

**RECORD OWNER:**  
ASSESSORS MAP 148 LOT 35  
240 LAZELL STREET  
HINGHAM, MA 02043

NEIL MACLELLAN & MICHELLE MACLELLAN  
240 LAZELL STREET  
HINGHAM, MA 02043  
DEED BOOK 60065, PAGE 235  
PLAN BOOK 53, PAGE 654

**PLAN REFERENCES:**  
1. PLAN BOOK 16, PAGE 686  
2. PLAN BOOK 16, PAGE 1068  
3. PLAN BOOK 21, PAGE 838  
4. PLAN BOOK 53, PAGE 654  
5. PLAN BOOK 3675, PAGE 138

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 2502300103L, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

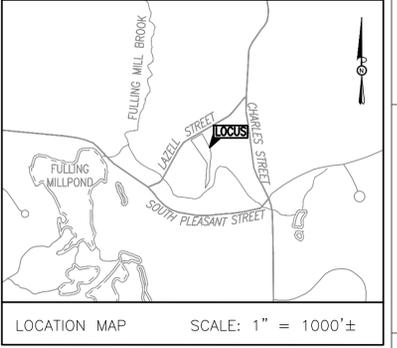
- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
  - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY HOMESTEAD CONSULTING ENGINEERS DURING NOVEMBER OF 2025.
  - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - SUBJECT SITE IS WITHIN THE "RESIDENCE C" ZONING DISTRICT AS SHOWN ON THE TOWN OF HINGHAM ZONING MAP.
  - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. HOMESTEAD CONSULTING ENGINEERS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
  - SUBJECT SITE IS SERVICED BY MUNICIPAL WATER.
  - WATER LINE AND UNDERGROUND ELECTRIC LINE SHOWN HEREON WERE COMPILED FROM SEPTIC AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM BOARD OF HEALTH AND SHOULD BE CONSIDERED APPROXIMATE.
  - SEPTIC COMPONENTS SHOWN HEREON WERE TAKEN FROM THE RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM HEALTH DEPARTMENT AND SHOULD BE CONSIDERED APPROXIMATE.
  - PRIVATE UTILITIES WERE NOT INVESTIGATED FOR THE PURPOSES OF THIS PROJECT. CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF PRIVATE UTILITIES.

- ENVIRONMENTAL NOTES:**
- WETLANDS DELINEATED ON NOVEMBER 5TH, 2025 BY ENVIRONMENTAL CONSULTING AND RESTORATION (ECR) LLC.
  - SITE IS NOT LOCATED WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
  - SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2021 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10.).
  - SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."
  - SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
  - SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
  - SITE IS LOCATED WITHIN AN INTERIM WELLHEAD PROTECTION AREA (IWPA) AS SHOWN ON MASS GIS.
  - SITE IS LOCATED WITHIN A ZONE II AS SHOWN ON MASS GIS.

**ZONING DATA**  
RESIDENCE DISTRICT "C"

AREA	40,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET*
MINIMUM YARDS:	
FRONT	50 FEET**
SIDE	20 FEET
REAR	20 FEET

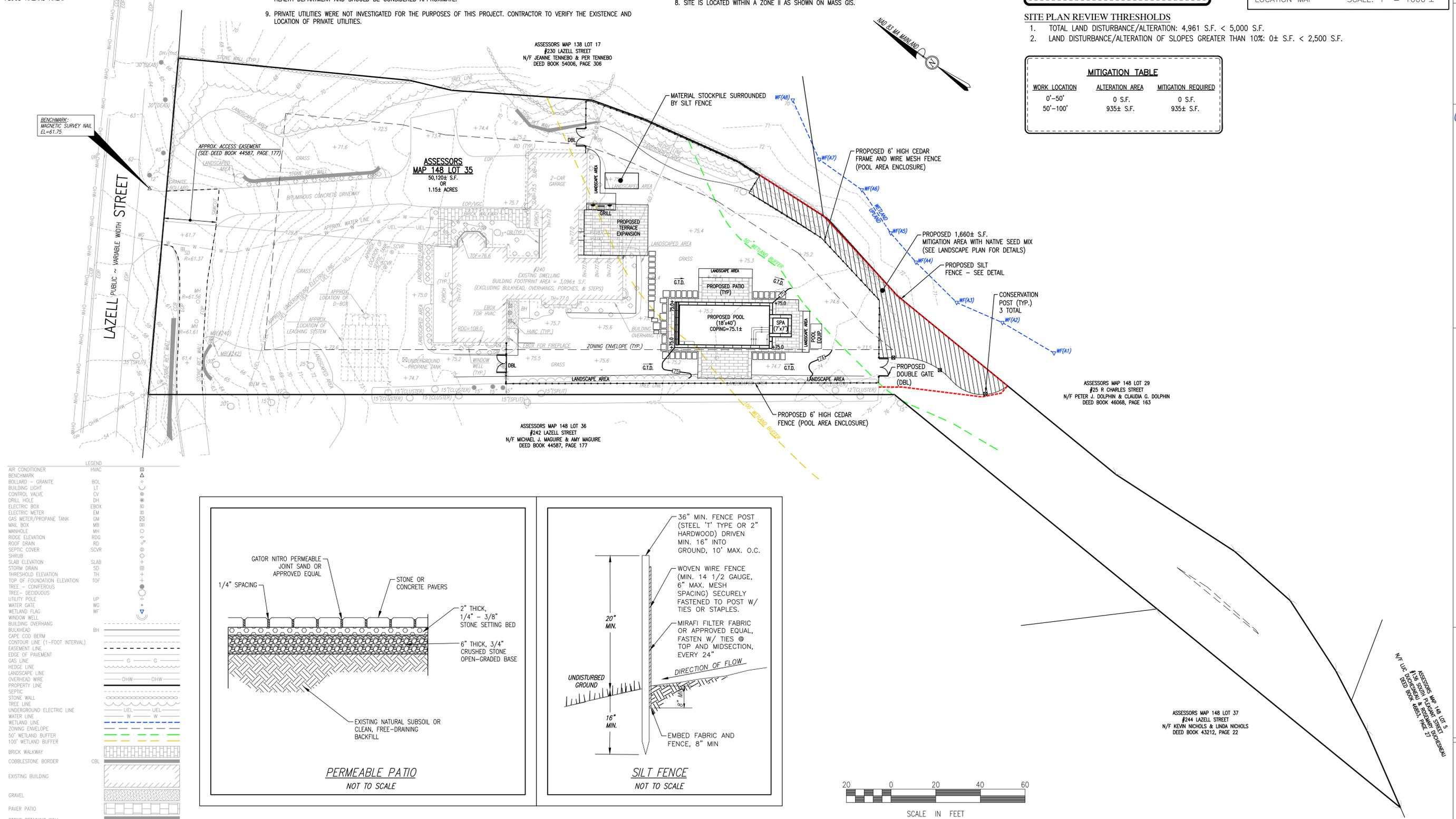
\* OR 2 1/2 STORIES  
\*\* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.



- SITE PLAN REVIEW THRESHOLDS**
- TOTAL LAND DISTURBANCE/ALTERATION: 4,961 S.F. < 5,000 S.F.
  - LAND DISTURBANCE/ALTERATION OF SLOPES GREATER THAN 10%: 0± S.F. < 2,500 S.F.

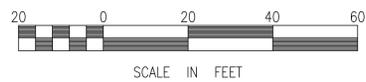
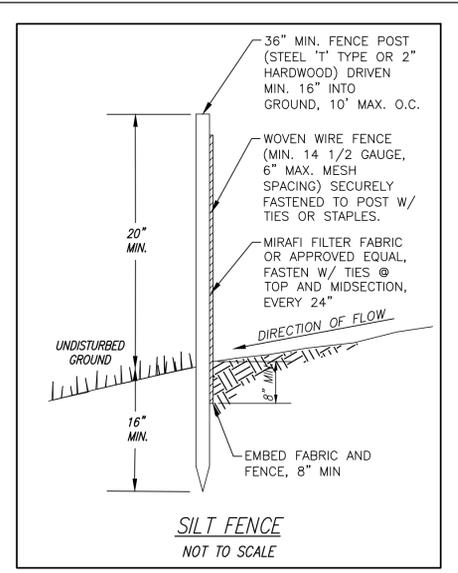
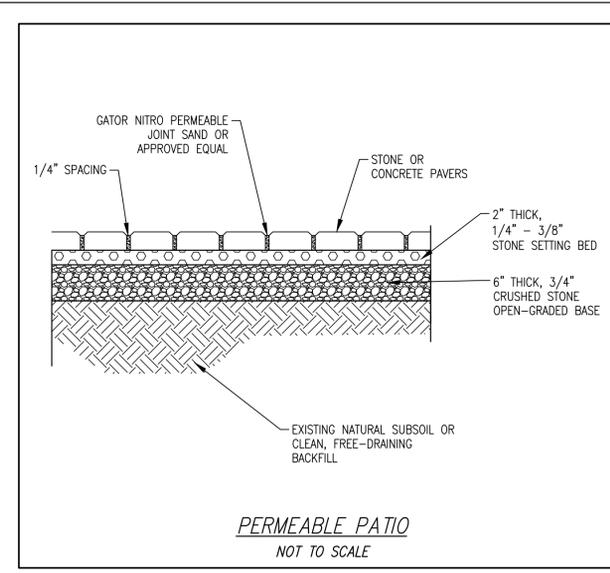
**MITIGATION TABLE**

WORK LOCATION	ALTERATION AREA	MITIGATION REQUIRED
0'-50'	0 S.F.	0 S.F.
50'-100'	935± S.F.	935± S.F.



**LEGEND**

AIR CONDITIONER	HVAC
BENCHMARK	BOL
BOLLARD - GRANITE	LT
BUILDING LIGHT	CV
CONTROL VALVE	DR
DRILL HOLE	DH
ELECTRIC BOX	EBO
ELECTRIC METER	EM
GAS METER/PROPANE TANK	GM
MAIL BOX	MB
MANHOLE	MH
RIDGE ELEVATION	RDC
ROOF DRAIN	RD
SEPTIC COVER	SCVR
SHRUB	SLAB
SLAB ELEVATION	SD
STORM DRAIN	TH
THRESHOLD ELEVATION	TOF
TOP OF FOUNDATION ELEVATION	TOF
TREE - CONIFEROUS	
TREE - DECIDUOUS	
UTILITY POLE	UP
WATER GATE	WG
WETLAND FLAG	WF
WINDOW WELL	
BUILDING OVERHANG	BH
BULKHEAD	
CAPE COD BERM	
CONTOUR LINE (1-FOOT INTERVAL)	
EASEMENT LINE	
EDGE OF PAVEMENT	
GAS LINE	
HEDGE LINE	
LANDSCAPE LINE	
OVERHEAD WIRE	
PROPERTY LINE	
SEPTIC	
STONE WALL	
TREE LINE	
UNDERGROUND ELECTRIC LINE	
WATER LINE	
WETLAND LINE	
ZONING ENVELOPE	
50' WETLAND BUFFER	
100' WETLAND BUFFER	
BRICK WALKWAY	
COBBLESTONE BORDER	
EXISTING BUILDING	
GRAVEL	
PAVER PATIO	
STONE RETAINING WALL	



DATE	1/30/2026
REVISIONS	
CONSERVATION COMMENTS	
2 SHARP STREET UNIT A HINGHAM, MA 02043 HOMESTEADENG.COM	
<b>POOL PLAN</b> 240 LAZELL STREET HINGHAM, MASSACHUSETTS 02043 APPLICANT NEIL & MICHELLE MACLELLAN 240 LAZELL STREET HINGHAM, MA 02043	
PROJECT NO:	900-076
SCALE:	1" = 20'
DATE:	1-21-26
DRAWN BY:	JU
DESIGNED BY:	JU
CHECKED BY:	JG