

**ZONING REQUIREMENTS**

RESIDENCE DISTRICT "A"

	REQUIRED
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET
SIDE	15 FEET
REAR	15 FEET

**HINGHAM PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

RECEIVED

DEC 17 2024

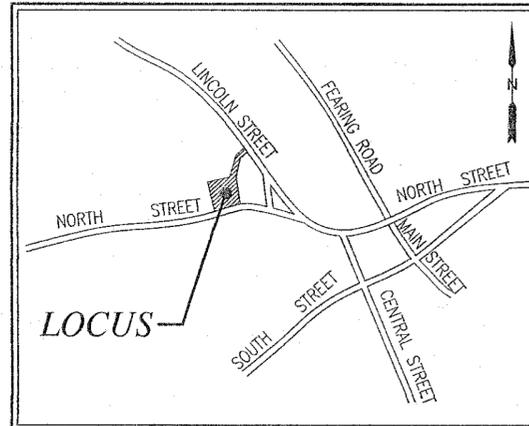
Town Clerk  
Hingham, MA

*[Signature]*

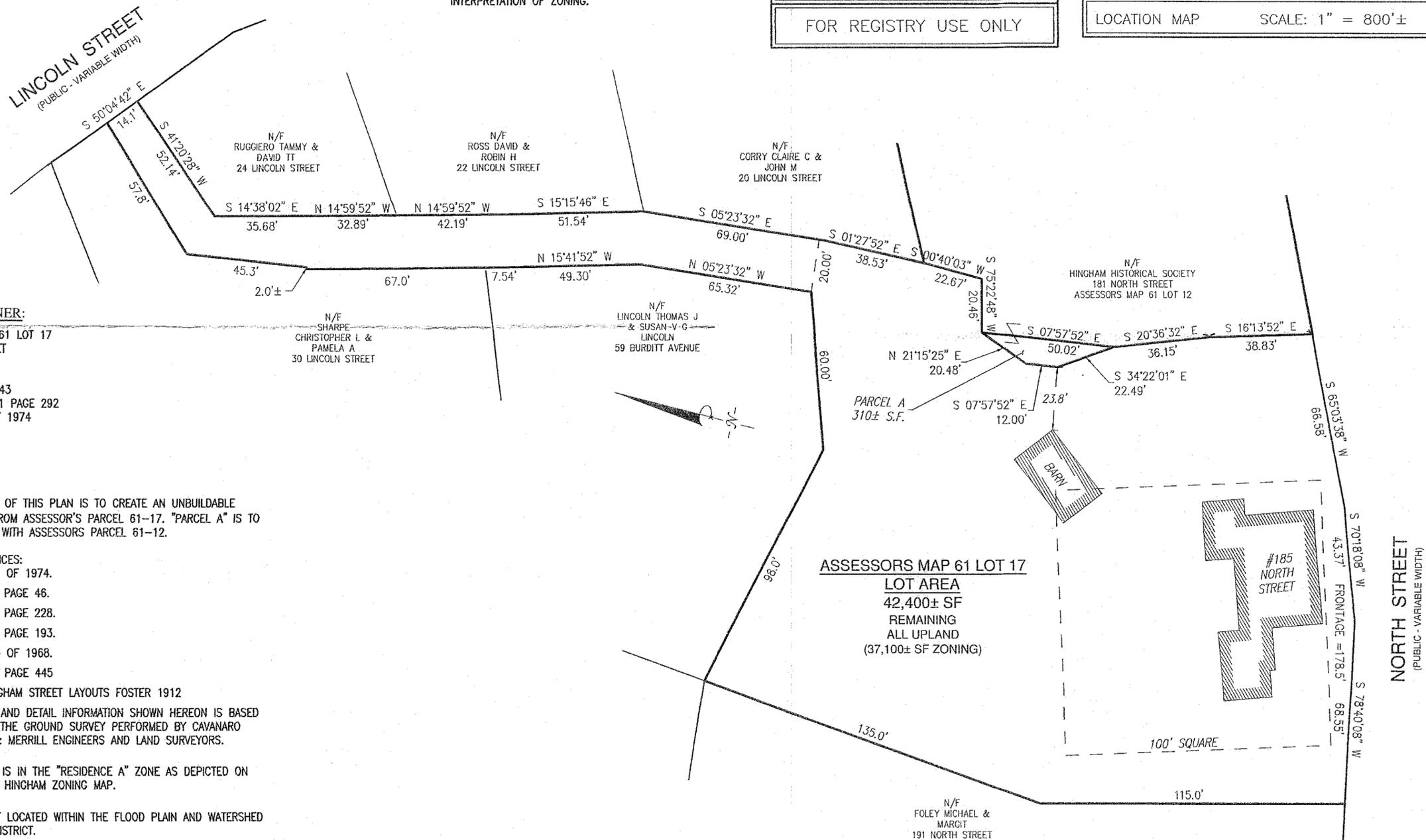
DATE 12/17/2024

ENDORSEMENT OF THIS PLAN DOES NOT CONSTITUTE AN INTERPRETATION OF ZONING.

FOR REGISTRY USE ONLY



LOCATION MAP SCALE: 1" = 800'±



**RECORD OWNER:**

ASSESSORS MAP 61 LOT 17  
185 NORTH STREET  
THE SMITH TRUST  
LOUISE SMITH TR.  
HINGHAM, MA 02043  
DEED BOOK 51901 PAGE 292  
PLAN NO. 891 OF 1974

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO CREATE AN UNBUILDABLE "PARCEL A" FROM ASSESSOR'S PARCEL 61-17. "PARCEL A" IS TO BE COMBINED WITH ASSESSORS PARCEL 61-12.
2. PLAN REFERENCES:  
PLAN NO. 891 OF 1974.  
PLAN BOOK 8 PAGE 46.  
PLAN BOOK 6 PAGE 228.  
PLAN BOOK 6 PAGE 193.  
PLAN NO. 305 OF 1968.  
PLAN BOOK 8 PAGE 445  
TOWN OF HINGHAM STREET LAYOUTS FOSTER 1912
3. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY CAVANARO CONSULTING & MERRILL ENGINEERS AND LAND SURVEYORS.
4. SUBJECT SITE IS IN THE "RESIDENCE A" ZONE AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
5. LOCUS IS NOT LOCATED WITHIN THE FLOOD PLAN AND WATERSHED PROTECTION DISTRICT.

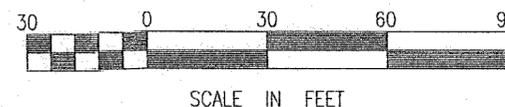
**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0094K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*[Signature]*  
BRENDAN P. SULLIVAN, P.L.S.

12.9.24  
DATE



merrillinc.com

REVISIONS:

DRAWN BY: DB/BPS

DESIGNED BY:

CHECKED BY: BPS



12.9.24



427 Columbia Road  
Hanover, MA 02339  
781-826-9200

362 Court Street  
Plymouth, MA 02360  
508-746-6060

Marine Division:  
26 Union Street  
Plymouth, MA 02360  
508-746-6060

448 N. Falmouth Highway  
North Falmouth, MA 02556  
508-563-2183

PROJECT # 22-744

PLAN OF LAND  
185 NORTH STREET  
HINGHAM  
MASSACHUSETTS  
02043

CLIENT:  
HINGHAM HISTORICAL SOCIETY  
181 NORTH STREET  
HINGHAM, MA 02043

DRAWING TITLE:  
PLAN OF LAND

DATE:  
DECEMBER 6, 2024

SHEET 1 of 1  
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