close to the house, presenting a risk of damage to the building from falling limbs or stem failure. The proximity also limits root space, increasing the likelihood of destabilization over time.

Risk to Property and Safety: Given the size of the tree, its structural defects, and its location, there is an elevated risk of failure that could result in significant property damage or personal injury.

Based on these factors, removal of the tree is the most prudent and responsible course of action to mitigate current and future hazards.

Recommendation:

Proceed with the complete removal of the white pine by a certified and insured tree care professional. Stump grinding may be considered to prevent regrowth and reclaim usable space

Sincerely,

Daniel Hale

MCA 2447

ISA NE-6708A