



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 #:1990694
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	10 FRIEND STREET		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.21497N	e. Longitude	70.88576W
f. Map/Plat #	117	g.Parcel/Lot #	43

2. Applicant:

Individual Organization

a. First Name	VICTORIA	b.Last Name	GRADY
c. Organization			
d. Mailing Address	10 FRIEND STREET		
e. City/Town	HINGHAM	f. State	MA
		g. Zip Code	02043
h. Phone Number	781-760-0895	i. Fax	
		j. Email	Victoria.Grady@childrens.harvard.edu

3.Property Owner:

more than one owner

a. First Name	CHRISTINE	b. Last Name	CADEGAN
c. Organization			
d. Mailing Address	10 FRIEND STREET		
e. City/Town	HINGHAM	f.State	MA
		g. Zip Code	02043
h. Phone Number	781-760-0895	i. Fax	
		j.Email	Victoria.Grady@childrens.harvard.edu

4.Representative:

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

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

a.Total Fee Paid	220.00	b.State Fee Paid	97.50	c.City/Town Fee Paid	122.50
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6.General Project Description:

WHAT IS BEING PROPOSED IS A 1 BEDROOM ADU WITH AN UPGRADED SEPTIC SYSTEM AND WATER LINE. THE SYSTEM THAT IS BEING PROPOSED IS A SEPTIC TANK TO D-BOX TO GEOMAT LEACHING SYSTEM. UNDER THE REMEDIAL USE PERMIT THE GEOMAT SYSTEM IS CONSIDERED AN ALTERNATIVE SAS WITH TREATMENT. THE BOARD OF HEALTH IS CONSIDERING THIS TO BE AN UPGRADED SYSTEM INSTEAD OF A NEW CONSTRUCTION SYSTEM SINCE WE ARE REMOVING A BEDROOM WITHIN THE MAIN HOUSE AND ADDING ONE TO THE ADU. ALSO NOTE, DUE TO THE MINIMUM DESIGN REQUIREMENTS OF A FIELD, THE UPGRADED SYSTEM WAS DESIGNED FOR 2 BEDROOMS, EVEN THOUGH ONLY ONE IS BEING ADDED TO THE ADU. ALL WORK IS BEING DONE WITHIN PRE-DISTURBED LAWN AREA. THE ONLY CONVERSION FROM IMPERVIOUS TO PERVIOUS WOULD BE THE 865 SQFT OF THE ADU. THE TOTAL DISTURBANCE ON THE LOT WITH ADU, SEPTIC, AND WATERLINE TOTAL TO 4,050 SQFT.



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7a. Project Type:

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Limited Project Driveway Crossing
- 4. Commercial/Industrial
- 5. Dock/Pier
- 6. Utilities
- 7. Coastal Engineering Structure
- 8. Agriculture (eg., cranberries, forestry)
- 9. Transportation
- 10. 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 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		50152	262

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)
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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. Riverfront Area

- 1. Name of Waterway (if any)
- 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



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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)

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



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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

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: FROM MAP VIEWER

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



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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

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



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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

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:

PROPOSED SEPTIC				
SYSTEM 10 FRIEND	TERENCE	TERENCE MCSWEENEY	1/28/26	1:20
STREET HINGHAM	MCSWEENEY			
MASSACHUSETTS				

- 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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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.

Victoria Grady	2/17/2026
_____	_____
1. Signature of Applicant	2. Date
Christine Cadegan	2/17/2026
_____	_____
3. Signature of Property Owner(if different)	4. Date
Colin McSweeney	2/17/2026
_____	_____
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.



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 #:1990694
 City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name VICTORIA b. Last Name GRADY
 c. Organization
 d. Mailing Address 10 FRIEND STREET
 e. City/Town HINGHAM f. State MA g. Zip Code 02043
 h. Phone Number 7817600895 i. Fax j. Email Victoria.Grady@childrens.harvard.edu

2. Property Owner:(if different)

a. First Name CHRISTINE b. Last Name CADEGAN
 c. Organization
 d. Mailing Address 10 FRIEND STREET
 e. City/Town HINGHAM f. State MA g. Zip Code 02043
 h. Phone Number 7817600895 i. Fax j. Email Victoria.Grady@childrens.harvard.edu

3. Project Location:

a. Street Address 10 FRIEND 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
E.) WORK ON SEPTIC SYSTEM SEPARATE FROM HOUSE	1	110.00		110.00

City/Town share of filling fee	State share of filing fee	Total Project Fee
\$122.50	\$97.50	\$220.00



WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Christine Cadogan
Name
10 Friend St
Mailing Address
Hingham
City/Town
MA
State
02043
Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Christine Cadogan
Signature of Applicant
Date
2.16.20
[Signature]
Signature of Representative (if any)
Date
2/16/20



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: Colin McSweeney

EMAIL: colin@mcsweeneyinc.com

TELEPHONE: 781-570-9381

PROPERTY LOCATION: MAP(S): 117 BLOCK(S): 0 LOT(S): 43

PROPERTY ADDRESS: 10 Friend Street

OWNER OF RECORD: Christine Cadegan TT

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 maponline

- 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: 117-0-43
CADEGAN CHRISTINE TT
CHRISTINE CADEGAN
10 FRIEND STREET
HINGHAM, MA 02043

Parcel ID: 117-0-36
MOUNT DAVID & MONICA
597 MAIN STREET
HINGHAM, MA 02043

Parcel ID: 117-0-39
MJH 613 MAIN STREET LLC
613 MAIN STREET
HINGHAM, MA 02043

Parcel ID: 117-0-40
TEAGUE FRANCIS J & DIANA
TEAGUE FAMILY
627 MAIN STREET
HINGHAM, MA 02043

Parcel ID: 117-0-41
GRISKEWICZ JULIA T TT
JOHN F COLLINS TRUST THE
4 FRIEND STREET
HINGHAM, MA 02043

Parcel ID: 117-0-42
COLEMAN MARGARET S &
6 FRIEND STREET
HINGHAM, MA 02043

Parcel ID: 117-0-44
POWER COLEEN P
10 BUCKET MILL LANE
HINGHAM, MA 02043

Parcel ID: 117-0-45
OBRIEN JENNIFER C
14 R FRIEND STREET
HINGHAM, MA 02043

Parcel ID: 117-0-46
OBRIEN JENNIFER C
14 R FRIEND STREET
HINGHAM, MA 02043

Parcel ID: 117-0-47
EIKINAS TADAS A & DIANE M
14 FRIEND STREET
HINGHAM, MA 02043

Parcel ID: 117-0-48
COX STANLEY E & SUSAN M
16 FRIEND STREET
HINGHAM, MA 02043

Parcel ID: 126-0-39
MARONEY EDMUND J & AMY C
649 MAIN ST
HINGHAM, MA 02043

Parcel ID: 126-0-58
RADULSKI RICHARD J &
14 BUCKET MILL LANE
HINGHAM, MA 02043

Parcel ID: 126-0-59
KIRK KIM B & ELIZABETH C
18 BUCKET MILL LANE
HINGHAM, MA 02043



Narrative for proposed work:

The Site is Located at 10 Friend Street in Hingham MA 02043. The site has a preexisting dwelling on it and abuts a BVW, an AE, and a Perennial River. All work is outside the 100' buffer Zone to the BVW and the Riverfront but it is inside the 200' buffer to the Riverfront.

What is being proposed is a 1 Bedroom ADU with an upgraded septic system and water line. The system that is being proposed is a Septic Tank to D-Box to Geomat leaching system. Under the remedial use permit the Geomat system is considered an alternative SAS with treatment. The Board of Health is considering this to be an upgraded system instead of a new construction system since we are removing a bedroom within the main house and adding one to the ADU. Also note, due to the minimum design requirements of a field, the upgraded system was designed for 2 bedrooms, even though only one is being added to the ADU.

All work is being done within pre-disturbed lawn area. The only conversion from impervious to pervious would be the 865 SQFT of the ADU. The total disturbance on the lot with ADU, septic, and waterline total to 4,050 SQFT.

Under 310 CMR 10.58(3) the presumption of the Riverfront area is significant to protect several features can be rebutted "by a clear showing that the riverfront area does not play a role in the protection of one or more of these interests...". We believe this to be the case due to a few factors. The first one being all work is within pre-existing lawn which will not affect any wildlife habits. The second being that the system being proposed is not adding any additional flow to the

existing lot, which will not affect the groundwater, water supply, and any additional pollution. The third being that the ADU being proposed is 865 SQFT which will not affect any major change of runoff, stormwater, or flood control. Even though we believe this to be enough evidence to rebuttal the significance of the Riverfront area on this lot an alternatives analysis was still done for the work.

Alternative Analysis:

All work is outside the flood zone and 100' wetland buffer but within the 200' Riverfront area. There is no portion of the lot that is outside the 200' Riverfront area so there is no alternative to achieve that. All other places in the lot would push the proposed work close to any resource area. The system designed is flipping a bedroom from the main structure which is adding no additional flow to the lot which is the best case for a system being added with an ADU.

Narrative – 10 Friend Street, Hingham, MA

Intro:

The flagging of the wetland took place in March of 2025. The temperature was approximately 50 degrees Fahrenheit, and the sky was sunny.

73 Gilford Road is approximately 2.61 acres with a pre-existing house. The lot abuts a Wooded Swamp Deciduous, an AE 31.8', and a perennial stream (Town of Hingham GIS). Due to the presence of this a BVW was delineated.

Delineation:

The lot slopes down from the house towards the wetland. The main vegetation at the start of the wetland was Broadleaf Cattails OBL (*Typha Latifolia*) then moved into some low laying Common Rush OBL (*Juncus Effusus*). The upland is maintained yard all the way up to the edge of the wetland.

The AE had an elevation of 31.8' as depicted on the plan and was located with survey instruments.

The Perennial Stream was Delineated with flags labeled IB1-IB6 at the mean annual-high water line of the stream as described in 310 CMR 10.58.

The BVW was flagged (pink ribbons) with a series of flags #A1-#A16. The line was delineated using the presence of the noted vegetation, geological features, as well as the appearance and presence of hydrology. The BVW was delineated under the methodology established under the Massachusetts Department of Environmental Protection regulations found at 310 CMR 10.55,

Additional Notes:

- The site is not located within an area mapped as a Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Act (NHESP).
- The site does not contain/is not near a Certified Vernal Pool.
- The site is located within an area mapped as Land Subject to Flooding according to FEMA maps.
- The site is not near a U.S.G.S. mapped stream.
- The site is not located within an Area of Critical Environmental Concern.

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

2/16/26
Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 10 Friend St

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.

Christine Cadegan

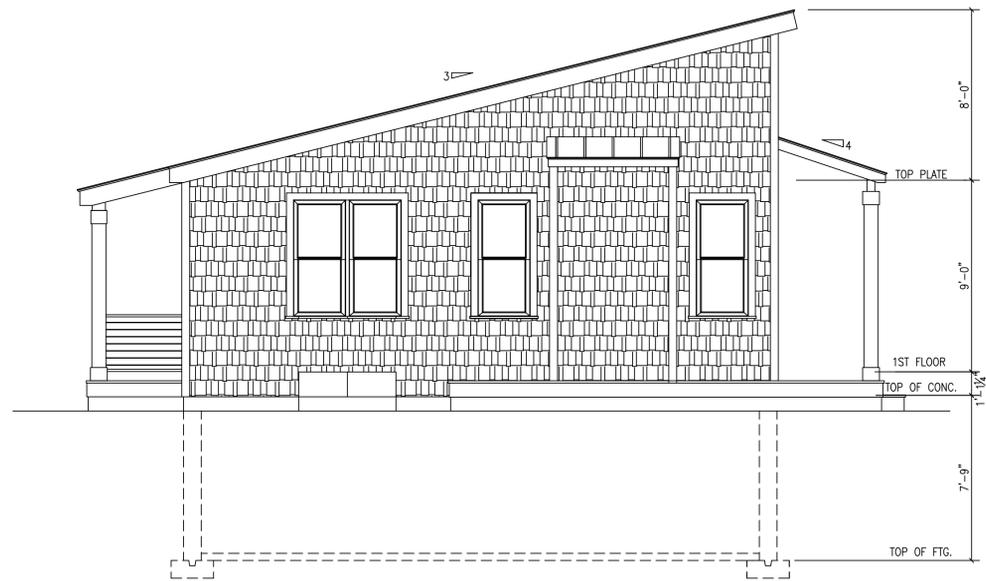
Owner Signature

Christine Cadegan

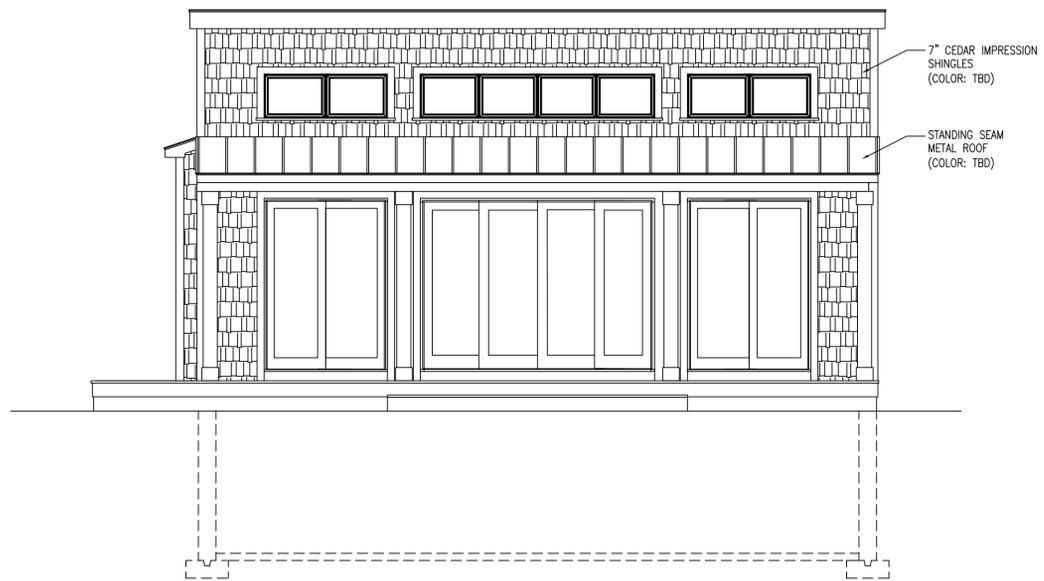
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2.16.26

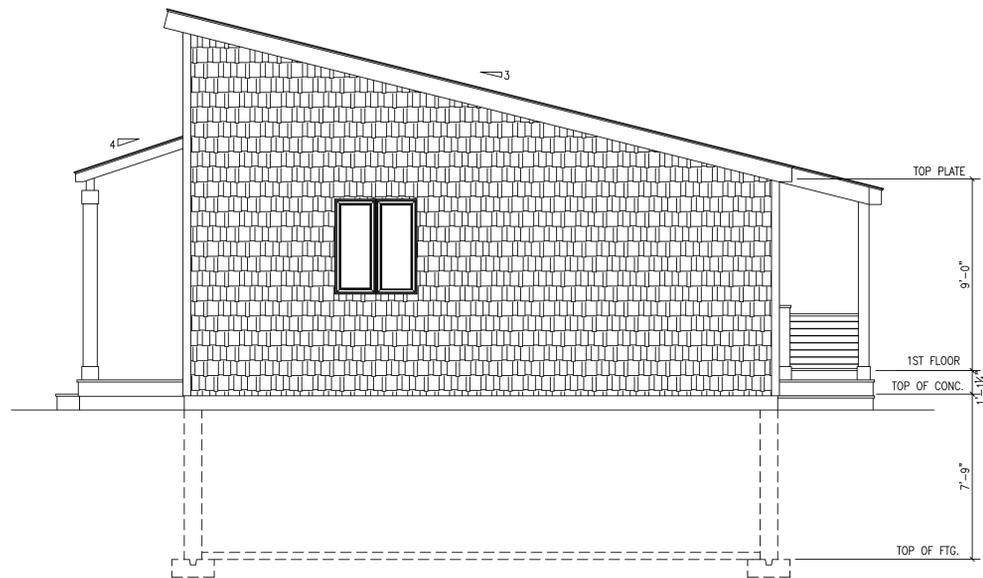
Date



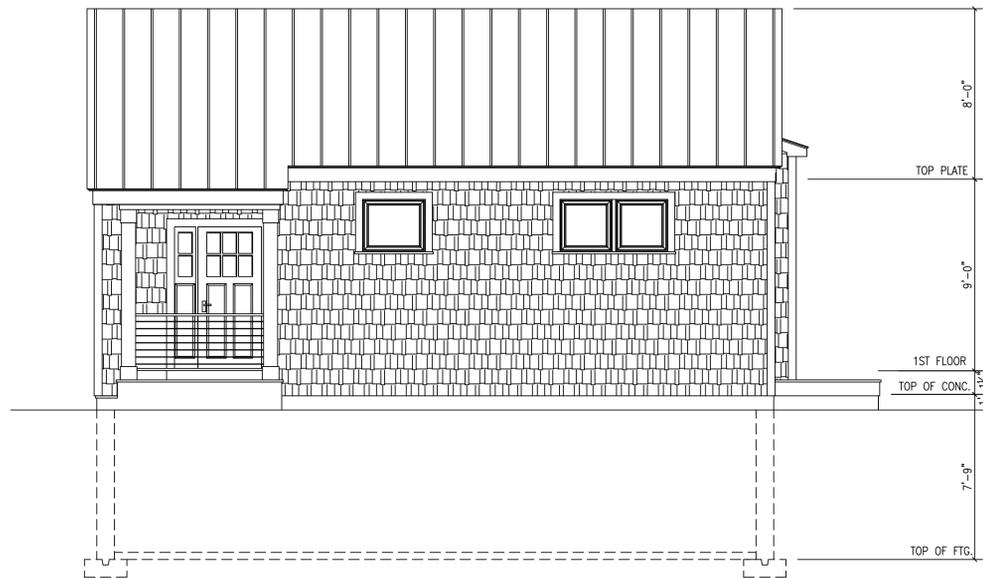
1 SIDE ELEVATION (PLAN WEST)
A2 SCALE: 1/4"=1'-0"



2 FRONT ELEVATION
A2 SCALE: 1/4"=1'-0"



3 SIDE ELEVATION (PLAN WEST)
A2 SCALE: 1/4"=1'-0"



4 BACK ELEVATION
A2 SCALE: 1/4"=1'-0"

General Notes

(ADU) 10 Friend St. Hingham, MA

No.	Revision/Issue	Date

Firm Name and Address

EXTERIOR
ELEVATIONS

Project Name and Address

10 Friend St.
Hingham, MA 02043

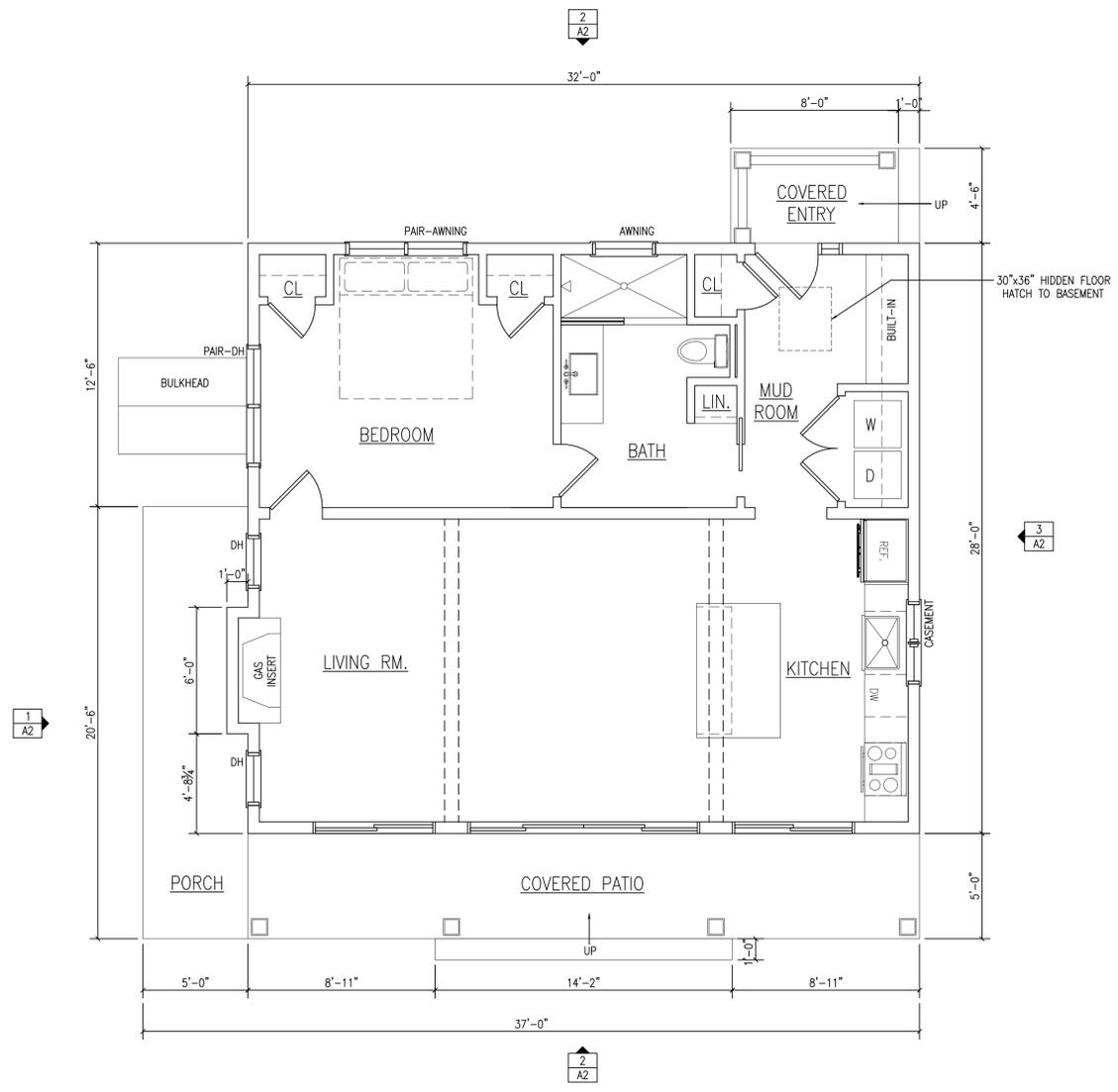
Project

Date
9.27.2025

Scale
1/4"=1'-0"

Sheet

A2



1 FIRST FLOOR PLAN
SCALE: 1/2"=1'-0"

FIRST FLOOR: 896 SQ. FT.

General Notes

(ADU) 10 Friend St. Hingham, MA

June 8, 2012		
No.	Revision/Issue	Date

Firm Name and Address
FIRST FLOOR PLAN

Project Name and Address
10 Friend St.
Hingham, MA 02043

Project	Sheet
Date 9.27.2025	A1
Scale 1/4"=1'-0"	

Receipt



Summary/Receipt

Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

DEP Transaction ID: 1990694
Date and Time Submitted: 2/17/2026 10:53:27 AM
Other Email :

Form Name: WPA Form 3 - NOI

Project Location

City/Town Name: HINGHAM

location: 10 FRIEND STREET

General Description: WHAT IS BEING PROPOSED IS A 1 BEDROOM ADU WITH AN UPGRADED SEPTIC SYSTEM AND WATER LINE. THE SYSTEM THAT IS BEING PROPOSED IS A SEPTIC TANK TO D-BOX TO GEOMAT LEACHING SYSTEM. UNDER THE REMEDIAL USE PERMIT THE GEOMAT SYSTEM IS CONSIDERED AN ALTERNATIVE SAS WITH TREATMENT. THE BOARD OF HEALTH IS CONSIDERING THIS TO BE AN UPGRADED SYSTEM INSTEAD OF A NEW CONSTRUCTION SYSTEM SINCE WE ARE REMOVING A BEDROOM WITHIN THE MAIN HOUSE AND ADDING ONE TO THE ADU. ALSO NOTE, DUE TO THE MINIMUM DESIGN REQUIREMENTS OF A FIELD, THE UPGRADED SYSTEM WAS DESIGNED FOR 2 BEDROOMS, EVEN THOUGH ONLY ONE IS BEING ADDED TO THE ADU. ALL WORK IS BEING DONE WITHIN PRE-DISTURBED LAWN AREA. THE ONLY CONVERSION FROM IMPERVIOUS TO PERVIOUS WOULD BE THE 865 SQFT OF THE ADU. THE TOTAL DISTURBANCE ON THE LOT WITH ADU, SEPTIC, AND WATERLINE TOTAL TO 4,050 SQFT.

Applicant Information

Name: VICTORIA GRADY

Company

Address: 10 FRIEND STREET, HINGHAM, MA, 02043

Payment Information

Your fee for the state share is \$: 97.50

If you have paid by credit card or ACH, thank you for your payment. If you are paying by check or money order, please send your check (payable to the Commonwealth of Massachusetts) to MassDEP, Box 4062, Boston, MA 02211

Additional Forms Submitted

WPA Form 3 - NOI (Fee Transmittal)(ONLINE ONLY)

Ancillary Document Uploaded/Mailed
Full package

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[MassDEP Home](#) | [Contact](#) | [Privacy Policy](#)

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