



Notice of Intent

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Massachusetts Department of Environmental Protection

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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 #:
eDEP Transaction #:1980511
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	357 MAIN STREET		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.23011N	e. Longitude	70.88076W
f. Map/Plat #	90	g.Parcel/Lot #	0-54

2. Applicant:

Individual Organization

a. First Name	KELSEY & CHRISTOPHER	b.Last Name	BLECK
c. Organization			
d. Mailing Address	357 MAIN STREET		
e. City/Town	HINGHAM	f. State	MA
		g. Zip Code	02043
h. Phone Number	860-614-0485	i. Fax	
		j. Email	KELSEYBLECK@GMAIL.COM

3.Property Owner:

more than one owner

a. First Name	KELSEY & CHRISTOPHER	b. Last Name	BLECK, TRUSTEES
c. Organization	BLECK FAMILY LIVING TRUST		
d. Mailing Address	357 MAIN STREET		
e. City/Town	HINGHAM	f.State	MA
		g. Zip Code	02043
h. Phone Number	860-614-0485	i. Fax	
		j.Email	KELSEYBLECK@GMAIL.COM

4.Representative:

a. First Name	CAROLINE	b. Last Name	REES, P.E.
c. Organization	MERRILL ENGINEERS AND LAND SURVEYORS, INC.		
d. Mailing Address	427 COLUMBIA ROAD		
e. City/Town	HANOVER	f. State	MA
		g. Zip Code	02066
h. Phone Number	781-826-9200	i. Fax	
		j. Email	CREES@MERRILLINC.COM

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

a.Total Fee Paid	110.00	b.State Fee Paid	42.50	c.City/Town Fee Paid	67.50
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6.General Project Description:

RAZE AND REBUILD A DETACHED GARAGE AND DRAINAGE IMPROVEMENTS ON A PRIVATE, RESIDENTIAL LOT.

7a.Project Type:

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310



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CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project:
2. Limited Project

8. Property recorded at the Registry of Deeds for:

a.County:	b.Certificate:	c.Book:	d.Page:
PLYMOUTH		57685	141

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
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 any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 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.



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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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 Beaches	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
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, crea.
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.Restoration/Enhancement

Restoration/Replacement

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 entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

Project Involves Streams Crossings



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If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

b. Date of map:01/19/26

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP



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3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

- 2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?
 - a. Not applicable - project is in inland resource area only
 - b. Yes No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

- 3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

- 4. 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

- 5. 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

- 6. 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, Explain why the project is exempt:

1. Single Family Home

2. Emergency Road Repair



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- 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

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 by regular mail delivery.

- 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.
- 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.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

SITE PLAN, 357 MAIN STREET, PARCEL ID: 90-0-54, HINGHAM, MA

MERRILL INC.

BRENDAN SULLIVAN, P.E., P.L.S. 1/20/26

1"=10'

- 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.



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Provided by MassDEP:

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City/Town:HINGHAM

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payer name on check: First Name

7. Payer name on check: Last Name

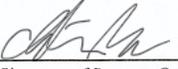
F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.


1. Signature of Applicant

1/21/2026
2. Date


3. Signature of Property Owner(if different)

1/21/2026
4. Date

5. Signature of Representative (if any)

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 Section C, Items 1-3, 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.



Project Narrative

Project Narrative

357 Main Street, Hingham MA

Project Description

Kelsey and Christopher Bleck, owners of the private, residential property located at 357 Main Street, Hingham, MA, request permission from the Hingham Conservation Commission to raze and replace a detached garage and drainage improvements on their private, residential lot. The proposed work lies within the 50' buffer to Bordering Vegetated Wetlands and within the 100' Vernal Pool Protection Zone of a Potential Vernal Pool.

The locus property is approximately 7,329 sf. It is bound by Main Street to the east and by private, residential lots on the remaining sides. The topography generally slopes down to the rear of the lot, toward an Isolated Vegetated Wetlands (IVW) located offsite. Per Massmapper GIS, a potential vernal pool is also identified offsite, about 80 ft from the proposed work. The lot is developed with a single-family dwelling, a detached garage, a paved driveway, a buried septic system, lawn, and hardscape and landscape features. Much of the developed portion of the lot is located within the 50' buffer to the IVW.

The applicant proposes to raze the existing 370+/- sf garage and replace it with a new garage with the same footprint. No change in impervious area or impervious footprint is proposed. Drainage improvements will be made to collect, pretreat, and infiltrate runoff from the proposed garage as well as from the existing driveway. Currently, there are no stormwater controls to collect runoff from these structures. A 3" curb and trench drain with catch basin will be added to west end of the driveway to collect pavement runoff. This runoff, as well as runoff from the proposed garage roof leaders, is directed to a 2' X 2' X 20' gravel trench.

The project as proposed results in no increase in impervious area and does not change the minimum distance of structure to the IVW. The 100' "Vernal Pool Protection Zone" that extends onto the locus and within the limit of work is developed with structures, hardscape, landscape and lawn. Since there is no change to the impervious footprint proposed, the proposed work is not anticipated to cause any adverse or cumulative adverse effect upon the wetland values of the vernal pool habitat. The proposed stormwater controls are designed to provide pretreatment of pavement and infiltration of runoff before it reaches the resource area, and is therefore intended to improve the developed inner buffer zone. A silt sock will be maintained along the limit of work throughout construction.

Compliance with Performance Standards

Compliance with the performance standards of 310 CMR 10.00 and the Hingham Wetlands Regulations is discussed in the following sections. Performance standards are summarized and individually addressed. Because the impervious footprint is not changing, no adverse impact to the resource area or its buffer zone is anticipated as a result of the proposed work.

I. Compliance with the Hingham Wetland Regulations Performance Standards

Compliance with Performance Standards for Land Subject to Flooding, (Bordering or Isolated), or within 100' of the Resource Area, per Section 19.3(d), Hingham Wetland Regulations

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

The proposed work area is already developed. The proposed work does not change the location or size of impervious area onsite. The proposed stormwater controls are intended to pretreat and to reduce runoff to the resource area, improving conditions. No adverse effect upon the wetland values of the IVW is anticipated.

- (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' of a vernal pool, whether certified or uncertified.....

MassMapper GIS identifies a potential vernal pool (PVP) offsite and on private property, approximately 80 ft away from the proposed garage. The 100' "Vernal Pool Protection Zone" that extends onto the locus and within the limit of work is currently developed with structures, hardscape, landscape and lawn. Since there is no change to the impervious footprint proposed, the proposed work is not anticipated to cause any adverse or cumulative adverse affect upon the wetland values of the vernal pool habitat. The proposed stormwater controls introduce new structures that provide pretreatment and infiltration, and are intended to improve runoff conditions within the Vernal Pool Protection Zone.

- (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.

No ACECs and no NHESP Estimated & Priority Habitats are identified onsite, according to MassMapper GIS.

- (4) Refer to HWR 23.0 et seq. for additional project-specific performance standards. One project-specific performance standard applies:

23.3 Landscaping - No new lawns or driveways may be constructed within 50' of any resource area.

No new lawns or driveways are proposed. The proposed stormwater controls are intended to improve runoff conditions within the 50' buffer to the IVW.

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

See the section below addressing performance standards for work in the buffer zone.

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

Noted.

Compliance with Performance Standards for Work in the Buffer Zone, Section 22.0(d), Hingham Wetland Regulations

(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 entire site lies within the buffer to the IVW and the site is fully developed. The proposed work replaces existing structure in its original footprint.

(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.

Disturbance is limited to the existing footprint, except for stormwater controls that are intended to improve conditions. These stormwater controls are proposed in lieu of native plantings and are intended to improve the buffer to the resource area.

(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.

The proposed stormwater controls are intended to improve site drainage and protect the resource areas.

(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.

As mentioned in the previous section, no ACECs and no NHESP Estimated & Priority Habitats are identified onsite, according to MassMapper and the Wetland Delineation Report.

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

Noted.

II. Compliance with the 310 CMR 10.00, Wetlands Protection Act

10.02(2)b – Activities within a Buffer Zone

The footprint of the existing garage will not be changed and no new impervious areas are proposed. The proposed stormwater controls may be considered minor activities per 310 CMR 10.02(2)(b)2 as follows:

10.02(2)(b)2.e. – Conversion of lawn to a gravel trench is a use accessory to residential structure
10.02(2)(b)2.q – The proposed curb and trench drain could be considered a repair to an existing residential driveway, as they will improve runoff from the driveway.

SITE PHOTOS



Photo 1. – Paved driveway and garage, viewed from front yard, 357 Main Street, Hingham.



Photo 2. – Rear yard, 357 Main Street, Hingham.



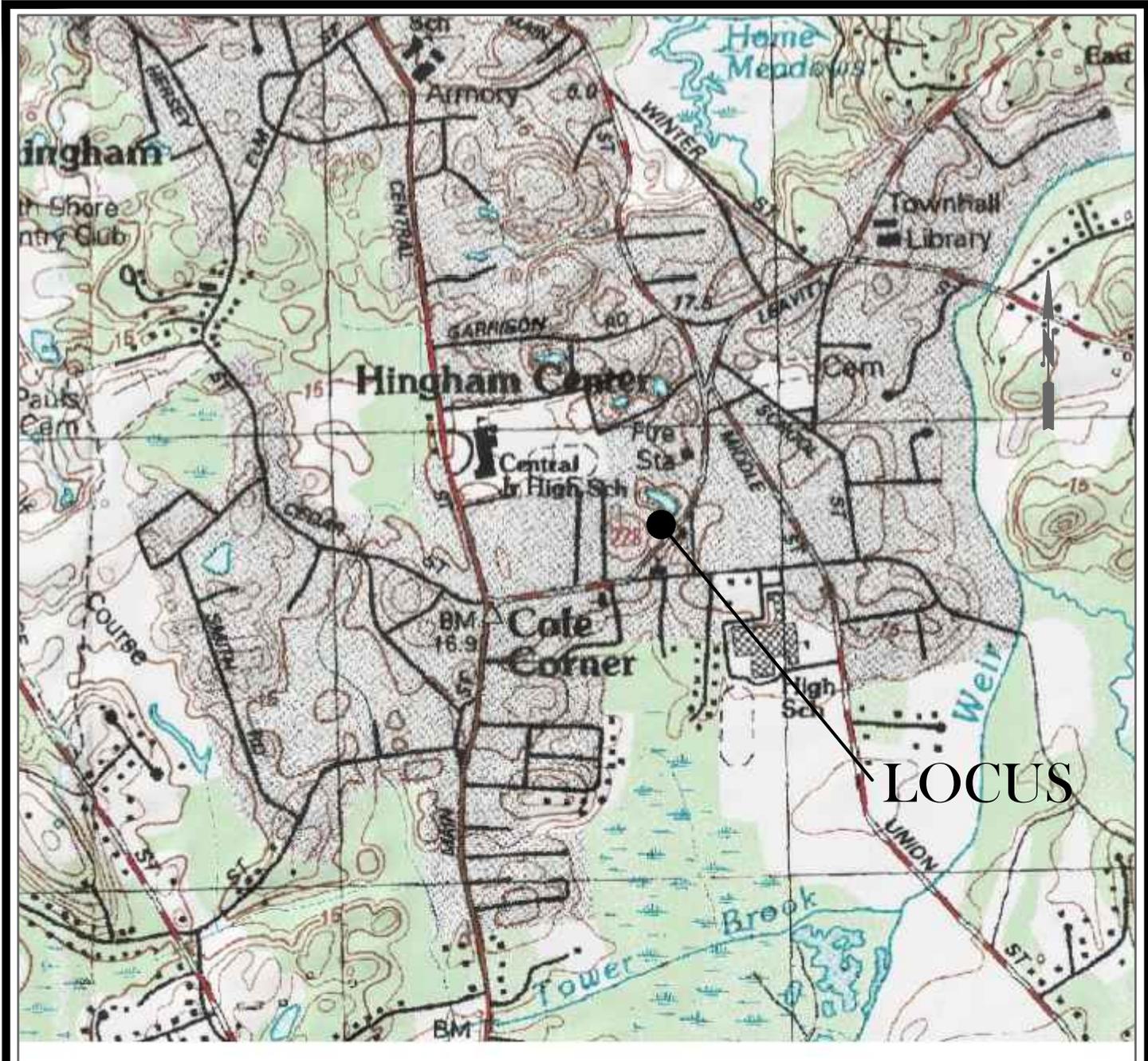
Photo 3. - Rear yard, 357 Main Street, Hingham.



Photo 4. – Rear yard fence and resource area, 357 Main Street, Hingham.



Figures



(NOT TO SCALE)

FIGURE 1. - USGS TOPOGRAPHIC MAP, 357 MAIN STREET, HINGHAM, MA

DRAWING NO.



PREPARED FOR:

THE BLECKS
357 MAIN STREET
HINGHAM, MA 02043

PROJECT NO. : 25.145
DATE : 1/20/26
DRAWN BY : CMR
CHECKED BY : BPS

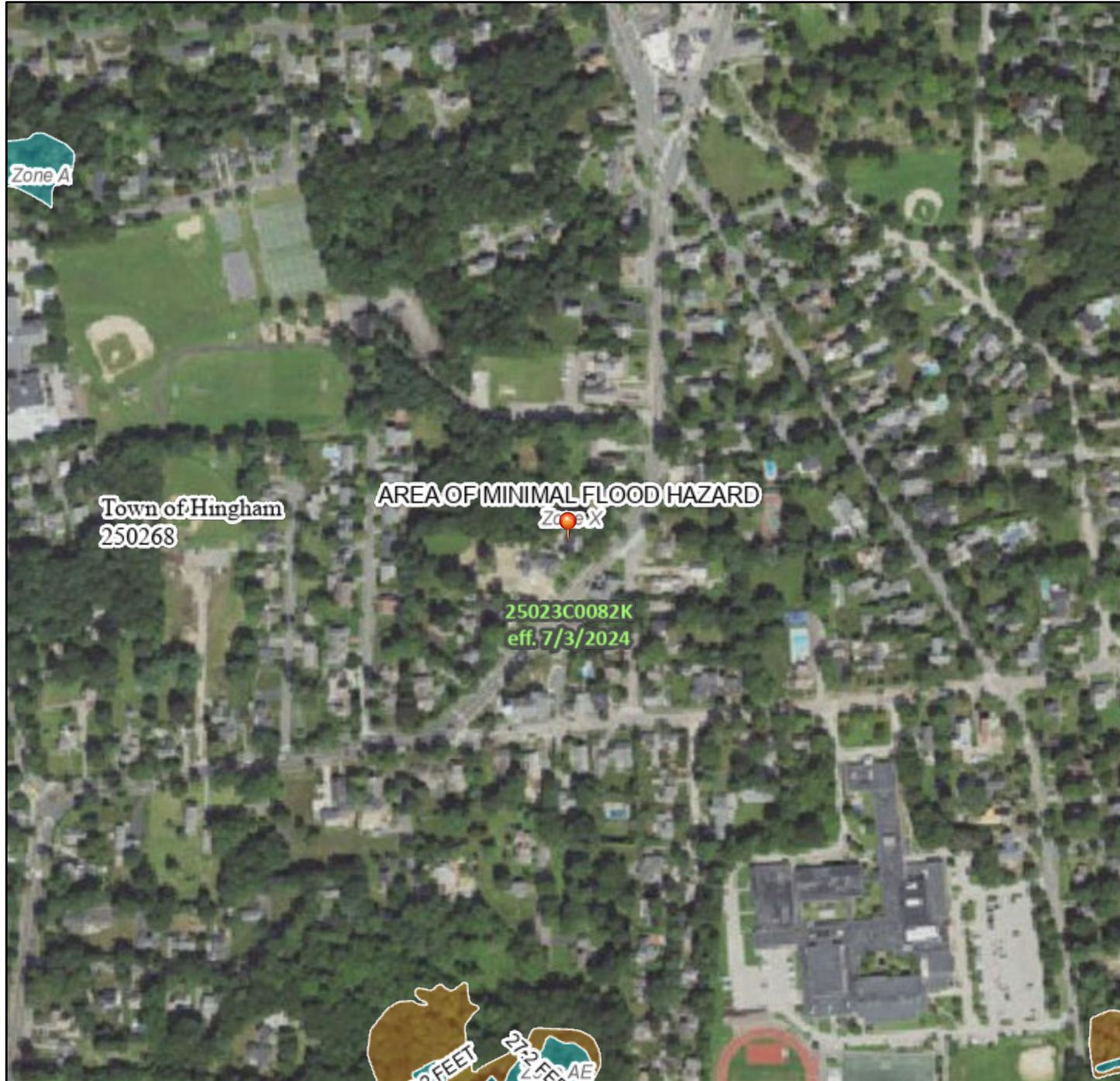
LOC

SHEET NO. 1 OF 1
FILENAME:
X:\PROJECTS\25-145\DESIGN\DWG

National Flood Hazard Layer FIRMMette



70°53'9"W 42°14'1"N



Legend

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

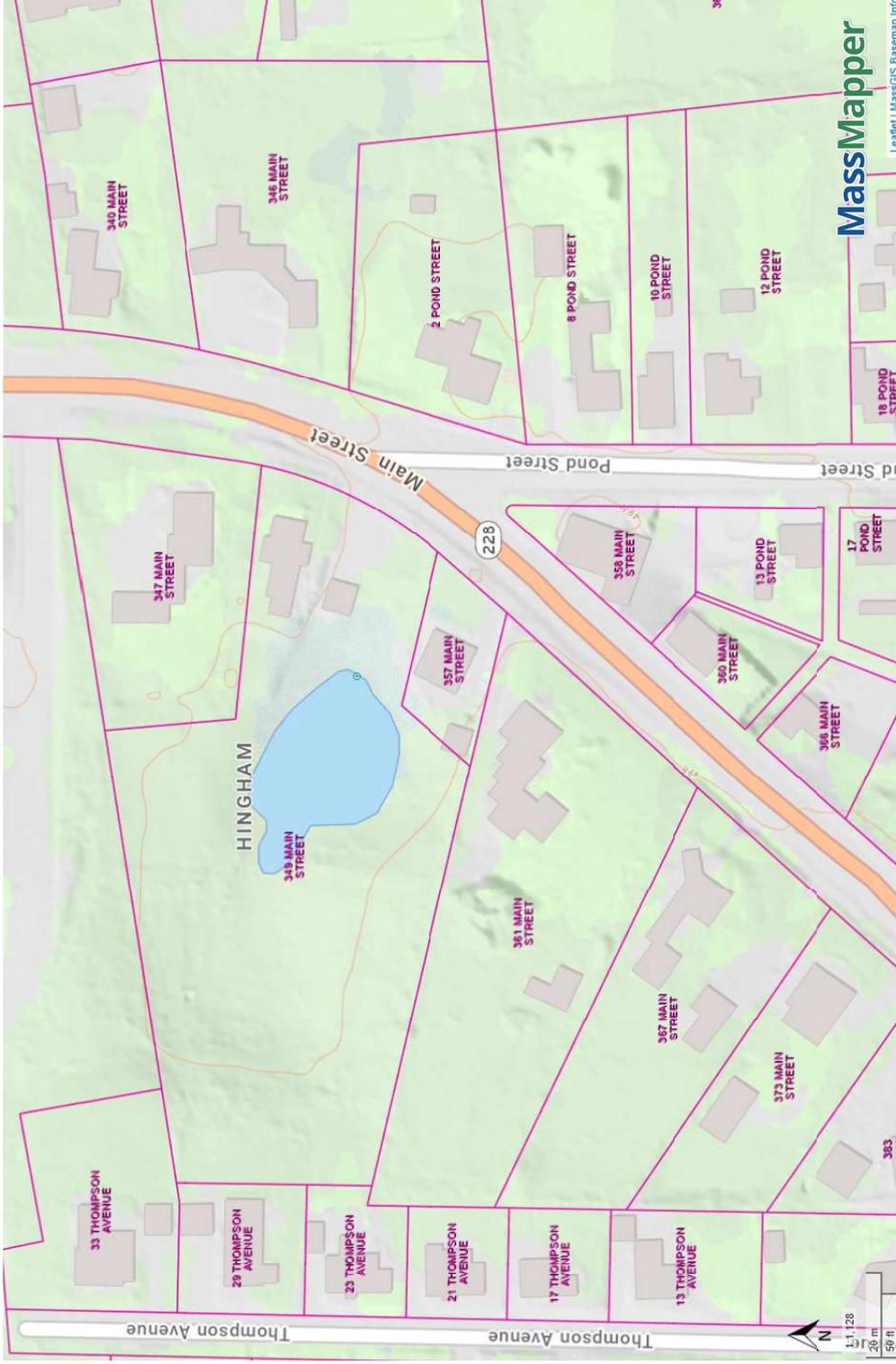
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance
MAP PANELS		17.5 Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/14/2026 at 6:54 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

357 Main Street, Hingham, MA





NOI Wetland Filing Fees



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1980511
 City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name KELSEY & CHRISTOPHER b. Last Name BLECK
 c. Organization
 d. Mailing Address 357 MAIN STREET
 e. City/Town HINGHAM f. State MA g. Zip Code 02043
 h. Phone Number 8606140485 i. Fax j. Email KELSEYBLECK@GMAIL.COM

2. Property Owner:(if different)

a. First Name KELSEY & CHRISTOPHER b. Last Name BLECK, TRUSTEES
 c. Organization BLECK FAMILY LIVING TRUST
 d. Mailing Address 357 MAIN STREET
 e. City/Town HINGHAM f. State MA g. Zip Code 02043
 h. Phone Number 8606140485 i. Fax j. Email KELSEYBLECK@GMAIL.COM

3. Project Location:

a. Street Address 357 MAIN STREET b. City/Town HINGHAM

Are you exempted from Fee?

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	1	110.00		110.00
	City/Town share of filing fee	\$67.50	State share of filing fee	\$42.50
			Total Project Fee	\$110.00

**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	1	\$100.00	\$100
2			\$250.00	
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL \$100.00

WETLAND FEE CATEGORY SUMMARY

CATEGORY 1: \$100.00

- a) Work on Single Family Lot: addition, pool, etc.
- b) Site work without house
- c) Control vegetation (SFH): removal, herbicide, etc.
- d) Resource improvement.
- e) Work on septic system separate from house.
- f) Monitoring well activities minus roadway.

CATEGORY 2: \$250.00

- a) Construction of Single Family House (SFH).
- b) Parking lot.
- c) Beach nourishment.
- d) Electric Generating Facility activities.
- e) Inland Limited Projects minus road crossings.
- f) New agricultural or aquacultural projects.
- g) Each crossing for driveway to SFH.
- h) Any point source discharge.

CATEGORY 3: \$525.00/\$1,000.00

- a) Site preparation (for development beyond NOI scope).
- b) Each building (for development) including site.
- c) Road construction not crossing or driveway.
- d) Hazardous clean up.

CATEGORY 4: \$725.00

- a) Each crossing for development or commercial road.
- b) Dam, sluiceway, tidegate work.
- c) Landfill.
- d) Sand and gravel operation.
- e) Railroad line construction.
- f) Control vegetation in development (SFH).
- g) Bridge (SFH).
- h) Water level variation.
- i) Hazardous waste alterations to resource area.
- j) Dredging.
- k) Package treatment plant & discharge

CATEGORY 5: \$3.00 per linear foot (\$100.00 minimum)

- a) Docks, piers, revetments dikes, etc. (coastal or inland)



Supporting Documentation

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 357 Main Street

Parcel ID: 90-0-54

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

As used herein the term "abutter" means:

Owners of adjoining land within 100 feet of the property line where the activity proposed;

Owners of adjoining land within 300 feet of the property line where the activity proposed for coastal projects; or

Owners of land directly opposite on any public or private street or way; or across a body of water.

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

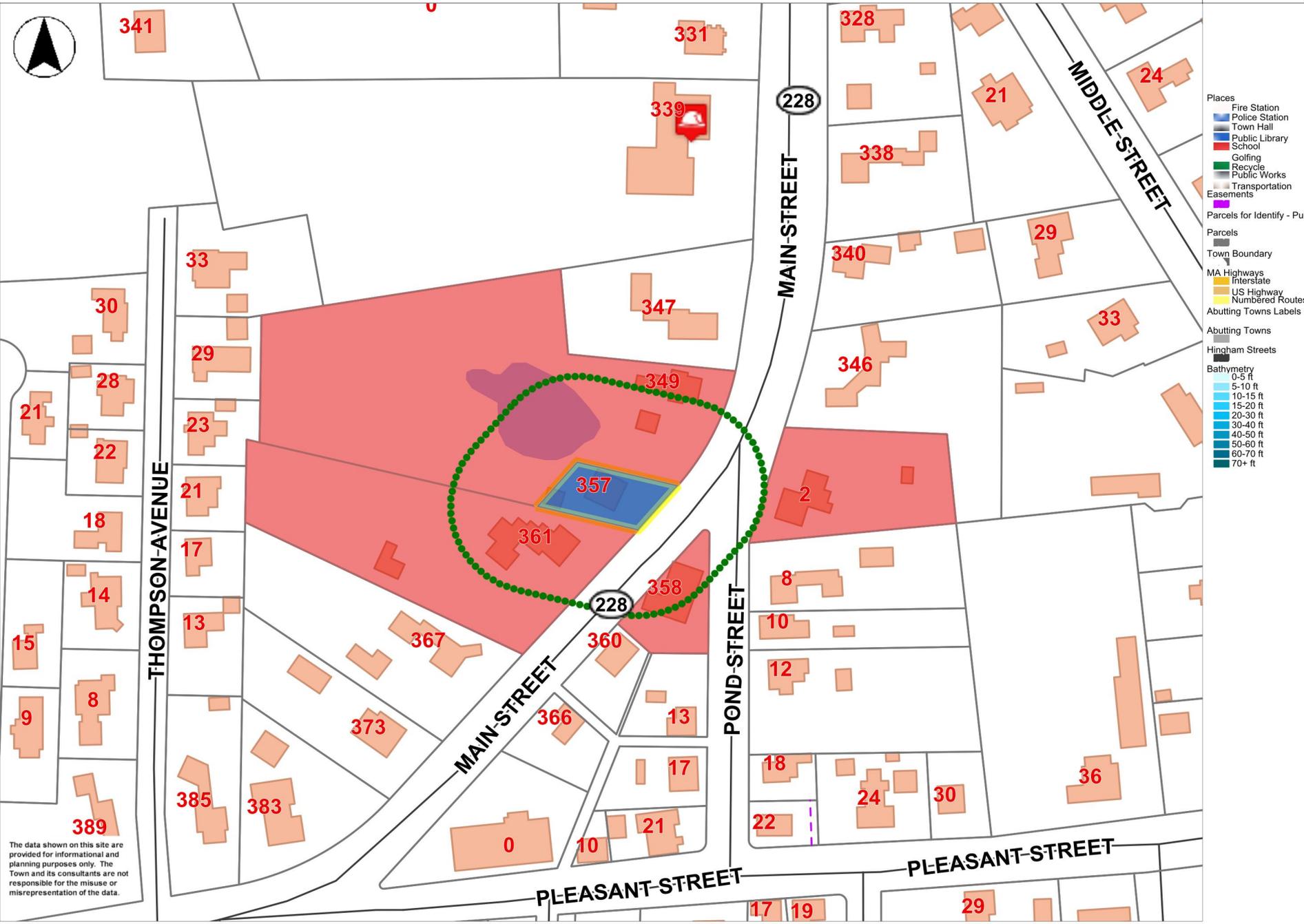
BOARD OF ASSESSORS

Kevin W. Went
John M. R.
Sam Abbott

CERTIFICATION DATE January 20, 2026



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



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Abutters List

[print this list](#)

Date: January 14, 2026

Subject Property Address: 357 MAIN STREET Hingham, MA
Subject Property ID: 90-0-54

Search Distance: 100 Feet

Owner: DENTREMONT RICHARD E JR & KRIS M
Prop ID: 90-0-130
Prop Location: 2 POND STREET Hingham, MA

Owner: KIRK ROBERT W JR & WENDY M
Prop ID: 90-0-53
Prop Location: 361 MAIN STREET Hingham, MA

Owner: DECEMBRELE RICHARD A & NORA MIRANDO
Prop ID: 90-0-56
Prop Location: 349 MAIN STREET Hingham, MA

Owner: TOWN OF HINGHAM
Co-Owner: GAR HALL
Prop ID: 90-0-64
Prop Location: 358 MAIN STREET Hingham, MA

*** Electronic Recording ***
Doc#: 00010968
Bk: 57685 Pg: 141 Page: 1 of 4
Recorded: 02/21/2023 09:03 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 02/21/2023 09:03 AM
Ctrl#
Fee: \$00 Cons: \$1.00

QUITCLAIM DEED

We, **CHRISTOPHER M. BLECK** and **KELSEY IONE SKOMOROWSKI BLECK**, being married to each other, both of 357 Main Street, Hingham, Massachusetts 02043, for consideration paid the sum of less than One hundred dollars (\$100.00),

grant to **CHRISTOPHER M. BLECK** and **KELSEY I.S. BLECK** as **Trustees** of the **BLECK FAMILY LIVING TRUST**, under Declaration of Trust dated February 2, 2023, a certificate of which pursuant to M.G.L. c. 184 §35 recorded herewith, having an address of 357 Main Street, Hingham, Massachusetts 02043,

with *quitclaim covenants*

the land in Hingham, Plymouth County, together with the buildings and improvements situated thereon described in the attached Exhibit A.

Subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations, and restrictions of record, insofar the same are in force and applicable.

For Grantors' title, see deed recorded with the Plymouth County Registry of Deeds at Book 57575, Page 276.

TITLE NOT EXAMINED

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:

_____ has filed a _____
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: _____

The proposed work includes: _____

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 _____ at (_____) _____ between the hours of _____ and _____ on the following days: _____.

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.



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: _____

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

[Handwritten Signature]
Owner Signature

Print

Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

VOLUNTARY 21 DAY WAIVER
(Public Hearing or Meeting)

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

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

The undersigned hereby waives the 21 day time period for the Commission to hold a public hearing or meeting and agrees to a hearing date no later than February 28, 2026 (date) for the following application:
357 Main Street (address).

A handwritten signature in black ink, appearing to read "Chris Bleck", written over a horizontal line.

Applicant Signature

Christopher Bleck

Print

1/21/2026

Date

HINGHAM WETLAND REGULATIONS

APPENDIX C

Policy on Receipt of Information

(Revised March 4, 2024)

1. New applications/filings must be submitted to the Conservation office (by certified mail or hand delivery) two weeks prior to the meeting date, on Monday by noon, to facilitate the placement of the legal ad and to allow timely review by the Conservation Officer (if the office is closed on Monday due to a holiday, then the information is due on the preceding Friday by noon). Conservation staff will review the application for administrative completeness. Upon receipt of a complete application, a hearing or meeting will be scheduled in accordance with the 310 CMR 10.05(5) and the Wetland Regulations, Section 7.6.
2. If deemed necessary, based on the Commission's meeting schedule, Conservation staff may request the applicant *voluntarily* waive the 21 day statutory deadline for holding a public hearing or issuing a Determination of Applicability.
3. Requests for additional information may be made by the Commission members or their agent to clarify the scope of the project or determine compliance with the 310 CMR 10.00 and/or the Hingham Wetland Regulations. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative as promptly as possible.
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office a minimum of 7 days prior to the meeting date, on Monday by noon. If the office is closed on Monday due to a holiday, the information is due on the preceding Friday by noon. *Revisions submitted after the established deadline may not receive a review, thereby resulting in a continuance to the next available meeting.*
5. The Commission may engage the peer review services of an outside consultant as provided by M.G.L. Ch. 44, § 53G, to be paid for by the applicant, for specific expert review deemed necessary to come to a final decision on a submitted application. Specific consultant services may include but are not limited to, review of a Notice of Intent, Wetland Resource Area Delineation, Stormwater/Drainage Reports, etc. The consultant shall be chosen by the Conservation Commission by vote at the public hearing, and report only to the Commission or its agent. *Requested additional information/revisions by the peer reviewer is required a minimum of two weeks prior to the hearing date.*
5. All supplemental documentation and revised plans must include a revision date and must be date stamped by the Conservation office upon receipt. If this information is not present, the documents may be considered incomplete and may not receive a timely review, thereby resulting in a continuance to the next available meeting.
6. Please note that all supplemental documentation and revised plans submitted to the Commission for a pending application, subject to the MA Wetlands Protection Act, must also be sent to the DEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign and include with your filing. Thank you.



Applicant or Applicant's Representative Signature

1/21/2026

Date

WITNESS our hands and seals on this 2nd day of February, 2023.


CHRISTOPHER M. BLECK


KELSEY IONE SKOMKOWSKI
BLECK

Commonwealth of Massachusetts

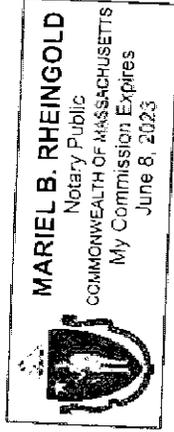
Norfolk, ss.

February 2, 2023

On this 2nd day of February, 2023, before me, the undersigned notary public, personally appeared **CHRISTOPHER M. BLECK** and **KELSEY IONE SKOMOROWSKI BLECK**, proved to me through satisfactory evidence of identification, which were driver's licenses, to be the persons whose names are signed on the foregoing instrument, and acknowledged to me that they signed it voluntarily for its stated purpose. This document was notarized remotely utilizing electronic video conferencing in real time pursuant to Chapter 107 of the Acts of 2022.

Witness my hand and official seal

[Seal]



Mariel B. Rheingold, Notary Public
Commonwealth of Massachusetts
My commission expires: June 8, 2023
BBO# 703856

EXHIBIT A

A certain parcel of land with the buildings thereon situated in Hingham, Plymouth County, Commonwealth of Massachusetts and being shown as **Lot C** on a plan entitled: "Plan of Land in Hingham, Mass.," dated March 26, 1929, drawn by George D. McKay, Surveyor, recorded with Plymouth County Registry of Deeds, Plan Book 4, Page 912 and being bounded and described as follows:

SOUTHEASTERLY: by Main Street, seventy and no/100 (70.00) feet;

NORTHEASTERLY: and **NORTHWESTERLY** by Lot A as shown on said plan, being land now or formerly Henry W. Burr, by two lines measuring one hundred and twenty and no/100 (120.00) feet and seventy and no/100 (70.00) feet respectively;

SOUTHWESTERLY: by land now or formerly of Caroline Bailey as shown on said plan, one hundred and twenty and no/100 (120.00) feet.

Property Address: 357 Main Street, Hingham, MA 02043
