



Environmental Consulting & Restoration, LLC



## MITIGATION PROPOSAL REVISED

**TO:** Hingham Conservation Commission

**FROM:** Brad Holmes

**DATE:** January 6, 2026

**RE:** Derby Academy, Hingham

Pursuant to our December 8, 2025 hearing with the Conservation Commission on the after-the-fact permitting of the air handler/air conditioning system with infrastructure at the Derby Academy (the Site), Environmental Consulting & Restoration, LLC (ECR) has prepared this revised mitigation proposal to accompany the project. As previously identified, the project is located within the buffer zone to wetland resource areas and avoided impacts to wetland resource areas. In order for the project to comply with the Hingham Conservation Commission's Regulations regarding work in the buffer zone, mitigation activities are necessary. More specifically, a total of 1,705 square feet of mitigation is needed as detailed in ECR's 11/24/25 Mitigation Proposal. A copy of the previous Mitigation Proposal is attached.

The Town of Hingham Buffer Zone Mitigation Guidance states the following:

The Commission requires mitigation for activities resulting in new alterations in the 100-foot Buffer Zone in accordance with the Commission's [Buffer Zone Mitigation Policy](#). Mitigation may include new native planting areas, restoration of previously disturbed buffer zones, removing non-native or invasive plants, or other measures which will improve, restore and protect the wetland values of the Buffer Zone and adjacent Resource Area.

The proposed mitigation activities includes a mix of removal of non-native invasive vegetation and planting of native vegetation in order to comply with the Buffer Zone Mitigation Guidance. ECR performed an additional review of the buffer zone conditions on and near the work area. Although the buffer zone is not dominated with non-native invasive vegetation, there is a significant number of invasive shrubs and vines mixed among native vegetation that could be removed now before expanding further throughout the site. Burning Bush (*Euonymus alatus*), Oriental Bittersweet (*Celastrus orbiculatus*), Glossy Buckthorn (*Rhamnus frangula*), Morrow's Honeysuckle (*Lonicera morrowii*), etc. are the main invasive pests found within the buffer zone and are proposed for removal. For more information regarding the detrimental effects of these non-native plants, please refer to the plant data sheets and site photographs attached. The area of invasive plant removal has been expanded as shown on the attached schematic. The overall area is approximately 21,750 square feet. Removal activities will follow the cut & paint method as previously described. Removal of these invasive pests is the first step to any mitigation project and will also improve the conditions within the buffer zone.

Upon the removal of the non-native invasive vegetation as noted above, the planting of new native saplings and shrubs is proposed. All mitigation plantings are native species as found in Table 1 on the following page. The number of plantings is calculated to vegetate the required mitigation area of 1,705 square feet to include additional trees to comply with Hingham Conservation Commission's tree policy. The plantings will be focused within the open areas surrounding the retaining wall and remaining plantings used to fill in the area closer to the resource area that is currently sparsely vegetated. After



planting, any remaining areas where bare soils are present will be seeded with native plant seeds (see seed mix attached). Mulching in the mitigation areas will only be allowed around individual planted saplings and shrubs.

**Table 1 – Proposed Mitigation Plant List**

TREE SPECIES	SIZE (height)	NUMBER
Red Oak ( <i>Quercus rubra</i> )	5 to 6 feet	5
White Oak ( <i>Quercus alba</i> )	5 to 6 feet	5
Red Maple ( <i>Acer rubrum</i> )	5 to 6 feet	5
Red Cedar ( <i>Juniperus virginiana</i> )	5 to 6 feet	5
Total		20
Note, 6 additional trees included to comply with Tree Removal Policy		

SHRUB SPECIES	SIZE (height)	NUMBER
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )	1.5 to 2 feet	6
Bayberry ( <i>Myrica pennsylvanica</i> )	1.5 to 2 feet	5
Winterberry ( <i>Ilex verticillata</i> )	1.5 to 2 feet	5
Witch Hazel ( <i>Hamamelis virginiana</i> )	1.5 to 2 feet	5
Northern Arrowwood ( <i>Viburnum dentatum</i> )	1.5 to 2 feet	5
Sweet Pepperbush ( <i>Clethra alnifolia</i> )	1.5 to 2 feet	5
Total		31

For more information, please refer to the following attachments:

1. Copy of the previous Mitigation Proposal dated 11/24/25
2. Plant data sheets
3. Site Photographs
4. Non-Native Invasive Plant Management Area Schematic
5. Seed mix profile
6. Proposed Mitigation Planting Plan.

We look forward to discussing this mitigation proposal with the Commission at the upcoming hearing. Upon review, please contact me at (617) 529-3792 or Brad@ecrwetlands.com with any questions or requests for additional information.



## MITIGATION PROPOSAL

**TO:** Hingham Conservation Commission

**FROM:** Brad Holmes

**DATE:** November 24, 2025

**RE:** Derby Academy, Hingham

In support of the Notice of Intent (NOI) application under review for the after the fact permitting of the air handler/air conditioning system with infrastructure at the Derby Academy, Environmental Consulting & Restoration, LLC (ECR) is proposing this Mitigation Proposal to mitigate the past site work and to bring the project into compliance with the Town of Hingham's Conservation Policies. Based on the updated survey and plan prepared by Merrill Engineers & Land Surveyors (see attached), the completed project avoids impacts to wetland resource areas such as Coastal Bank, Bordering Vegetated Wetlands, and Land Subject to Coastal Storm Flowage. However, the completed project is located within the buffer zone to wetland resource areas. More specifically, please note the following:

- The project area is within the 100-foot buffer zone to the top of a Coastal Bank. The Coastal Bank near the project area at the site follows the limit of Land Subject to Coastal Storm Flowage where there is a slope of greater than 10 to 1 within the coastal flood zone.
- A small portion of the project area is within the 0-to-50-foot buffer zone, which is approximately 244 square feet. Of that area, approximately 96 square feet is impervious and 148 square feet is pervious.
- The majority of the project area is located between the 50 and 100 foot buffer zone, which is approximately 2,530 square feet. Of that area, approximately 1,365 square feet is impervious.

Based on the area calculations listed above, mitigation is necessary to comply with the Hingham Conservation Commission's mitigation policy. Mitigation is proposed as follows:

- 0 to 50 feet (2 to 1 ratio for impervious) = 192 square feet
  - 0 to 50 feet (1 to 1 ratio for pervious) = 148 square feet
  - 50 to 100 feet (1 to 1 ratio for impervious) = 1,365 square feet
- Total Mitigation Area = 1,705 square feet

Additional compliance with the Hingham Conservation Commission's tree removal policy is also necessary. As noted in the NOI application, 3 trees were removed as part of this project. Therefore, replacement planting at a 2 to 1 ratio is proposed, meaning replacement planting of 6 trees.

Based on the calculations listed above, ECR is proposing the following Mitigation Activities:

1. Non-Native Invasive Plant Removal – Prior to the start of mitigation planting activities, the existing non-native invasive plants within the area are proposed for removal. The mitigation area contains some non-native invasive plants mixed among native vegetation. The non-native invasive plants consist of species such as Burning Bush (*Euonymus alatus*), Oriental Bittersweet (*Celastrus orbiculatus*), and Glossy Buckthorn (*Rhamnus frangula*). Although these invasive plants are found in lower numbers at the site, the control of these plants is the first step in any vegetation management proposal. These invasive plants significantly degrade the environment and if left



unmanaged will continue to expand throughout the buffer zone. The Massachusetts Invasive Plant Advisory Group defines invasive plants as "non-native species that have spread into native or minimally managed plant systems in Massachusetts, causing economic or environmental harm by developing self-sustaining populations and becoming dominant and/or disruptive to those systems".

The woody invasives are proposed to be treated and removed from the mitigation site utilizing the "cut & paint" method. The targeted plants will be flagged in the field by the overseeing botanist, flush cut at the base of their stem, and then removed from the site. Upon cutting, the stems will be painted with herbicide to prevent stump sprouting and ultimately kill off the remaining root mass. The herbicide product proposed for use will be chosen by the licensed herbicide applicator to include coordination of the product details with the Conservation Agent prior to application. Though labor intensive, the cut & paint technique prevents herbicide exposure to non-target plants.

Since the existing non-native invasive plants are found in lower densities and mixed among the other native vegetation, the overall mitigation project area has been expanded beyond what the requirement area is calculated at. Please refer to the Mitigation Project Area Schematic on the following page for more information.

2. **Native Planting** – Following the removal of the non-native invasive plants, the planting of native saplings and shrubs are proposed for interplanting throughout the mitigation area. The number of proposed mitigation plantings are based on the mitigation area requirement of 1,705 square feet. Using saplings spaced approximately 12 feet on center and shrubs spaced approximately 8 feet on center requires at least 14 saplings and 31 shrubs for replanting activities. The spacing for replacement planting follows DEP’s Guidance for Inland Wetland Replacement (September 2022). The following list of plants are proposed for interplanting throughout the mitigation area:

TREE SPECIES	SIZE (height)	NUMBER
Red Oak ( <i>Quercus rubra</i> )	6 to 8 feet	5
White Oak ( <i>Quercus alba</i> )	6 to 8 feet	5
Red Maple ( <i>Acer rubrum</i> )	6 to 8 feet	5
Red Cedar ( <i>Juniperus virginiana</i> )	6 to 8 feet	5
Total		20
Note, 6 additional trees included to comply with Tree Removal Policy		

SHRUB SPECIES	SIZE (height)	NUMBER
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )	1.5 to 2 feet	6
Bayberry ( <i>Myrica pennsylvanica</i> )	1.5 to 2 feet	5
Winterberry ( <i>Ilex verticillata</i> )	1.5 to 2 feet	5
Witch Hazel ( <i>Hamamelis virginiana</i> )	1.5 to 2 feet	5
Northern Arrowwood ( <i>Viburnum dentatum</i> )	1.5 to 2 feet	5
Sweet Pepperbush ( <i>Clethra alnifolia</i> )	1.5 to 2 feet	5
Total		31

# ECR

Environmental Consulting & Restoration, LLC



Upon completion of planting, the root zones of the plants will be mulched with a 1- to 2-inch-thick layer of leaf litter or other natural organic mulch. All plantings to be spaced randomly to supplement the existing vegetation and fill in areas where invasive plants were removed. Plant layout will be at the discretion of the overseeing wetland scientist and coordinated with the Conservation Agent. It is not practical to identify the location of the proposed plantings on the site plan due to the presence of the invasive vegetation. However, the planting location or “asbuilt” planting plan could be completed and submitted to the Conservation office following completion of the initial planting work. Monitoring and reporting tasks will follow the special conditions of the anticipated Order of Conditions.

Included with this proposal are the following attachments:

1. Existing Conditions Plan showing the top of the Coastal Bank by Merrill Engineers & Land Surveyors
2. Proposed Mitigation Plan

Upon review of this Mitigation Proposal, please contact me at (617) 529-3792 or [Brad@ecrwetlands.com](mailto:Brad@ecrwetlands.com) with any questions or requests for additional information.

VINE

STATUS: INVASIVE

## Asiatic or Asian Bittersweet; Oriental Bittersweet

*Celastrus orbiculatus* Thunb.

**Family:** Staff-tree (Celastraceae)

**Regulated:** Importation and propagation/sale prohibited (January 1, 2006)

**Identification:** A climbing deciduous, woody vine up to 18 m (60') long or sometimes a low trailing shrub spreading by orange-colored roots. Stems are brown with warty lenticels when young, but gray-barked on older stems that can reach up to 15 cm (6") in diameter. New twig growth is smooth and green. Leaves are alternately arranged, short petioled, roundish to obovate, with bluntly serrated margins and abruptly pointed tips. Typical leaf dimensions are about 3-5 cm wide x 5-8 cm long. Axillary clusters of 2-3 small, 5-parted, greenish flowers bloom from May through June. Globular, three-valved, yellow-orange capsules with three red fleshy arils inside are produced from July-October. At maturity they split open to reveal the arils, each with 1-2 seeds inside.

**Habitat:** It invades forest edges, woodlands, hedgerows, early successional fields, coastal areas and salt marsh rims. It thrives in disturbed areas and can grow in full sun to partial shade. Generally found in open, sun-exposed sites, it can still persist in successional forest environments.

**Threat:** Asiatic bittersweet grows rapidly, shading and girdling native plants, causing significant damage to native woody plants by uprooting them entirely or breaking their branches under its weight. It can hybridize with native American Bittersweet (*Celastrus scandens*) or simply displace it. Asiatic Bittersweet is capable of reproducing vegetatively, through root suckers, and by seed. Seeds are most often dispersed by birds, but may also be spread by humans when dried wreaths and decorative autumn arrangements are discarded into the natural landscape.



Leslie Mehrhoff, IPANE

**Distribution:** It occurs in all regions of Massachusetts and in all New England states. **Origin:** Asia.

**Similar Species:** Native American Bittersweet (*Celastrus scandens*) can be differentiated by its inflorescences, which are terminal and many flowered. The leaves of the two bittersweets are similar, but those of the native *C. scandens* are narrower, ca. 2x as long as wide, and obovate leaves are absent.



Rachel Kramer

## SHRUB

STATUS: INVASIVE

### Winged Euonymus; Burning Bush; Winged Burning Bush; Winged Spindle-tree

*Euonymus alatus*  
(Thunb.) Sieb.



Rachel Kramer

**Family:** Staff-tree (Celastraceae)

**Regulated:** Importation (2006) and propagation/sale prohibited (January 1, 2009)

**Identification:** A deciduous shrub that is 1.5-3.0 m (5-10') tall and similarly wide. Mature plants may grow up to 6 m (20') in height. There are also smaller cultivars. **This many-stemmed, oppositely branching shrub** generally has **2-4 wide, corky wings along its gray-brown to green branches. Leaves are elliptic, 2.5-7.6 cm (1-3") long, nearly stalkless, dark green, with finely serrated margins, and arranged oppositely along the stem.** They change to **brilliant shades of red and purple in the autumn.** Small, four-parted, greenish or yellowish-green flowers appear late April-June. In late summer red-purple capsules split open to reveal 4 orange or orange-red arils (fleshy growths surrounding the seeds).

**Habitat:** Winged Euonymus grows in full sun to full shade. Its shade tolerance allows this plant to invade forest understories. It is also a plant of disturbed areas such as abandoned fields, thickets, and roadsides. It can tolerate a variety of soil types and acidity levels, but does best in well-drained soils.

**Threat:** This shrub forms dense thickets that crowd and shade out many plant species. A variety of habitats are threatened by Winged Euonymus, including upland forests, river edges and floodplains, and coastal shrublands. Birds feed on the juicy fruits of this species, widely dispersing its seed and allowing it to escape cultivation and invade natural areas.

**Distribution:** Winged Euonymus occurs in all regions of Massachusetts and is found throughout New England. **Origin:** Northeastern Asia to central China.



James H. Miller, USDA, Forest Service,  
[www.forestryimages.org](http://www.forestryimages.org)

**Similar Species:** Other species of *Euonymus* have been introduced into Massachusetts, but none has the winged branches and twigs of Winged Euonymus. Highbush Blueberry (*Vaccinium corymbosum*) is a deciduous shrub of similar size, with foliage that reddens in the fall. Distinguish this plant by its alternate leaves, small urn-shaped white flowers, and blue-black berries.

**SHRUB**  
**STATUS: INVASIVE**

**Glossy  
Buckthorn;  
European Buckthorn;  
Alder Buckthorn**

*Frangula alnus* P. Mill.  
(Synonyms: *Rhamnus frangula*, *R.  
frangula* var. *angustifolia*)



Chris Matrick, NEWFS

**Family:** Buckthorn (Rhamnaceae)

**Regulated:** Importation and propagation/sale prohibited (Jan. 1, 2006)

**Identification:** A deciduous upright shrub or small tree that may reach 6.1 m (20') in height. **The shrub's gray-brown bark is smooth with visibly speckled lenticels.** The **wine-red roots** help to identify even the seedlings. **Leaves are 2.5-6.3 cm (1-2.5") long, alternately arranged, and vary in shape from obovate to oblong to elliptical. They are dark green (yellow in fall) and shiny with nearly parallel veins, and entire margins.** Yellowish-green flowers appear May-September in umbels each containing 1-8 flowers. **Small round juicy fruits with 2-3 stones change from red to black as they ripen from July-October.**

**Habitat:** Glossy Buckthorn grows in full sun to full shade and is highly moisture tolerant, growing in a range of soil types. The plant tolerates but is less vigorous in densely shaded environments. It has been observed in fens, swamps and along bog edges, as well as in upland habitats such as woodlands, thickets, old fields and fencerows.

**Threat:** It is capable of forming dense shrub layers, especially in moist forest understories or upland openings and edges, thus interfering with natural processes of succession and regeneration of native species. Because it fruits throughout the growing season, its seed is dispersed over prolonged periods by birds and other wildlife.

**Distribution:** Glossy Buckthorn occurs in all regions of Massachusetts and is present in all the states of New England. **Origin:** Eurasia and North Africa.

**Similar Species:** Common Buckthorn (*Rhamnus cathartica*), another invasive plant species, has oppositely to suboppositely arranged leaves, arching leaf veins, and minutely serrated leaf margins. *Rhamnus alnifolia* is a short, native buckthorn found mainly in the calcareous fens of western Massachusetts; it has ovate, finely toothed leaves.



Rachel Kramer

## SHRUBS

**Bush Honeysuckles:** Several species of invasive bush honeysuckles have become widely naturalized in New England. Flowers are required for positive identification of most species, but these species can form hybrids, and then back cross with the parents to form hybrid swarms, making precise identification difficult. Because of their similarities in appearance and behavior, they are presented here as a group.

**STATUS: POTENTIALLY INVASIVE**

### Amur Honeysuckle

*Lonicera maackii* (Rupr.) Herder

John Randall, TNC



Right: Chuck Bargeron, in Bargeron, C.T. et al. 2003. Invasive Plants of the Eastern U.S. Univ. of Georgia, USDA APHIS PPQ, and USDA Forest Service, Forest Health Tech. Enterprise Team. FHTET-200-08 (CD-ROM)

**STATUS: INVASIVE**

### Morrow's Honeysuckle

*Lonicera morrowii* A. Gray



Leslie Mehrhoff, IPANE



Rachel Kramer

**Derby Academy  
Buffer Zone Area Photographs**



Photograph #1 – View north across the buffer zone. Notice the Glossy Buckthorn shrubs, which are invasive and proposed for removal.



Photograph #2 – Example of Burning Bush shrubs that are common within the buffer zone and proposed for removal.

**Derby Academy  
Buffer Zone Area Photographs**



Photograph #3 – Another example of Burning Bush shrubs within the buffer zone proposed for removal.



Photograph #4 – View of the area along the base of the retaining wall proposed for planting with native saplings and shrubs.

**Derby Academy  
Buffer Zone Area Photographs**



Photograph #5 – View of the sparsely vegetated area near the BVW that is proposed for proposed for planting with native saplings and shrubs.



Photograph #6 – Another view of the sparsely vegetated area near the BVW that is proposed for proposed for planting with native saplings and shrubs.



**Non-Native Invasive Plant Management Area Schematic  
Derby Academy  
Hingham, Massachusetts**

Source: Nearmap Imagery



## NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

### New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes for both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

# PROPOSED MITIGATION PLANTING PLAN

**NEI**  
**Narragansett**  
**Engineering Inc.**  
 Civil • Survey Structural Environmental Design  
 3102 East Main Road, Portsmouth RI 02871  
 Tel. 401.683.6630 www.nei-cds.com

Native Plant Legend				
Symbol	Qty	Common	Botanical	Size
	5	Bayberry	Myrica Pensylvanica	1.5 to 2 ft. high
	5	Eastern Red Cedar	Juniperus virginiana	5 to 6 ft. high
	6	Highbush Blueberry	Vaccinium corymbosum	1.5 to 2 ft. high
	5	Northern Arrowwood	Viburnum dentatum	1.5 to 2 ft. high
	5	Red Maple	Acer Rubrum	5 to 6 ft. high
	5	Red Oak	Quercus rubra	5 to 6 ft. high
	5	Sweet Pepperbush	Clethra alnifolia	1.5 to 2 ft. high
	5	White Oak	Quercus Alba	5 to 6 ft. high
	5	Winterberry	Ilex Verticillata	1.5 to 2 ft. high
	5	Witch Hazel	Hamamelis virginiana	1.5 to 2 ft. high



HATCH LEGEND

	PROPOSED MITIGATION AREAS
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WETLAND KEY

	COASTAL BANK
	50' BUFFER ZONE
	100' BUFFER ZONE

LEGEND

	DIMENSION - EXISTING
	DIMENSION - PROPOSED
	PLAN / DEED DIMENSION
	SURVEY DIMENSION
	PROPERTY LINE - EXISTING
	PROPERTY LINE - PROPOSED
	SETBACKS
	GRADE CONTOUR - EXISTING
	GRADE CONTOUR - PROPOSED
	ELECTRIC - OVERHEAD (OHE)
	ELECTRIC - UNDERGROUND (UGE)
	GAS (G)
	SANITARY SEWER (S)
	STORM DRAIN (SD)
	WATER
	LIMIT OF DISTURBANCE (LOD)
	SEDIMENT CONTROL (SED)
	LOD / SED
	EDGE OF PAVEMENT - EXISTING
	FENCE - METAL
	FENCE - WOOD
	STONE WALL
	BRUSH LINE (APPROXIMATE)
	WETLAND LIMIT
	CATCH BASIN
	STRUCTURE, EXISTING
	STRUCTURE, PROPOSED
	SANITARY MANHOLE
	ELECTRICAL MANHOLE
	TELEPHONE MANHOLE
	WELL
	GATE VALVE
	WATER SHUT OFF
	FIRE HYDRANT
	ELECTRIC BOX (ETC)
	UTILITY POLE
	DOWNSPOUT
	BENCHMARK
	DETAIL REFERENCE
	SPOT GRADE - EXISTING
	SPOT GRADE - PROPOSED
	GROUND CONTROL POINT
	DRILL HOLE
	GRANITE BOUND
	REBAR / STEEL PIPE FOUND
	SPIKE
	WETLAND FLAG
	COASTAL FEATURE FLAG
	COASTAL BUFFER POST
	FLOW ARROW
	SOIL EVALUATION



PERFORMED BY ENVIRONMENTAL CONSULTING AND RESTORATION LLC OCTOBER 2025 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS. FLAG LINES: A1 - A7 (TOP OF COASTAL BANK)

310 CODE OF MASSACHUSETTS REGULATIONS, SECTION 10.00, THE WETLANDS PROTECTION ACT (AUGUST 27, 2017) (WPA)

SHEET TITLE

DERBY ACADEMY 56 BURDITT AVE. HINGHAM, MA 02043  
 PROPERTY RECORD  
 56 BURDITT AVENUE  
 HINGHAM, MA 02043  
 (PLAT 49 LOT 57, ZONE: RA, AREA: 21.6 ACRES)  
 N/F: TRUSTEES OF DERBY ACADEMY

C/O  
 JASON EARLS  
 SAGAMORE  
 75 RESEARCH RD  
 HINGHAM, MA 02043  
 T: (781) 531-9466  
 E: JEARLS@SAGAMORE.COM

PROJECT NO.	DATE	BY
25.0126	9/16/25	AS

DRAWING ISSUE:

<input type="checkbox"/>	CONCEPT / DISCUSSION
<input checked="" type="checkbox"/>	PERMITTING
<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	AS-BUILT
<input type="checkbox"/>	OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

CML PE STAMP FOR SITE ELEMENTS ONLY (DOES NOT INCLUDE STRUCTURAL COMPONENTS)

FORMAL PLAN REVISIONS

No	DATE	STAGE/DESCRIPTION	BY

INTERNAL REVIEW

No	CHECK	CAD	DESCRIPTION/NOTES

Drawings must be printed in color to be valid. This note should be blue. If this note is not blue, please reprint in color on good quality paper.



SCALE 1" = 10'

C-100M

I:\PROJECTS\25.0126\_SAGAMORE (DERBY ACADEMY STRUCTURAL - RET WALL)\AVE\STRUCTURAL - RET WALL\AVE\25.0126\_SAGAMORE (DERBY ACADEMY)\SITE\DWG\C-100M\NEI-Standard.dwg 1/16/2026 Craig Barry