



**Notice of Intent
For**

**90A Industrial Park Road
Hingham, MA**

**May 20, 2026
Revised: May 29, 2026**

**Prepared for:
90 Industrial Park JV, LLC
c/o A.W. Perry
20 Winthrop Square
Boston, MA, 02109**

**Prepared by:
Crocker Design Group, LLC
2 Sharp Street Unit A
Hingham, MA 02043
781-919-0808**



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SECTION 1 – PROJECT INFORMATION



1.1 NARRATIVE

In accordance with the provisions of the Wetlands Protection Act (310 CMR 10.00) and the Town of Hingham Wetlands Regulations (HWR), the Applicant, 90 Industrial Park JV, LLC, proposes minor alterations to a previously installed 8 foot tall security fence on the property. These alterations are proposed in an effort to make the fence zoning compliant while ensuring no further impact to the buffer zone. As part of this application, it is also requested the commission approve the installation of the overall fence as an “after the fact” project.

1.2 Existing Conditions

The subject parcel is noted as Map 201 Lot 3 and is said to contain 5.32± Acres according to the Hingham Assessors Maps. The site development area is approximately 1.1± acres of the overall property (see attached site plan for locus area). The site is bound by Industrial Park Road to south, commercial developments to the east and west, and Route 3 (no access highway) to the north. The site topography, within the subject area, generally slopes from the east to the west along the existing paved area, generally discharging water to the wooded slopes upgradient of an intermittent stream (per ORAD). There is

The site is entirely out of the FEMA 100-year Floodplain per FEMA Floodplain Map #25023C0091L, effective 7/3/2024 (see Figure 2). The site is not located within an NHESP Estimated or Priority Habitat (see Figure 3). There are multiple wetland resources on and abutting the property that were confirmed via an effective Order of Resource Delineation (ORAD) that was originally issued on October 4, 2021 and then was extended to October 4, 2027. These resource include an intermittent stream to the west that approximately follows the side property line, an isolated vegetated wetland at the center of the parcel, and a Bordering Vegetated Wetland to the north of the property.

The Natural Resource Conservation Service (NRCS) maps the on-site soil primarily as Map Unit 51A (Swansea Muck, 0 to 1 percent slopes, and soil group B/D) and 635C (Canton – Urban Land, 3 to 15 percent slopes and HSG A). NRCS shows varying depths to groundwater based on the soil group with the 51A showing it within 1 foot of existing grade and 635C being greater than 6 feet.

1.3 PROPOSED ACTIVITIES

The proposed scope of the project, pertaining to alterations beyond the existing conditions, is to remove a small portion of the fence (approximately 10 linear feet) and replace it about 1 foot to the east to make the fence zoning compliant. This will move the chain link further from the wetland and all work will be within the existing paved area, requiring no vegetation removal. It is the applicant’s hope to perform this work at the same time as the mitigation plantings and debris removal for the violation as it will minimize the amount of times the outside of the fence needs to be disturbed.

In addition to the relocation, this application is to confirm the fence installation is permissible as an “after the fact” application.



The existing 8-foot high chainlink fence totals 985 L.F. The fence was installed with posts driven through the existing pavement. The purpose of the fence is to keep trespassers and larger wildlife away from the equipment and vehicles stored on site.

Methodology for Permitting Purposes (Contractor to confirm final Means and Methods)

The contractor will remove the 8-foot chain link fencing from the existing posts in the area of the relocation and temporarily tie it to the posts that will remain as currently installed. After this the posts to be relocated will be removed, the boring hole filled with clean sand, and the posts redriven in their new location within the existing pavement. The contractor will properly dispose of any spoils from driving the posts. Once the posts are installed the contractor will reattach the chain link to the posts. Approximately 5 feet of fence is to be altered in the 50' wetland buffer area in the north corner of the existing fenceline to pull it out of the 35' side yard setback of the property. Approximately 40 feet of chain link gates (two gates) are to be installed in the south area of the existing fenceline in the 100' wetland buffer to limit trespassing to the site.

1.4 RESOURCE AREAS

Bordering Vegetated Wetland (BVW) – Buffer Zone

Wetlands Protection Act

Fencing installation is considered to be a minor activity and not regulated by the Wetlands Protection Act per 310 CMR 10.02(2)(b)2. The fence does not act as a barrier to wildlife due to larger wildlife being able to navigate around the fencing and the gap at the bottom of the fence allows smaller wildlife to pass. All work was done within the buffer zone to the above mentioned resource and installation does not appear to have presented a deterioration in the buffer zones capacity to function as the work was done within existing pavement.

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.*

As the paved area is existing and the use of it for parking and storage is allowed the security fence is an important site feature to protect the users property as well as prevent unintended access to people who may be injured by equipment and vehicles within the site. The fencing was located within the limits of the pavement and was not located closer to the resources than existing development.

- (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.*

No new disturbances to the buffer area occurred as part of the fence installation and no new disturbances are anticipated as part of the relocation efforts.



- (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.*

It is our opinion that the fencing did not degrade the buffer zone further than existing conditions and would have been permissible if requested prior to installation and would not have required additional plantings, however we defer to the commission's opinion.

- (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.*

The site is not within an Estimated Habitat of Rare Wildlife based on the interactive map viewer via Massmapper.

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

We defer to the commission for additional requirements.

Isolated Vegetated Wetland (IVW) – Buffer Zone

Wetlands Protection Act

Fencing installation is considered to be a minor activity and not regulated by the Wetlands Protection Act per 310 CMR 10.02(2)(b)2. The fence does not act as a barrier to wildlife due to larger wildlife being able to navigate around the fencing and the gap at the bottom of the fence allows smaller wildlife to pass. All work was done within the buffer zone to the above mentioned resource and installation does not appear to have presented a deterioration in the buffer zones capacity to function as the work was done within existing pavement.

Hingham Wetland Regulations (19.3) – Bordering and Isolated Vegetated Wetlands

Under the HWR whether or not the an Isolated Vegetated Wetland has been certified, no alteration within a 100 feet is permitted. As all work related to the fencing is within existing pavement, it is presumed that the installation, modification, and maintenance of the fence does not constitute an adverse effect above the existing paved parking/storage area.

Intermittent Stream – Buffer Zone

Wetlands Protection Act

Fencing installation is considered to be a minor activity and not regulated by the Wetlands Protection Act per 310 CMR 10.02(2)(b)2. The fence does not act as a barrier to wildlife due to larger wildlife being able to navigate around the fencing and the gap at the bottom of the fence allows smaller wildlife to pass. All work was done within the buffer zone to the above mentioned resource and installation does not appear to have presented a deterioration in the buffer zones capacity to function as the work was done within existing pavement.



Hingham Wetland Regulations

See the above descriptions provided for Bordering Vegetated Wetland as no independent performance standards are promulgated in the local regulations for Intermittent Streams.

Isolated Land Subject to Flooding (ILSF) – Buffer Zone

Wetlands Protection Act

Fencing installation is considered to be a minor activity and not regulated by the Wetlands Protection Act per 310 CMR 10.02(2)(b)2. The fence does not act as a barrier to wildlife due to larger wildlife being able to navigate around the fencing and the gap at the bottom of the fence allows smaller wildlife to pass. All work was done within the buffer zone to the above mentioned resource and installation does not appear to have presented a deterioration in the buffer zones capacity to function as the work was done within existing pavement.

Hingham Wetland Regulations (19.1) – Land Subject to Flooding

- (1) *A proposed project shall not cause any adverse effect or cumulative adverse effect on the wetland values of Land Subject to Flooding.*

The installed fence allows water to flow under the bottom and through the holes in the chain-link and does not result in a loss of stormwater storage volume for the resources area. No adverse effects on the wetland values are expected for the project. The habitat of wildlife is not to be affected as larger wildlife have the freedom to move around the fence line to reach the ILSF, while smaller animals can bypass the fence by travelling under it.

- (2) *Projects on land subject to flooding shall be permitted only in connection with such procedures determined by the Commission as not having the effect of reducing the ability of the land to absorb and contain floodwaters.*

The installed fence allows water to flow under the bottom and through the holes in the chain-link and does not result in a loss of stormwater storage volume for the resources area. No adverse effects on the wetland values are expected for the project as water can continue flowing as it had under existing conditions.

- (3) *The Commission may require compensating or greater flood storage capacity in the same watershed if it permits any filling of land subject to flooding, and all filling of areas subject to flooding shall be strictly minimized. Except as stated in the preceding sentence, no proposed projects shall be permitted to displace or direct floodwaters, through fill or other means, to other areas.*

No filling of land subject to flooding is proposed in this project. There is no proposed displacement of water to other areas as water is able to flow through/underneath the fenceline.

- (4) *Projects shall not have any adverse effect on vernal pools, whether certified or uncertified, provided such wetlands meet the physical and biological requirements for certification as described in the Massachusetts Division of Fisheries and Wildlife 1988 Guidelines for Certification of Vernal Pools. The Commission may require more than the minimum protective undisturbed*



buffer strip. These performance standards are also applicable to vernal pools which are isolated vegetated wetlands (see HWR 19.3).

No adverse effects are expected on the resource area. As stated above, the fence does not affect the ability of the resource area to function as intended due to the flow of water remaining unrestricted, as well as the movement of wildlife which can travel around the fence, or under the gaps if small enough.

- (5) 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.*

The site is not within an Estimated Habitat of Rare Wildlife based on the interactive map viewer via Massmapper.

- (6) Refer to HWR 23.0 et seq. for additional project-specific performance standards.*

The project-specific performance standards listed in HWR 23.0 are not applicable to this fence project.

- (7) Performance standards for activities or work proposed in the buffer zone to Land Subject to Flooding are specified in HWR 22.0.*

See above responses to performance standards set forth in HWR 22.0.

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

We defer to the commission for additional requirements.

1.5 VIOLATION/ENFORCEMENT

A current violation/enforcement is being worked through with the commission to remove debris, soils piles, and mitigate for the removal of vegetation within the buffer zone and Isolated Wetland. This Notice of Intent is not submitted to address the issues related to those actions and is filed only to allow for the chain link fence that was previously installed along with minor alterations to bring the fence into zoning compliance and finish the overall installation. It is our opinion that the issuance of the Order of Conditions for this work at the same time as the Violation/Enforcement will allow for all the work to be done at the same time and prevent multiple phases of work done in the buffer zone.

1.6 WAIVER REQUESTS

Hingham Wetlands Protection Bylaw

Article 22 Section 2B

The applicant requests relief from Article 22 Section 2B of the Hingham Wetlands Protection Bylaw. The proposed project would have a small portion of fence (5± L.F.) moved from its existing location within the



50' wetland buffer area in order to move it out of the 35' side yard setback set forth by the Zoning Board. Approximately 851± L.F. of fenceline exists within the 50' wetland buffers present on site. Both the existing and proposed fence will be located on existing paved surface. The existing fence is to be moved away from the wetlands, adding more unfenced area to the wetland buffer and therefore improving it.

Article 22 Section 2C

The applicant requests relief from Article 22 Section 2C of the Hingham Wetlands Protection Bylaw. Two chain link gates are proposed within the 100' of the Vernal Pool ("Vernal Pool Protection Zone"). The gates are to be connected into the existing fence structure surrounding the paved area on site. No new fence posts are proposed, and the fence gates serve the purpose of keeping trespassers away from the site. The 40± L.F. of chain-link gates will not affect the ability of the resource to perform as water will be able to flow under them, and wildlife is able to pass around or under the gates to reach the resource area. Approximately 422± L.F. of fenceline exists within the 100' vernal pool protection zone. As mentioned above, the existing fence was installed on an existing pavement area. No negative effects to the resource area are expected as gaps in the bottom and chain links themselves allow for unrestricted stormwater flowage.

1.7 STORMWATER REQUIREMENTS

With the fencing falling under a Minor Activity for the Wetlands Protection Act it is our opinion that the stormwater regulations would not apply. There are no stormwater regulations under the HWR, currently, that would trigger the need for hydrologic analysis or the design of stormwater BMP's. However, to further demonstrate that the fencing will not adversely effect the site or abutting resources, below is a review of the stormwater standards with a summary of how each is not applicable or presumed to be met.

Standard 1: No New Untreated Discharges – No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

There are no new stormwater discharges as there is no new impervious areas added or changes in drainage patterns. This standard is met.



Standard 2: Peak Rate Attenuation – Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

With no increase in impervious area or changes to the surface conditions on site, the TR-20 hydrologic model would show no increase in the peak rate. It is assumed that this standard is met.

Standard 3: Recharge – Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

With no additional impervious area added and the site being developed under existing conditions, the required recharge volume is 0 cubic feet. This standard is met.

Standard 4: Water Quality – Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).

No stormwater systems are proposed. This standard is not applicable.

Standard 5: Land Uses with Higher Potential Pollutant Loads – For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

The project is not considered a LUHPPL (Land Use with Higher Potential Pollutant Load).



Standard 6: Critical Areas – Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.

The project site is not located within a critical area as described in this standard, therefore this standard is not applicable.

Standard 7: Redevelopment and Other Projects Subject to the Standards only to the maximum extent practicable – A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

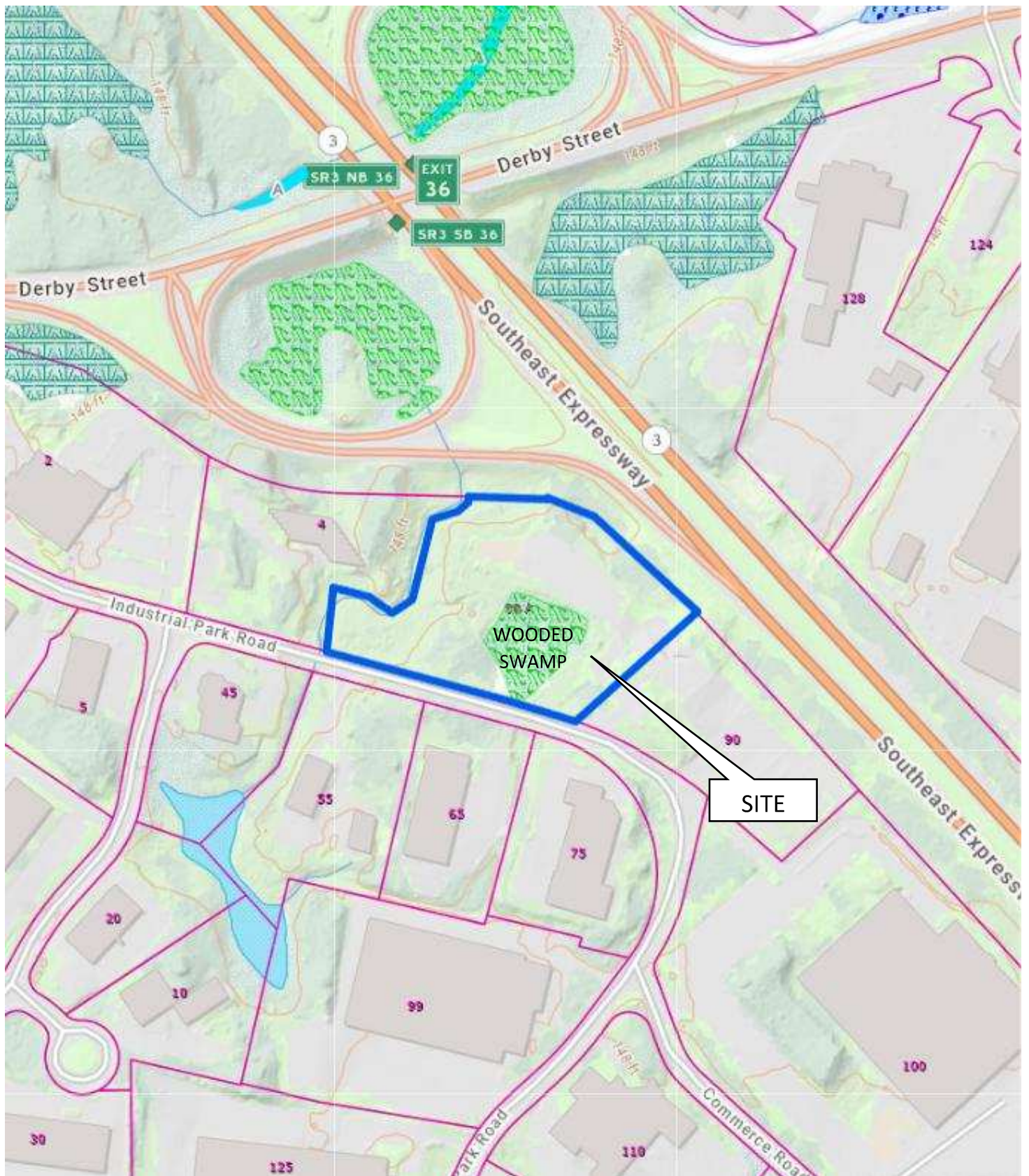
It is unclear whether the fence project would be considered a redevelopment project by definition, however the exemptions provided by redevelopment are not needed for the project at this time.

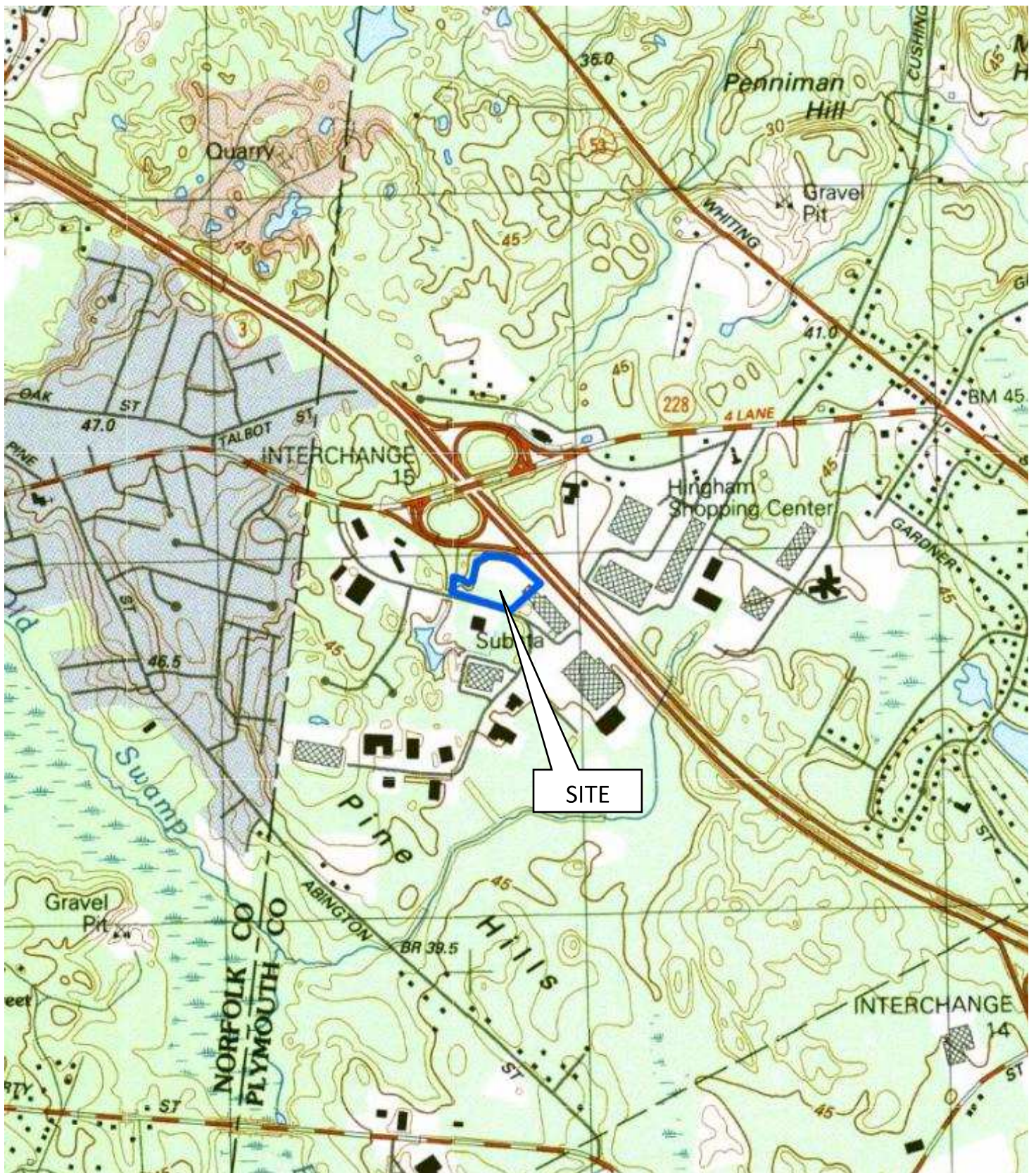
Standard 8: Construction Period Pollution Prevention Plan and Erosion and Sedimentation Control – A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

Adequate erosion controls are proposed on site and minimal soil disturbance is anticipated as part of the relocation efforts. This standard is met.









SECTION 2
MA DEP FORMS



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 Number

Document Transaction Number

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):

90A Industrial Park Road

Hingham

02043

a. Street Address

b. City/Town

c. Zip Code

Latitude and Longitude:

42.176562

-70.914916

201

d. Latitude

e. Longitude

f. Assessors Map/Plat Number

3

g. Parcel /Lot Number

2. Applicant:

a. First Name

b. Last Name

90 Industrial Park JV, LLC

c. Organization

20 Winthrop Square

d. Street Address

Boston

MA

02110

e. City/Town

f. State

g. Zip Code

617-842-9440

thilson@perrycre.com

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Joshua

Green

a. First Name

b. Last Name

Crocker Design Group

c. Company

2 Sharp Street, Unit A

d. Street Address

Hingham

MA

02043

e. City/Town

f. State

g. Zip Code

781-919-0808

jgreen@crockerdesigngroup.com

h. Phone Number

i. Fax Number

j. Email address

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

\$110.00

\$42.50

\$67.50

a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

See attached narrative.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☒ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☐ Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration 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. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

46037

c. Book

b. Certificate # (if registered land)

222

d. Page Number

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

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ 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 available) - specify coastal or inland	

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

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)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. ☐ Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet _____	
g. ☐ Rocky Intertidal Shores	1. square feet _____	
h. ☐ Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. ☐ Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. ☐ Land Containing Shellfish	1. square feet _____	
k. ☐ 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. ☐ Land Subject to Coastal Storm Flowage	1. square feet _____	

4. ☐ Restoration/Enhancement

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 enter the additional amount here.

a. square feet of BVW _____

b. square feet of Salt Marsh _____

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

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 and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

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**

Aug 1, 2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

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

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands 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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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 Number

Document Transaction Number

City/Town

C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" 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

- (f) 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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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 #

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.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

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

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

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project 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.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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:

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City/Town

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

4. 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 MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
b. ACEC
5. 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
6. 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
7. 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. Check why the project is exempt: **Minor activity - fencing (see attached narrative)**
1. ☐ Single-family house
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

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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.



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 Number

Document Transaction Number

City/Town

D. Additional Information (cont'd)

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.
- | | |
|--------------------------------------|--------------------------|
| 90 Industrial Park Road - Fence Plan | |
| a. Plan Title | Joshua Green, P.E. |
| b. Prepared By | c. Signed and Stamped by |
| | 1" = 30' |
| d. Final Revision Date | e. Scale |
| | 5-20-26 |
| f. Additional Plan or Document Title | g. Date |
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.

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:

2737	5-20-26
2. Municipal Check Number	3. Check date
2736	5-20-26
4. State Check Number	5. Check date
Crocker Design Group	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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 Number

Document Transaction Number

City/Town

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

Francis DelCoste

2. Date

5/20/26

3. Signature of Property Owner (if different)

John De

4. Date

5/20/26

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:

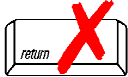
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

A. Applicant Information

1. Location of Project:

90A Industrial Park Road

Hingham

a. Street Address

b. City/Town

2736

\$42.50

c. Check number

d. Fee amount

2. Applicant Mailing Address:

a. First Name

b. Last Name

90 Industrial Park JV, LLC

c. Organization

20 Winthrop Square

d. Mailing Address

Boston

MA

02110

e. City/Town

f. State

g. Zip Code

617-842-9440

thilson@perrycre.com

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 1: Site work without a house	1	\$110.00	\$110.00

Step 5/Total Project Fee:

Step 6/Fee Payments:

\$110.00

Total Project Fee:

a. Total Fee from Step 5

\$42.50

State share of filing Fee:

b. 1/2 Total Fee **less** \$12.50

\$67.50

City/Town share of filing Fee:

c. 1/2 Total Fee **plus** \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

C CROCKER DESIGN GROUP LLC
2 SHARP ST UNIT A
HINGHAM MA 02043

2736

53-7144/2113
35

DATE 5-20-2026

CHECK MARK

PAY
TO THE
ORDER OF

Commonwealth of MA

\$ 42.50

Forty two

50
100

DOLLARS



SOUTH SHORE
BANK
Member FDIC/IF

FOR

#100-076.3 State Share Filing Fee

[Signature]

C CROCKER DESIGN GROUP LLC
2 SHARP ST UNIT A
HINGHAM MA 02043

2737

53-7144/2113
35

DATE 5-20-2026

CHECK MARK

PAY
TO THE
ORDER OF

Town of Hingham

\$ 67.50

sixty seven

50
100

DOLLARS



SOUTH SHORE
BANK
Member FDIC/IF

FOR

100-076.3 Townshare Filing Fee

[Signature]

C CROCKER DESIGN GROUP LLC
2 SHARP ST UNIT A
HINGHAM MA 02043

2738

53-7144/2113
35

DATE 5-20-2026

CHECK MARK

PAY
TO THE
ORDER OF

Town of Hingham

\$ 200.00

two hundred

50
100

DOLLARS



SOUTH SHORE
BANK
Member FDIC/IF

FOR

100-076.3 Wetland Bylaw Fee

[Signature]

SECTION 3 –
HINGHAM CONSERVATION COMMISSION FORMS



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

The following instructions and submittal requirements should be used when submitting a Notice of Intent to the Conservation Commission under the MA Wetlands Protection Act and Hingham Wetlands Protection Bylaw. Please also refer to the DEP [Instructions for Completing WPA Form 3](#). Submit two (2) copies of the following, unless otherwise specified, to the Conservation office, and one electronic copy of the complete application to conservation@hingham-ma.gov. A legal notice will not be published for an upcoming agenda until a complete application is received by the Conservation office.

- ☒ WPA Form 3- Notice of Intent: [WPA Form 3: Wetlands Notice of Intent | Mass.gov](#) The application must be signed by the property owner. Submit the original and one copy to the Commission by hand delivery or certified mail.
- ☒ WPA Appendix B- *NOI Wetland Fee Transmittal Form* and two (2) separate checks for the following: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#)
 - *Payable to Town of Hingham*
 - *Please redact bank account information from photocopies*
 - *Note, a public legal notice is prepared and submitted by staff and the newspaper will invoice the applicant*
- ☒ A copy of the Certified Abutters List and the '[Notification to Abutters Form](#)'
 - *To request a Certified Abutters List please submit [Request for Certified Abutters List](#) or contact the Conservation Office*
 - *Abutters must be notified by hand delivery, certified mail-return receipt requested, OR certificates of mailing at least 7 days prior to the hearing date*
 - *Certified mail receipts or certificate of mailing receipts shall be submitted to the Conservation Office with the application or presented to the Commission at the beginning of the public hearing*
- ☐ '[Affidavit of Service](#)' [Form](#) attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5
 - *Abutters within 100 feet of a property line where work is proposed for inland projects*
 - *Abutters within 300 feet of a property line where work is proposed for coastal projects*
- ☒ Narrative describing the property location, existing conditions, wetland resources, proposed work, and any other details necessary for the Commission to properly evaluate the proposal. The narrative should also include a performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations (including Buffer Zone); a description of existing/proposed impervious area and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), proposed trees to be removed and replaced (per the [Tree Removal and Replacement Policy](#)); and stormwater management features.
- ☒ DEP BVW Field Data/Determination Forms, ORAD, or other methodology used for wetland delineation (per the Commission's [Resource Area Delineation Policy](#))

- ☒ Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11" x 17" plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:
- *All wetland resource area boundaries including the 50 and 100 foot Buffer Zone (showing sequentially numbered flags as applicable)*
 - *FEMA Floodplain boundaries, as applicable*
 - *A note indicating the date the wetland delineation was completed and who performed the delineation. If the wetland boundaries were previously approved by the Commission a note should be included indicating the date of approval and DEP File Number, if applicable.*
 - *All plans shall be colored coded or highlighted with transparent marker pen as follows: freshwater or coastal wetland boundary in blue; 50 foot buffer zone in green; 100 foot buffer zone in yellow; 200 Foot Riverfront Area in pink; and Bordering Land Subject to Flooding (100 year flood plain where NFIP data available) or Land Subject to Coastal Storm Flowage in orange.*
 - *Location of existing and proposed site amenities above and below the ground*
 - *Topography in 2 foot contour intervals*
 - *Limit of work/erosion and sediment control line*
 - *Stockpile locations and other Stormwater BMPs as applicable*
 - *Edge of lawn/tree line, and impacted trees of 6 inches or greater DBH in the buffer zone, riverfront area, and/or other resource area*
 - *The drainage basin in which the site is located*

Guidelines: sheet sizes not more than 24"x 36"; scale not more than 1"=40'; title block located at the lower right hand corner, preferably.

- ☐ For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards
- ☒ Proof of sending the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)
- ☐ Proof of sending the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) if applicable (certified mail receipt from the post office)
- ☐ Proof of sending the complete NOI to the MA Division of Marine Fisheries (DMF) Gloucester office, if applicable (copy of email sent to dmf.envreview-north@mass.gov.)
- ☐ For projects proposing any work on a dock or pier or other work in the harbor, email copy of application and plan to the Town of Hingham Harbor Master at CorsonK@hpd.org (with email copy to conservation@hingham-ma.gov)
- ☒ The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or applicant's representative
- ☒ Optional: [Voluntary 21 Day Waiver](#) and [Permission for Site Access](#)

HINGHAM WETLAND REGULATIONS

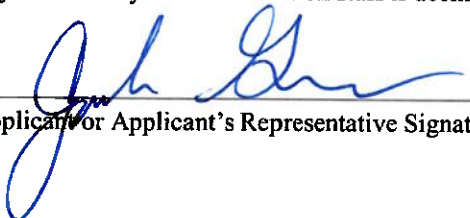
APPENDIX C

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

5/20/26
Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 90A Industrial Park Road

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.

A handwritten signature in black ink, appearing to read "Francis DeCote", is written over a horizontal line.

Owner Signature

Francis DeCote EVP

Print

5/20/26

Date

TOWN OF HINGHAM
WETLANDS PROTECTION BY-LAW FEE SCHEDULE
Effective February 10, 2017

ADMINISTRATIVE REVIEWS	\$ 30.00	
REQUESTS FOR DETERMINATION OF APPLICABILITY*	\$ 50.00	For ancillary work on an existing single family house and all other requests for the first acre of land.
	\$ 40.00	For each additional acre of land.
NOTICES OF INTENT*	Category 1	\$ 100.00
	Category 2	\$ 250.00
	Category 3	\$ 525.00
		Commercial
		\$ 1,000.00
		Subdivision (+ \$25.00 per house lot)
	Category 4	\$ 725.00
	Category 5	\$3.00/foot
		Not less than \$100.00.
EXTENSIONS	\$ 100.00	Residential
	\$ 300.00	Commercial/Subdivision
CERTIFICATES OF COMPLIANCE	\$ 50.00	Residential
	\$ 100.00	Commercial/Subdivision
BOUNDARY DELINEATIONS	\$ 3.00/foot	Not less than \$100.00 and not more than \$200.00 for activities associated with a single family house or \$2,000.00 for all other activities.
REQUESTS FOR AMENDMENTS TO ORDERS OF CONDITIONS	\$ 25.00	Residential
	\$ 200.00	Commercial/Subdivision

NOTE: These Bylaw fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40). The Bylaw fee and the Town's share of the WPA fee should be submitted on separate checks, payable to the **Town of Hingham**.

***Fees for filings received after a project has commenced are double the fee listed.**

**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	B	1	\$100.00	\$100.00
2			\$250.00	
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL \$200.00 (after the fact)

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)

SECTION 4 –
Abutters Notifications

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 90A Industrial Park Road

Parcel ID: 201-0-3

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

Kenn W. ...
John M. ...
Sam Abbott

CERTIFICATION DATE

May 11, 2026

Parcel ID: 201-0-3
90 INDUSTRIAL PARK JV LLC
C/O A W PERRY
20 WINTHROP SQUARE
BOSTON, MA 02109

Parcel ID: 201-0-12
90 INDUSTRIAL PARK JV LLC
C/O A W PERRY
20 WINTHROP SQUARE
BOSTON, MA 02109

Parcel ID: 201-0-5
4 POND PARK ROAD LLC
80 WASHINGTON STREET UNIT K-45
NORWELL, MA 02061

Parcel ID: 201-0-6
FALCON LLC
45 INDUSTRIAL PARK ROAD STE 3
HINGHAM, MA 02043

Parcel ID: 201-0-7
FIFTY-FIVE SAXON HINGHAM
25 RECREATION PARK DRIVE
SUITE 204
HINGHAM, MA 02043

Parcel ID: 201-0-8
WHITE SHARK PROPERTIES
65 INDUSTRIAL PARK ROAD
HINGHAM, MA 02043

Parcel ID: 201-0-9
CASA DEVELOPMENT INC
C/O A W PERRY INC
20 WINTHROP SQUARE 5TH FLOOR
BOSTON, MA 02110

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 Ch. 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

90 Industrial Park JV, LLC has filed a Notice of Intent
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. Ch. 131 §40, and/or the Town of Hingham Wetlands Protection By-Law [Article 22].

The address of the property where work is proposed: 90A Industrial Park Road

The proposed work includes: The approval of a chain link fence as previously installed as well as altering the location in a minor area.

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- 5:00PM
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 Joshua Green at (781) 919 0808 between the hours of 9 am and 4 pm on the following days: Monday through Friday.

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. <https://www.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.

AFFADAVIT OF SERVICE
Under the MA Wetlands Protection Act and
Hingham Wetlands Protection Bylaw

(To be submitted to the Hingham Conservation Commission and the MA Department of
Environmental Protection when filing an application requiring abutter notification)

I, Jonathan Jordan, hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on 05/21/2026 I gave notification to abutters in compliance with the
Date

second paragraph of the Massachusetts General Laws Chapter 131, Section 40, and the Hingham

Wetlands Protection Bylaw and Wetland Regulations, by mail in
Type of Service

connection with the following matter:

A Notice of Intent ☒ or Abbreviated Notice of Resource Area Delineation ☐ was filed under the
MA Wetlands Protection Act and/or Hingham Wetlands Protection Bylaw with the Hingham
Conservation Commission on:

5/21/2026 for property located at 90A Industrial Park Road
Date *Property Address*

The form of the notification and a list of abutters to whom notice was given and their addresses are
attached to this Affidavit of Service.

Jonathan Jordan
Signature

5/26/2026
Date

SECTION 5 –
Attachments



TOWN OF HINGHAM CONSERVATION COMMISSION

EXTENSION PERMIT FOR ORDER OF RESOURCE DELINEATION

TO: Susan O'Day, 90 Industrial Park JV, LLC
FROM: Shannon Palmer, Conservation Officer
DATE: 9/23/2024
SUBJECT: Extension Permit, 90 and 90A Industrial Park Rd, DEP No. 034-1424

The Hingham Conservation Commission has issued a three year Extension Permit to your Order of Resource Area Delineation (ORAD) pursuant to the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Bylaw for the above-referenced project. The Extension Permit is attached to this letter and will expire on **10/4/2027**.

In accordance with the requirements of the ORAD, please complete the following actions:

1. Record the **original** Extension Permit at the Plymouth Registry of Deeds. A satellite office of the Registry is located at 900 Hingham Street, Rockland, MA. The satellite office can only process recorded land documents (documents with a book and page). Registered land documents, which have a certificate or document number, must be processed by the Registry in Plymouth, MA.
2. Submit **proof** that the Extension Permit was recorded to the Conservation Office at 210 Central Street, Hingham, MA or by email at conservation@hingham-ma.gov

Please be advised that the Conservation Office is not responsible for notifying you when your Extension Permit expires. It is your responsibility to manage these timeframes.

For your convenience, a guide to permitting is available at the Town of Hingham's Conservation Commission webpage at <http://www.hingham-ma.gov/DocumentCenter/Home/View/3157>. If you have questions about the Extension Permit or any of the required actions, please call the Conservation Office.

cc: SERO (via email only SERO_NOI@mass.gov)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

**WPA Form 7 – Extension Permit for Orders of Resource
Area Delineations**

034-1424

Provided by DEP

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

A. General Information

Important:
When filling out
forms on the
computer, use
only the tab
key to move
your cursor -
do not use the
return key.



1. Applicant:

Susan O'Day, 90 Industrial Park JV, LLC

Name

c/o A.W. Perry, Inc. 20 Winthrop Sq

Mailing Address

Boston

City/Town

MA

State

02211

Zip Code

2. Property Owner (if different):

Name

Mailing Address

City/Town

State

Zip Code

B. Authorization

The Order of Conditions (or Extension Permit) issued to the applicant or property owner listed above on:

10/4/2021

Date

Issued by:

Hingham

Conservation Commission

for work at:

90 and 90A Industrial Park Rd

Street Address

201

Assessor's Map/Plat Number

3/12

Parcel/Lot Number

recorded at the Registry of Deeds for:

Plymouth

County

59266

Book

142

Page

Certificate (if registered land)

is hereby extended until:

10/4/2027

Date

Date the Order was last extended (if applicable)

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

This Extension Permit must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office (<https://www.mass.gov/service-details/massdep-regional-offices-by-community>).



2024 00060221

Bk: 59291 Pg: 346 Page: 1 of 3

Recorded: 09/26/2024 09:32 AM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

1
Crocker Design Group
2 Sharp St unit A



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

**WPA Form 7 – Extension Permit for Order of Resource
Area Delineation**

034-1424

Provided by DEP

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

B. Authorization (cont.)

Issue Date (mm/dd/yyyy)

See Book 58888 Pg. 7 for Certificate of Vote on Electronic Signatures

Signed by:

Crystal Kelly

Signature

Crystal Kelly

Printed Name

Signed by:

Signature

Laurie Freeman

Printed Name

Laurie Freeman

Signed by:

Signature

Nina Villanova

Printed Name

Nina Villanova

Signed by:

Signature

Thomas S. Roby

Printed Name

Thomas S. Roby

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 7 – Extension Permit for Orders of Resource
Area Delineations

034-1424
Provided by DEP

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

C. Recording Confirmation

The applicant shall record this document in accordance with General Condition 8 of the Order of Conditions (see below), complete the form attached to this Extension Permit, have it stamped by the Registry of Deeds, and return it to the Conservation Commission.

Note: General Condition 8 of the Order of Conditions requires the applicant, prior to commencement of work, to record the final Order (or in this case, the Extension Permit for the Order of Conditions) in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, it shall be noted in the Registry's Granter Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, it shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done.

Detach this page and submit it to the Conservation Commission prior to the expiration of the Order of Conditions subject to this Extension Permit.

To:

Hingham

Conservation Commission

Please be advised that the Extension Permit to the Order of Conditions for the project at:

90 and 90A Industrial Park Rd

Project Location

034-1424

DEP File Number

has been recorded at the Registry of Deeds of:

County

for:

Property Owner

and has been noted in the chain of title of the affected property in accordance with General Condition 8 of the original Order of Conditions on:

Date

Book

Page

If recorded land the instrument number which identifies this transaction is:

Instrument Number

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant

00058054

For Registry of Deeds Use Only

BOOK 59266 PAGE 142

Recorded On:

Sep 18, 2024 at 10:05A

PLYMOUTH COUNTY REGISTRY OF DEEDS

John R. Buckley Jr., Register

Provided by MassDEP:

034-1424

MassDEP File Number

eDEP Transaction Number

HINGHAM

City/Town



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area
Delineation

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

A. General Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: HINGHAM

1. Conservation Commission

2. This Issuance is for (check one):

a. ☒ Order of Resource Area Delineation

b. ☐ Amended Order of Resource Area Delineation

3. Applicant:

Susan

a. First Name

O'Day

b. Last Name

90 Industrial Park JV, LLC

c. Organization

c/o A.W. Perry, Inc, 20 Winthrop Sq

d. Mailing Address

Boston

e. City/Town

MA

f. State

02211

g. Zip Code

4. Property Owner (if different from applicant):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

90 and 90A Industrial Park Road

a. Street Address

Hingham

b. City/Town

02043

c. Zip Code

201

d. Assessors Map/Plat Number

3 and 12

e. Parcel/Lot Number

Latitude and Longitude

(in degrees, minutes, seconds):

d m s

f. Latitude

d m s

g. Longitude

6. Dates:

9/13/21

a. Date ANRAD filed

9/27/21

b. Date Public Hearing Closed

10/4/21

ATTEST: TRUE COPY of Issuance

ATTEST:

Crocker Design Group
 2 Sharp St, unit A
 Hingham MA 02043

Carl M. Talley

HINGHAM TOWN CLERK



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area
Delineation**

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

Provided by MassDEP:

034-1424

MassDEP File Number

eDEP Transaction Number

HINGHAM

City/Town

A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Wetland Location Plan (1 of 1)

8/30/21

a. Title

b. Date

Crocker Design Group

Signed and Stamped by Shane M. Brenner

Scale 1" = 40'

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a. ☒ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☒ Other resource area(s), specifically:
 - a. Inland Bank to an Intermittent Stream
 - b. Isolated Land Subject to Flooding
 - c. Isolated Vegetated Wetland
 - d. Vernal Pool

SEE ATTACHED FINDINGS on Page 2A

b. ☐ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically:

a.

c. ☐ **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically:

A TRUE COPY
ATTEST:

Carl M. Falvey

HINGHAM TOWN CLERK

WPA 4B, Order of Resource Area Delineation • Page 2 of 4

Order of Resource Area Delineation - Page 2A of 4
90 and 90A Industrial Park Road, MA DEP 034-1424

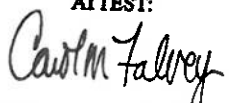
FINDINGS:

On 9/27/2021 the Conservation Commission made the following findings relative to this project:

Findings:

- a. The filing meets the submittal requirements for issuance of an Order of Resource Area Delineation under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations.
- b. For the purpose of this filing, the Commission confirms the delineation of Inland Bank flags WF-A1 to WF-A27, and Isolated Vegetated Wetland flags WF-1 to WF-40 and WF-B1 to WF-B8. The Commission also confirms that the larger Isolated Vegetated Wetland is a Vernal Pool under the Town of Hingham Wetlands Protection By-law, and is also functioning as Isolated Land Subject to Flooding. The Commission makes no finding as to the exact boundaries of other wetland resource areas.

A TRUE COPY
ATTEST:


HINGHAM TOWN CLERK



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

Provided by MassDEP:

034-1424

MassDEP File Number

eDEP Transaction Number

HINGHAM

City/Town

B. Order of Delineation (cont.)

3. ☐ The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

Carl M. Talley



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area
Delineation**

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

E. Signatures

Provided by MassDEP:

034-1424

MassDEP File Number

eDEP Transaction Number

HINGHAM

City/Town

10-4-21

Date of Issuance

5

1. Number of Signers

Please indicate the number of members who will sign this form.

Signatures

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on _____ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. ☐ By hand delivery on _____

a. Date

3. ☒ By certified mail, return receipt requested on _____

a. Date

10-4-21

A TRUE COPY
ATTEST:

Carol M. Talbot

HINGHAM TOWN CLERK