

NOTICE OF INTENT
Addition & Swimming Pool
Massachusetts Wetlands Protection Act
M.G.L. c. 131, §40 &
Town of Hingham Wetlands Protection Bylaw

Project Location
22 Del Prete Drive
Assessor's Parcel: Map 70 Block 100

Applicants/Owners
Jennifer & Philip McGuire
22 Del Prete Drive
Hingham, MA 02043

Date: November 17, 2025
Revised: November 24, 2025
Revised: December 30, 2025

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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
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Affidavit of Service Form
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Conservation Commission’s Policy on Receipt of Information

APPENDIX C

Waiver Request Letter
Delineation Memo



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 A legal notice will not be published for an upcoming agenda until a complete application is received by the Conservation office.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.

N/A 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

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)

N/A 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)

N/A 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

22 Del Prete Drive

Hingham, MA

1.0 Project Summary

The project application proposes to construct a single-family home addition with an associated deck, swimming pool, hardscaping, landscaping, and stormwater drywells at 22 Del Prete Drive. The property is identified as Hingham Assessor's Parcel 70-100 and is approximately 31,181 square feet in size. The property has frontage along Del Prete Drive to the east and is abutted by developed residentially zoned properties to the north and south and by the South Shore Country Club to the west.

The locus property is currently developed with a single-family dwelling constructed circa 1986 with associated paved driveway, decks, retaining walls and hardscaping, and a mixture of landscaped, lawn, and wooded areas. The existing house footprint is 1,411 square feet in size. The property slopes to the west, towards the resource areas on-site, which is located within a drainage easement. A drainage easement also lies along the southern property line which discharges runoff from Del Prete Drive into the resource area.

It is the intent of this project to construct additions in previously disturbed areas, as well as an associated swimming pool, hardscaping, and stormwater controls. The proposed additions increase the dwelling footprint to 2,165 square feet, though the garage addition does not lie within the buffer zone, and both will be constructed on concrete foundations. The deck in the rear yard is to be constructed on sono-tube footings.

The project will maintain existing drainage patterns and is designed with new stormwater control measures, specifically subsurface drywells that will capture new roof area and portions of the driveway. These drywells are to be embedded in crushed stone and wrapped in filter fabric. Pervious patios are proposed with the new swimming pool and shall be constructed with ¼" spacing and filled with gator nitro sand and crushed stone underneath. New retaining walls are proposed, while the existing walls are to be removed, which are to be less than 6-feet in height and similar to the existing walls.

No ledge was observed on-site or during the soil evaluations and is not expected to be required for the construction of the proposed project. Within the 100-foot buffer zone, it is proposed to remove (1) existing tree, an 8" caliper non-native Blue Spruce. A 10" caliper Ornamental Cherry is to be removed outside of the buffer zone. The removed trees are to be replaced with numerous native plantings, including (12) Western Arborvitae and (6) Eastern Red Cedar. 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 include the buffer zone to an Bordering Vegetated Wetland and an NHESP Certified Vernal Pool, which has been delineated by South River Environmental on March 20, 2024. The Vernal Pool in question also lies in an area considered to be Isolated Land Subject to Flooding. The site does not contain any areas designated as Estimated or Priority Habitats for Endangered Species and does not lie within an Outstanding Resource Water or Area of Critical Environmental Concern. 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 and Isolated Vegetated Wetlands (310 CMR 10.55 & HWR 19.3)

The proposed work lies partially within the 100-ft buffer to a Bordering Vegetated Wetland (BVW), as delineated by South River Environmental on March 20, 2024. The Hingham Wetlands Bylaw & Regulations define BVWs in HWR 19.3 and consider them 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 town performance standards for this resource area are provided below, with Morse responses in *italics*. There are no state performance standards associated with this resource area.

310 CMR 10.55 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 alteration to the Bordering Vegetated Wetland (BVW) is proposed.

- 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:

No alteration to the Bordering Vegetated Wetland (BVW) is proposed.

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.

No alteration to the Bordering Vegetated Wetland (BVW) is proposed.

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.

- 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, as the project does not propose to alter a BVW.

- 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 area in question is not located within NHESP Estimated or Priority Habitats for Endangered Species.

- 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)(1); 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 area in question is not located within an Area of Critical Environmental Concern.

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 significant removal of lawn and while adding numerous native plantings that provide an overall benefit to the resource area.

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.

While the resource area in question is not an IVW, but a BVW, the area contains a NHESP Certified Vernal Pool and therefore Morse Engineering assumes the Vernal Pool Protection Zone still applies. A waiver request letter, prepared by South River Environmental, has been prepared regarding the proposed work within the buffer zone to the Vernal Pool, and benefits to the Vernal Pool Protection Zone that are included in this 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.

Isolated Land Subject to Flooding & Vernal Pools (310 CMR 10.57 & HWR 19.1)

A portion of the site is considered to be Isolated Land Subject to Flooding, as delineated by South River Environmental on March 20, 2024. Isolated Land Subject to Flooding (ILSF) are likely to be significant to flood control and storm damage prevention, public or private water supplies, groundwater supplies, the prevention of pollution, and if a Vernal Pool, significant to the protection of wildlife habitat. The state and town performance standards for this resource area are provided below, with Morse responses in *italics*.

310 CMR 10.57 Performance Standards:

1. Flood damage due to filling which causes lateral displacement of water that would otherwise be confined within said area.

No direct alteration to the resource area is proposed.

2. An adverse effect on public and private water supply or ground water supply, where said area is underlain by pervious material.

No direct alteration to the resource area is proposed. Recharge is proposed through subsurface drywells to ensure there is no loss to the groundwater table.

3. An adverse effect on the capacity of said area to prevent pollution of the groundwater, where the area is underlain by pervious material which in turn is covered by a mat of organic peat and muck.

No direct alteration to the resource area is proposed. The project does not propose any adverse effects on the ISLF area to prevent pollution of groundwater.

4. An impairment of its capacity to provide wildlife habitat where said area is vernal pool habitat, as determined by procedures contained in 310 CMR 10.60.

No direct alteration is proposed to the ISLF or the Vernal Pool habitat, as defined by 310 CMR 10.57. Vernal Pool habitat is defined in 310 CMR 10.57 to include 100-ft from the Vernal Pool "insofar as such area is contained within the boundaries of this resource area." The proposed project is located over 50-ft from the vernal pool and ILSF, and a large portion of the project includes mitigation plantings that shall reduce lawn area and increase the potential habitat space of vernal pool species.

HWR 19.1 Performance Standards:

1. A proposed project shall not cause any adverse effect or cumulative adverse effect on the wetland values of Land Subject to Flooding.

No alteration is proposed to the ILSF, and no work is proposed that would reduce its flood storage capacity.

2. Projects on land subject to flooding shall be permitted only in connection with such procedures determined by the Commission as not having the effect of reducing the ability of the land to absorb and contain floodwaters.

No direct alteration is proposed to the ILSF, and no work is being done that would impact the area's ability to absorb and contain floodwaters. The resource area in question is also not located within a special hazard flood zone.

3. The Commission may require compensating or greater flood storage capacity in the same watershed if it permits any filling of land subject to flooding, and all filling of areas subject to flooding shall be strictly minimized. Except as stated in the preceding sentence, no proposed projects shall be permitted to displace or direct floodwaters, through fill or other means, to other areas.

There is no proposed fill within the ILSF, and no work that would impact its storage capacity.

4. Projects shall not have any adverse effect on vernal pools, whether certified or uncertified, provided such wetlands meet the physical and biological requirements for certification as described in the Massachusetts Division of Fisheries and Wildlife 1988 Guidelines for Certification of Vernal Pools. The Commission may require more than the minimum protective undisturbed buffer strip. These performance standards are also applicable to vernal pools which are isolated vegetated wetlands (see HWR 19.3).

A waiver letter has been prepared for work within Vernal Pool Protection Zone under Hingham's regulations. This letter outlines the improvements proposed, including a large quantity of native mitigation and the removal of existing lawn, which demonstrates the overall improvement to the Vernal Pool the project proposes. See the aforementioned waiver letter and Landscaping Plan by Sean Papich for specific planting locations and species and waiver justifications.

5. 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 area in question is not located within an NHESP Estimated or Priority Habitat for Rare Species.

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

Responses regarding project-specific performance standards are included below.

7. Performance standards for activities or work proposed in the buffer zone to Land Subject to Flooding are specified in HWR 22.0.

Responses regarding Buffer Zone performance standards are included below.

8. 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.

Buffer Zone Performance Standards (HWR 22.D)

The proposed work lies within the 100-ft buffer to several resource areas specified by the Hingham Bylaw and in HWR 2.0 and are considered to be significant to nitrogen and phosphorus removal, filtration and sediment removal, water absorption, bank and stream channel stability, and the protection of natural resources and habitats. The town's performance standards for this resource area are provided below, with Morse responses in *italics*.

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 proposed swimming pool is not possible to place in either the side or front yard due to zoning restrictions and the locations of the existing driveway and subsurface utilities. The proposed swimming pool has been placed at the point in the rear yard that is furthest from resource areas without interfering with the existing drainage easement or active drainage pipe that discharges runoff from Del Prete Drive.

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 proposed work is limited to previously disturbed areas and does not propose any work within the currently vegetated portions of the Buffer Zone except for the removal of non-native species and the enhancement of the Buffer with new native mitigation plantings.

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 is proposed, see the Landscaping Plan prepared by Sean Papich Landscape Architecture. This mitigation area is proposed of native plantings and proposes the removal of on-site non-native species. Drainage improvements are proposed that result in a decrease in runoff compared to existing conditions and an increase in treatment levels and groundwater recharge.

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 does not propose any adverse effect on existing habitats for rare vertebrate or invertebrate species, and is not located in an NHESP Estimated or Priority Habitat for Rare 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 for any such additional requirements they feel are necessary.

Project-Specific Performance Standards (HWR 23.0)

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

The proposed swimming pool is not possible to place in either the side or front yard due to zoning restrictions and the locations of the existing driveway and subsurface utilities. The proposed swimming pool has been placed at the point in the rear yard that is furthest from resource areas without interfering with the existing drainage easement or active drainage pipe that discharges runoff from Del Prete Drive.

- 23.2.2. The Commission may at its discretion allow a proposed pool or tennis courts and all associated structures and facilities if they are at least 50 feet from a Resource Area, as defined in HWR 2.0 (1-5) if it is satisfied that mitigation required in the Order of Conditions is sufficient to protect the Resource Area.

The proposed swimming pool and associated patio work is proposed over 50-ft from the resource areas. See the proposed Landscaping Plan and Site Plan for full details on the proposed mitigation.

- 23.2.3. No mitigation is sufficient to allow a pool or tennis court less than 50 feet to a Resource Area, as defined in HWR 2.0 (1-5).

The swimming pool is not proposed within 50-ft of the resource areas.

- 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. The project proposes to remove lawn within the buffer zone.

- 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 proposed additions are in a previously disturbed location which currently includes decks and are not closer to the resource area than the existing decks are. Because the project includes additions to an existing single-family dwelling, rather than the construction of a new dwelling, it is not possible to move the structure out of the Buffer Zone.

- 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 addition is not located closer than 50-ft to the resource areas, 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):

<u>22 Del Prete Drive</u>	<u>Hingham</u>	<u>02043</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>70</u>	<u>42.237120</u>	<u>-70.897250</u>
	d. Latitude	e. Longitude
<u>70</u>	<u>100</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Jennifer & Philip</u>	<u>McGuire</u>	
a. First Name	b. Last Name	
c. Organization		
<u>22 Del Prete Drive</u>		
d. Street Address		
<u>Hingham</u>	<u>MA</u>	<u>02043</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 706-6786</u>	<u>jen.mcguire912@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Paul G.</u>	<u>Gunn, P.E.</u>	
a. First Name	b. Last Name	
<u>Morse Engineering Company, Inc.</u>		
c. Company		
<u>P.O. Box 92</u>		
d. Street Address		
<u>Scituate</u>	<u>MA</u>	<u>02066</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 545-0895</u>	<u>(781) 545-9895</u>	<u>pgunn@morsecoinc.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$220</u>	<u>\$97.50</u>	<u>\$122.50</u>
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:

MassDEP File Number

Document Transaction Number

Hingham

City/Town

A. General Information (continued)

6. General Project Description:

The applicant proposes to construct an addition to a single-family dwelling, as well as a swimming pool and associated patio and fencing, within the buffer zone to an Buffer Vegetated Wetland and Vernal Pool.

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	b. Certificate # (if registered land)
58799	286
c. Book	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 type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

<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	2. square feet
	3. cubic feet of flood storage lost	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:	
MassDEP File Number	_____
Document Transaction Number	_____
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

- 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**

MassMapper 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

2. 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/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

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

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

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.

Proposed Site Plan

a. Plan Title _____

Morse Engineering Company, Inc. _____ Paul G. Gunn, P.E. _____

b. Prepared By _____ c. Signed and Stamped by _____

11/24/2025 _____ 1" = 20' _____

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:

<u>5955</u> _____	<u>11/24/2025</u> _____
2. Municipal Check Number	3. Check date
<u>5956p</u> _____	<u>11/24/2025</u> _____
4. State Check Number	5. Check date
<u>Morse Engineering Company Inc.</u> _____	_____
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.

Jennifer McGuire

1. Signature of Applicant

11/11/25

2. Date

3. Signature of Property Owner (if different)

4. Date

[Signature]

5. Signature of Representative (if any)

11/14/2025

6. Date

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.

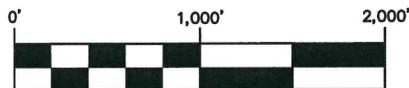
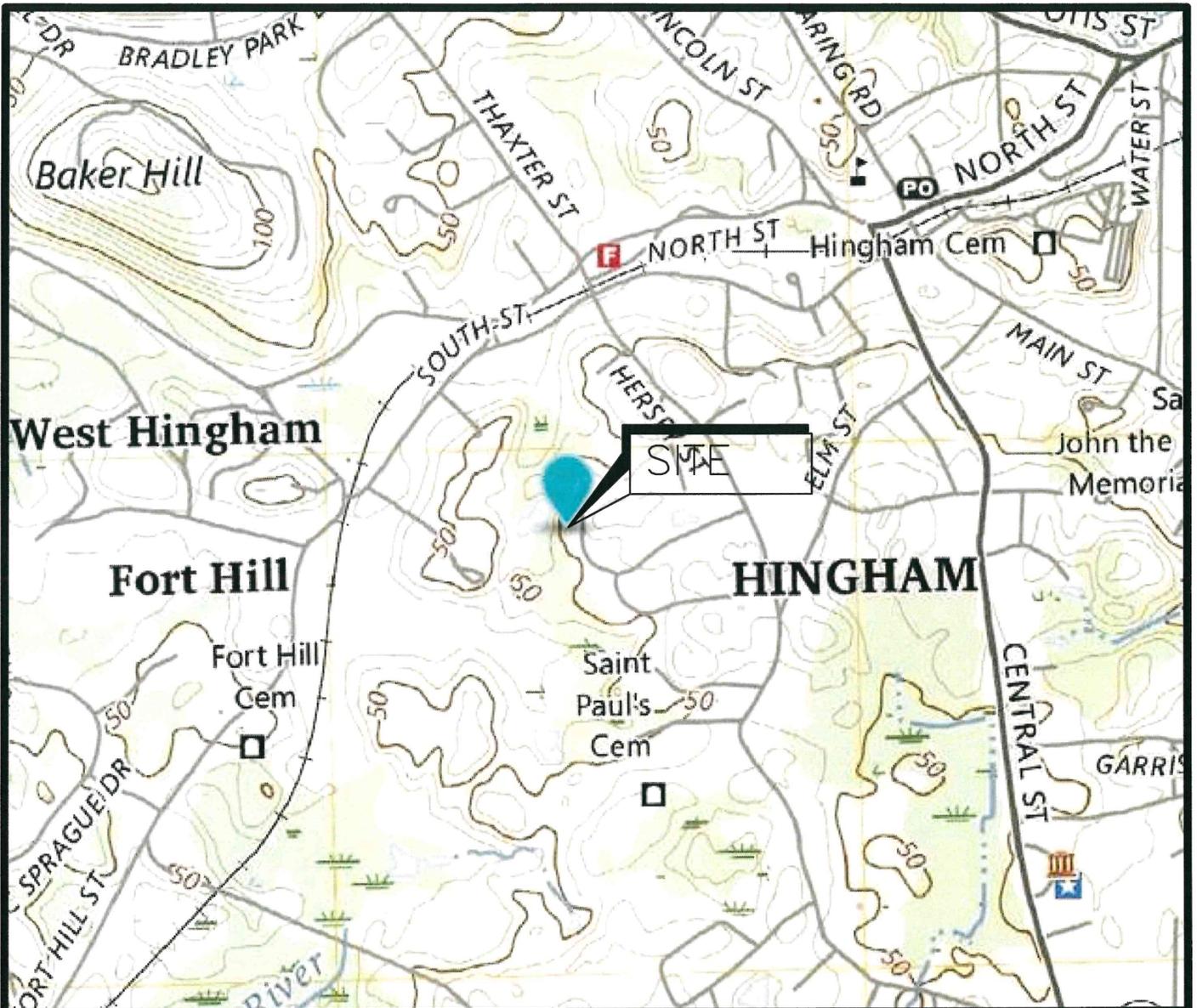
For MassDEP:

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" = 1,000'

U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES

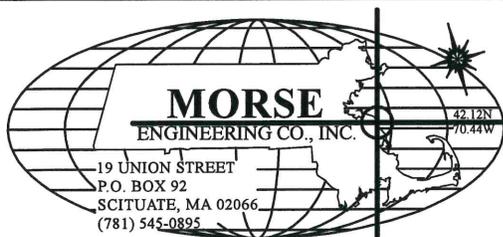
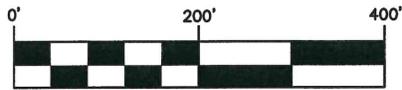


FIGURE — 1
USGS LOCUS MAP
22 DEL PRETE DRIVE
HINGHAM, MASSACHUSETTS



SCALE: 1" = 200'

FLOOD INSURANCE RATE MAP (F.I.R.M.)
PANEL NO: 25023C 0082K
EFFECTIVE DATE: JULY 3, 2025

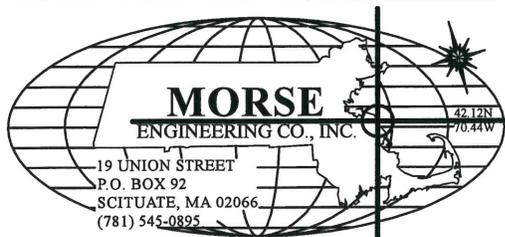
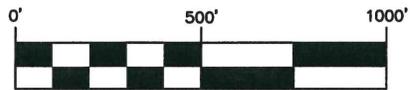
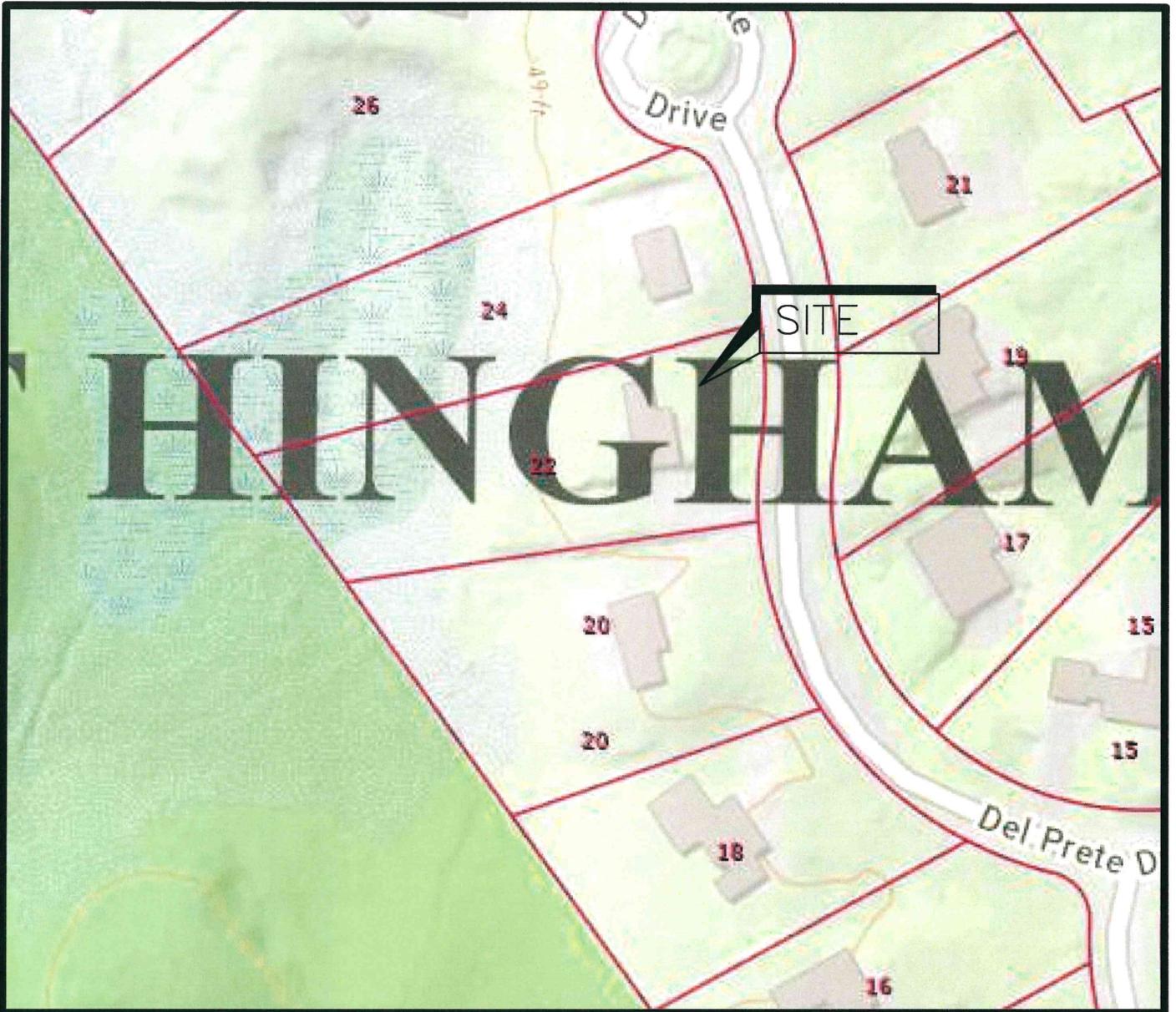


FIGURE - 2
FEMA FLOOD MAP
22 DEL PRETE DRIVE
HINGHAM, MASSACHUSETTS



SCALE: 1" = 500'

NATURAL HERITAGE & ENDANGERED SPECIES ATLAS
MASS GIS

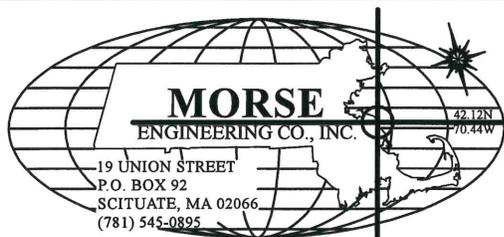


FIGURE - 3

NHESP MAP
22 DEL PRETE DRIVE
HINGHAM, MASSACHUSETTS

APPENDIX A

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

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

MORSE ENGINEERING COMPANY, INC.

P.O. Box 92
Scituate, MA 02066

53-447/113

5955

PAY TO THE ORDER OF

Town of Hingham

DATE 11/24/25

\$ 172.50

One Hundred and Twenty Two and 50/100

DOLLARS

ROCKLAND TRUST
ROCKLAND, MASSACHUSETTS

Gym Mweeney

AUTHORIZED SIGNATURE

MEMO:

22 Del Pote

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

MORSE ENGINEERING COMPANY, INC.

P.O. Box 92
Scituate, MA 02066

53-447/113

5956

PAY TO THE ORDER OF

Commonwealth of Massachusetts

DATE 11/24/25

\$ 97.50

Ninety Seven and 50/100

DOLLARS

ROCKLAND TRUST
ROCKLAND, MASSACHUSETTS

Gym Mweeney

AUTHORIZED SIGNATURE

MEMO:

22 Del Pote Drive, Hingham

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	A	3	\$100.00	\$300.00
2			\$250.00	
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL \$300.00

WETLAND FEE CATEGORY SUMMARY

CATEGORY 1: \$100.00

- a) Work on Single Family Lot: addition, pool, etc. ← (2) Additions, (1) Pool
- 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)

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

MORSE ENGINEERING COMPANY, INC.
P.O. Box 92
Scituate, MA 02066

5937

DETAILS ON BACK

PAY TO THE ORDER OF

Town of Hingham
Three Hundred and 00/100

DATE 11/14/25

\$ 300.00

DOLLARS

ROCKLAND TRUST
ROCKLAND, MASSACHUSETTS

MEMO: 22 Del Prete NOI

Cyril R. Brown
AUTHORIZED SIGNATURE



SECURITY FEATURES INCLUDED



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

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 22 Del Prete Drive

Parcel ID: 70-0-100

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

CERTIFICATION DATE June 2, 2025



TOWN OF HINGHAM
CONSERVATION COMMISSION
210 CENTRAL STREET
HINGHAM, MA 02043
(781) 741-1445

Per MA DEP Regulations, Abutters must be notified via Hand Delivery, Certified Mail-Return Receipt Requested or Certificates of Mailing.

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT: CONSERVATION

REQUESTED BY: Paul Gunn (Morse Engineering Co)

EMAIL: pgunn@morsecoinc.com

TELEPHONE: (781) 545-0895

PROPERTY LOCATION: MAP(S): 70 BLOCK(S): 0 LOT(S): 100

PROPERTY ADDRESS: 22 Del Prete Drive

OWNER OF RECORD: Jennifer and Philip MacGwire

PURPOSE OF LIST: Notice of Intent
(Example: Notice of Intent, ANRAD, etc.)

REQUIREMENT: 100-FT. RADIUS 300-FT. RADIUS (COASTAL PROJECTS)

Submit with this request, a list of abutters created from the GIS map program: [Hingham GIS mapsonline](#)

- Select the blue tab on the left labeled "FIND";
- Enter the street name and enter the street #. (clicking on the autopopulated choice as it appears)
- The parcel is then selected & highlighted
- At the far bottom, on the left, click on the gray tab 'Find Abutters'
- The parcel will be automatically entered in 'Find abutters to a single parcel section'; select the distance required.
- Press 'Go'.
- Select the 'envelope' icon for printing mailing labels. Print or save the list generated and submit, with this Request form, to the Conservation office or conservation@hingham-ma.gov

For contiguous parcel selection, or other questions, contact the Conservation office for assistance.

Parcel ID: 70-0-100
MCGUIRE PHILIP & MCGUIRE
PHILIP MCGUIRE REVOCABLE
22 DEL PRETE DRIVE
HINGHAM, MA 02043

Parcel ID: 70-0-101
JONES CHRISTOPHER E &
20 DEL PRETE DRIVE
HINGHAM, MA 02043

Parcel ID: 70-0-14
TOWN OF HINGHAM
SOUTH SHORE COUNTRY CLUB
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 70-0-93
DAVIS WILLIAM
17 DEL PRETE DRIVE
HINGHAM, MA 02043

Parcel ID: 70-0-94
MILLS ANDRES
MILLS TAYLOR
19 DEL PRETE DRIVE
HINGHAM, MA 02043

Parcel ID: 70-0-95
BATTAGLIA JOHN A &
21 DEL PRETE DRIVE
HINGHAM, MA 02043

Parcel ID: 70-0-98
HOWELL PRIYA C & PETER W
26 DEL PRETE DRIVE
HINGHAM, MA 02043

Parcel ID: 70-0-99
POUCH ALEXANDER R &
24 DEL PRETE DRIVE
HINGHAM, MA 02043

Parcel ID: 70-1-14.A
RAFFAELS
274 SOUTH STREET
HINGHAM, MA 02043

Parcel ID: 70-2-14.A
TOWN OF HINGHAM
210 CENTRAL ST
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:

Jennifer & Philip McGuire 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: 22 Del Prete Drive
The proposed work includes: single-family home additions and a swimming pool with land and hardscaping.

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 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.



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 Engineer), hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on 11/20/2025 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:

11/20/25 for property located at 22 Del Prete Drive.
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

11/20/25
Date

QUITCLAIM DEED

We, William S. Fallon, Jr., and Diane E. Fallon , married to each other, of Hingham, MA, for consideration paid and in full consideration of One Million One Hundred Thousand and 00/100 (\$1,100,000.00) Dollars grant to Philip James McGuire and Jennifer Cox McGuire, Husband and Wife as Tenants by the Entirety, of 31 Greengrove Lane Hanson MA 02341

PROPERTY ADDRESS: 22 DEL PRETE DRIVE HINGHAM

with QUITCLAIM COVENANTS the following property in Plymouth County, Massachusetts, a certain parcel of land with the buildings thereon situated on Del Prete Drive, Hingham Plymouth County Massachusetts, being shown as Lot 12 on a plan of land entitled "Definitive Plan, Colonial Settlement of Hingham, Del Prete Drive, Hingham Mass". dated September 7, 1983 revised March 6, 1984 and June 1, 1984, June 25, 1984 Robert C. Bailey, Registered Land Surveyor, recorded with the Plymouth County Registry of Deeds in Plan Book 25, Page 48 and containing 31181 square feet of land according to said plan.

This conveyance is made together with the right to use said Del Prete Drive and New Towne Drive, as shown on said plan, for all purposes for which streets and ways are used in the Town of Hingham in common with others legally entitled therein.

Said premises are conveyed subject to rights, restrictions and easements insofar as they are in force and applicable

Grantors hereby release all rights of homestead in said premises and swears under the pains and penalties of perjury that there are no other persons entitled to claim an estate of homestead in said premises.

Meaning and intending to convey the premises described in deed into Grantor recorded at said Registry at Book 22394, Page 48.

*** Electronic Recording ***

[Signature page to follow on next page]

Doc#: 00079237

Bk: 47431 Pg: 300 Page: 1 of 2

Recorded: 09/08/2016 10:16 AM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 09/08/2016 10:16 AM

Page 1 of 2

Ctrl# 095308 17224 Doc# Plymouth County Registry of Deeds

Fee: \$5,016.00 Cons: \$1,100,000.00

HINGHAM WETLAND REGULATIONS

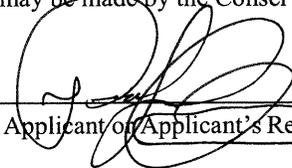
APPENDIX C

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

11/14/25
Date

APPENDIX C
Waiver Request Letter
Delineation Memo

November 24, 2025

Town of Hingham Conservation Commission
Hingham Town Hall
210 Central Street
Hingham, MA 02043

Re: Notice of Intent – Waiver Request
22 Del Prete Drive

Dear Commissioners:

On behalf of Jennifer McGuire (applicant), South River Environmental (SRE) is providing supplemental information regarding the Notice of Intent (NOI) submitted to the Hingham Conservation Commission (Commission) for proposed activities at 22 Del Prete Drive. Specifically, the applicant is seeking to construct a new addition to the existing single-family residence with an associated deck as well as install a new 18-foot by 38-foot swimming pool and patio within the existing back yard. The majority of the work is located within the 100-foot buffer zone to a bordering vegetated wetland (BVW) which is a resource area subject to protection under the Massachusetts Wetlands Protection Act (Act) and the Town of Hingham Wetlands Protection Bylaw (Chapter 22) (Bylaw). A portion of the BVW also functions to provide vernal pool habitat which has been certified by the Massachusetts Natural Heritage and Endangered Species Program (CVP 130) based on the presence of fairy shrimp (*Branchinecta lynchi*). The Bylaw also identifies vernal pools as a wetland resource area subject to protection. While the BVW may function as isolated land subject to flooding, an area subject to protection under the Act and regulations (310 CMR 10.57), it does not have an associated buffer zone.

The Bylaw includes provisions for no-disturbance setbacks from several wetland resource areas including 50 feet for BVWs and 100 feet for vernal pools (vernal pool protection zone). No work is allowed within these setbacks except as authorized by the Commission. Within the subject property, the majority of the 50-foot no disturbance buffer to the BVW is currently undisturbed and vegetated while the 50 to 100-foot buffer is developed and contains a portion of the existing residence and deck, manicured lawn and hard and soft landscaping. All of the proposed activities subject to review under the NOI are located within the outer 50-foot buffer to the BVW and the vernal pool protection zone. The objective of this report is to demonstrate that the proposed project, including mitigation measures, can be approved by the Commission through the issuance of an Order of Conditions in a manner that not only protects the interests of the Act and Bylaw but results in a net benefit to the vernal pool protection zone.

Project Design

The proposed Project has been specifically designed to minimize activities within the 100-foot buffer zone and the vernal pool protection zone. The addition and swimming pool have both been sited outside of the 50-foot no-disturbance buffer within areas of the property that have been previously disturbed and either developed or maintained as lawn. The existing natural buffer within the 0 to 50-foot buffer will not be adversely affected by the Project. In addition, the applicant has incorporated multiple measures to ensure the protection of the buffer zone and vernal pool protection zone to function to protect the interests of the Bylaw.

Specifically, the Project will:

- The current lawn area within the buffer zone is 2,821 square feet. Through the landscape plan, the total lawn area will be reduced by approximately 1,900 square feet and replaced with approximately 918 square feet of drought-tolerant lawn, which reduces the need for watering and fertilizer applications;
- Hand removal of invasive species including Asiatic bittersweet (*Celastrus orbiculata*), glossy buckthorn (*Rhamnus frangula*), multiflora rose (*Rosa multiflora*) Japanese barberry (*Berberis thunbergii*) and tree of heaven (*Ailanthus altissima*) which are colonizing the undisturbed buffer zone and decreasing wildlife habitat value;
- Extensive planting of native species within the buffer zone / vernal pool protection zone to increase species diversity and improve wildlife habitat value;
- Installation of ground structure (by hand) within the 0 to 50-foot buffer zone to increase the dispersal, escape and overwintering habitat for amphibians that may be using the vernal pool to breed; and
- Installation of a drywell for dewatering activities (drawdown / backwash) associated with the pool. There will be no direct surface discharge of water from the pool into the buffer zone;

By incorporating these measures into the Project design, there will be a net improvement in the function of the buffer zone to protect and promote wildlife habitat and also enhances the upland habitat within the vernal pool protection zone.

Vernal Pool Protection Zone

As previously stated, the BVW provides vernal pool habitat for fairy shrimp, which has been documented through the NHESP vernal pool certification process. Fairy shrimp are invertebrates that complete their entire life cycle within the confined basin depression and do not use the surrounding upland habitat. Therefore, the main function of the upland habitat is to protect the water quality of the pool through interception and infiltration of stormwater. The existing undisturbed, vegetated buffer will not be impacted by the proposed project, and the implementation of the mitigation measures which includes invasive species management and planting of a significant number of native shrubs and trees will improve the ability of the vernal pool protection zone to maintain the water quality within the pool itself.

Although the vernal pool was certified through the documented presence of fairy shrimp, the vernal pool could also provide suitable breeding habitat for obligate species of amphibians such as wood frogs (*Rana sylvatica*) and spotted salamanders (*Ambystoma maculatum*). The delineation of the portion of the BVW within the subject property was conducted in March of 2024 and prior to the migration of these species to their breeding areas. Since the presence or absence of breeding activity within the pool was not confirmed in 2024, SRE assumes presence which represents the most conservative approach to the value of the vernal pool protection zone since the amphibian species rely on the upland habitat within close proximity to the breeding pool for the majority of the year.

As previously stated, the Project-related activities within the buffer zone and vernal pool protection zone will avoid new disturbances within undisturbed areas and will result in a net benefit to the quality of the habitat within. There will be no adverse effect on the ability of the vernal pool protection zone to promote water quality as any dewatering from the pool will be directed into a drywell, and erosion controls will be installed at the limit of work to prevent stormwater-related issues during construction. Although the majority of the available upland habitat surrounding the vernal pool is located outside of the subject property to the north, south and east, the extensive planting plan and inclusion of additional ground cover will improve the ability of the vernal pool protection zone to provide the necessary habitat characteristics required by vernal pool breeding amphibians during the majority of the year.

The Project, as currently designed, fully protects the buffer zone's ability to protect the interests of the Act and the Bylaw and represents a net benefit to the quality of the habitat within the vernal pool protection zone. It is SRE's professional opinion that the Project meets the performance standards for a variance under the Bylaw. To provide the Commission with further reassurance that the applicant is committed to protection of the resource areas and buffer zones, SRE provides the following suggested special conditions that could be incorporated into an Order of Conditions should the Commission ultimately vote to approve the Project:

- Installation of a minimum of three, four-foot-high cedar posts with conservation markers along the approved limit of work within the buffer zone to ensure no future encroachment occurs;
- Two years of monitoring of the plantings within the buffer zone and associated reporting to ensure a minimum survival rate of 75%;
- Oversight of the buffer zone mitigation work by a qualified wetland scientist/wildlife biologist to ensure proper placement of plants and structure within the vernal pool protection zone; and
- Pre and post-construction (2 years) monitoring of the vernal pool to ensure continued function.

On behalf of the applicant, SRE appreciates the opportunity to provide this information in support of the Project. Should you have any questions regarding this letter report, please do not hesitate to contact me at 978-697-0854. Thank you for your continued consideration.

Sincerely,
South River Environmental



John Zimmer
Wetland Scientist / Wildlife Biologist

December 30, 2025

Town of Hingham Conservation Commission
Hingham Town Hall
210 Central Street
Hingham, MA 02043

Re: Notice of Intent - 22 Del Prete Drive
Wetland Jurisdiction Information

Dear Commissioners:

On behalf of Jennifer McGuire (applicant), South River Environmental (SRE) is providing supplemental information regarding the Notice of Intent (NOI) submitted to the Hingham Conservation Commission (Commission) for proposed activities at 22 Del Prete Drive. Specifically, the Commission has requested additional information regarding the state and local jurisdictional status of the wetland that is partially located within the subject property.

A SRE wetland scientist delineated the portion of the wetland within the property on March 20, 2024. The delineation was completed in accordance with the methodologies prescribed under the MA Wetlands Protection Act (Act) which uses a three-parameter approach where hydrology, 50% or more dominance by wetland indicator plants and the presence of hydric soils must be present. Prior to the initiation of field work, SRE reviewed online GIS data through MassMapper which indicated the presence of an isolated vegetated wetland.

Field review of the property identified the presence of the wetland within the western side of the property at the base of a slope extending down from the developed portion of the site to the east. Hydrology in the form of groundwater was evident by the presence of standing water. Hydric soils (predominantly muck) were present as was a predominance of hydrophytic vegetation including red maple (*Acer rubrum*), American elm (*Ulmus americana*), highbush blueberry (*Vaccinium corymbosum*) and buttonbush (*Cephalanthus occidentalis*). SRE delineated the portion of the wetland boundary with pink survey flags labeled WF-1 through WF-13.

At the time of the delineation, SRE did not have survey access outside of the subject property. Based on the combination of the field review and GIS information, SRE classified the wetland as an isolated vegetated wetland subject to protection only under the Town of Hingham Wetlands Protection Bylaw. Please note that the wetland does also function as isolated land subject to flooding under the Act; however, there were no proposed project-related activities within that resource area.

Subsequent to the field delineation and submittal of the Notice of Intent for the project, the Commission requested that the western side of the wetland, outside of the subject property on the South Shore Country Club property, be reviewed to determine the presence or absence of an intermittent stream flowing out of the wetland. On November 21, 2025, SRE conducted a field review of the western side of the wetland and identified a small intermittent stream with a defined bed and bank extending from the wetland downgradient to the west. The stream terminates prior to entering the manicured portion of the golf course property in the vicinity of a driving range and practice green. The stream was not flowing at the time of the field review and appears to serve as an outlet from the confined basin depression during periods of seasonal high water.

Pursuant to the Act Regulations (310 CMR 10.55), if there is an intermittent stream flowing out of the vegetated wetland, the wetland is classified as a bordering vegetated wetland. Based on the presence of the intermittent stream functioning as an outlet from the wetland, the system that is present partially within the subject property should be regulated as a bordering vegetated wetland under both the Act and the Bylaw.

On behalf of the applicant, SRE appreciates the opportunity to provide this information in support of the Project. Should you have any questions regarding this letter report, please do not hesitate to contact me at 978-697-0854. Thank you for your continued consideration.

Sincerely,
South River Environmental



John Zimmer
Wetland Scientist / Wildlife Biologist