

NOTICE OF INTENT

Filed under:

**MGL. CH. 131 S. 40 AND THE
TOWN OF HINGHAM WETLANDS BYLAW**

Located at:

**359 EAST STREET
ASSESSORS PARCELS NUMBER 66-0-1 AND 66-0-50
HINGHAM, MASSACHUSETTS**

Submitted to:

**HINGHAM CONSERVATION COMMISSION
AND THE
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Applicant:

**DANIELLE G. AND CHAD M. VAN ESS
359 EAST STREET
HINGHAM, MASSACHUSETTS 02043**



Professional Civil Engineering • Project Management • Land Planning
150 Longwater Drive, Suite 101, Norwell, Massachusetts 02061
Tel.: (781) 792-3900 Facsimile: (781) 792-0333
www.mckeng.com

JUNE 9, 2026

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SECTION I

WPA Form 3 – Notice of Intent

Figure 1 – USGS Locus Map

Figure 2 – FEMA Flood Map

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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 Number

Document Transaction Number

Hingham

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):

359 East Street

a. Street Address

Hingham

b. City/Town

02043

c. Zip Code

Latitude and Longitude:

70°50'53.92"W

d. Latitude

42°14'39.34"N

e. Longitude

66-0-1 & 66-0-50

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Danielle G. and Chad M.

a. First Name

Van Ess

b. Last Name

c. Organization

359 East Street

d. Street Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

(617) 910-6442

h. Phone Number

i. Fax Number

359EastStreetHingham@gmail.com

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):

Austin

a. First Name

Chartier

b. Last Name

McKenzie Engineering Group

c. Company

150 Longwater Drive, Suite 101

d. Street Address

Norwell

e. City/Town

MA

f. State

02061

g. Zip Code

781-792-3900

h. Phone Number

781-792-0333

i. Fax Number

AChartier@mckeng.com

j. Email address

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

\$100.00

a. Total Fee Paid

\$37.50

b. State Fee Paid

\$62.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
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Provided by MassDEP:

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A. General Information (continued)

6. General Project Description:

Proposed driveway extension and single-family dwelling expansion to an existing single-family dwelling within 100' buffer zone to a bordering vegetated wetland.

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

54515 / 60233

c. Book

b. Certificate # (if registered land)

252 / 220

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.



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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	0 1. square feet	0 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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City/Town

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**

August 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/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.



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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).



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

Online Users:

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

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:
 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.



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Provided by MassDEP:

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Hingham

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.
- | | |
|--|----------------------------|
| <u>Proposed Site Plan, 359 East Street, Hingham, Massachusetts</u> | |
| a. Plan Title | |
| <u>McKenzie Engineering Group</u> | <u>Bradley C. McKenzie</u> |
| b. Prepared By | c. Signed and Stamped by |
| <u>June 8, 2026</u> | <u>1" = 20'</u> |
| d. Final Revision Date | e. Scale |
| <u>Existing Conditions Plan</u> | <u>November 11, 2025</u> |
| 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:

- | | |
|---|-----------------------------------|
| <u>9147</u> | <u>6/10/2026</u> |
| 2. Municipal Check Number | 3. Check date |
| <u>9146</u> | <u>6/10/2026</u> |
| 4. State Check Number | 5. Check date |
| <u>McKenzie Engineering Group, Inc.</u> | |
| 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

Hingham

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

06/10/2026

2. Date

3. Signature of Property Owner (if different)

4. Date



6/8/2026

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 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.

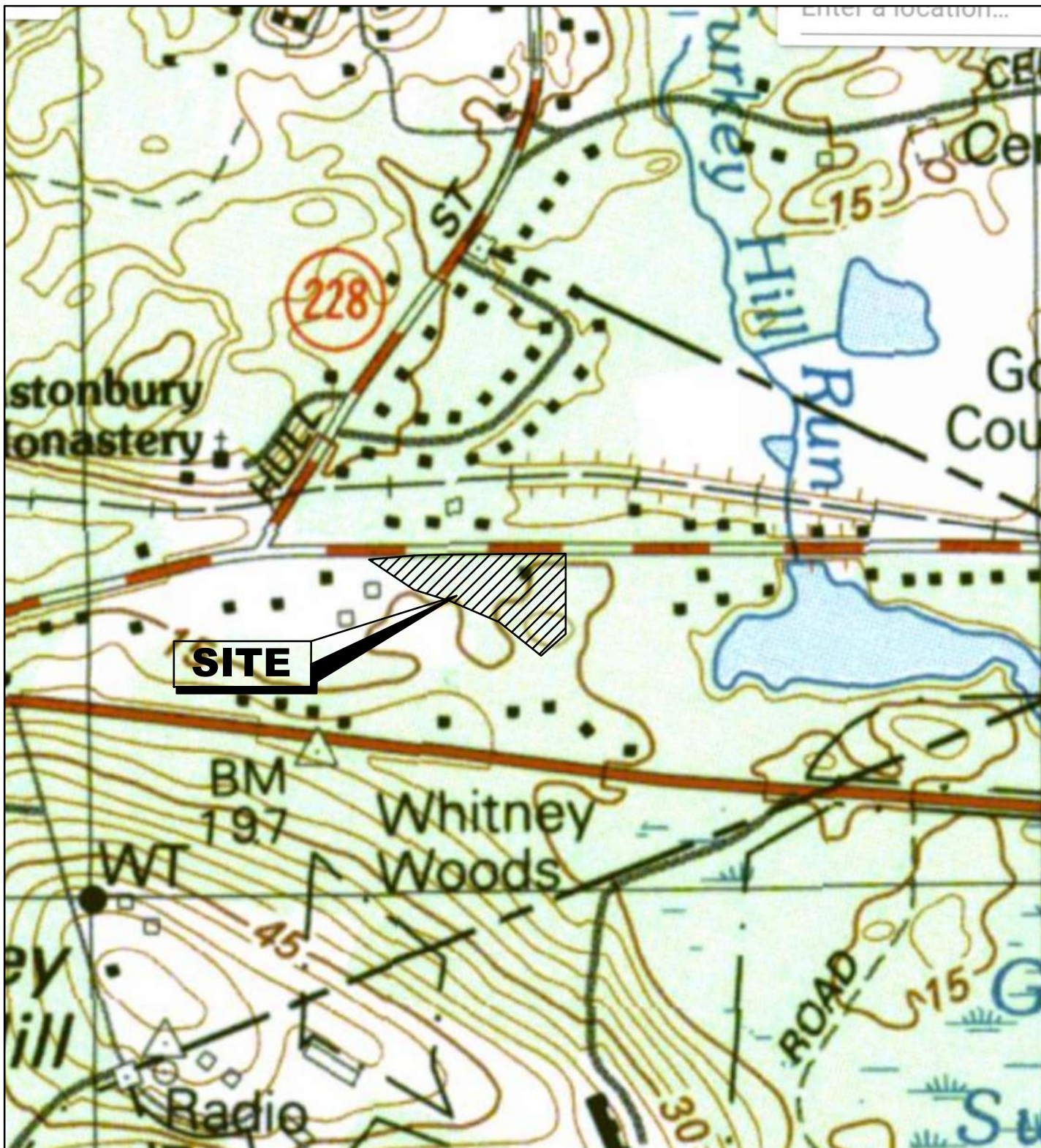
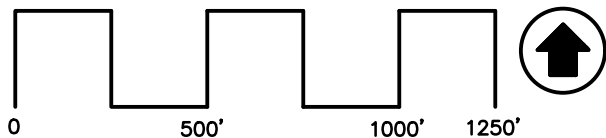


FIGURE - 1



U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES

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Assinippi Office Park
150 Longwater Drive, Suite 101
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USGS LOCUS MAP

359 EAST STREET
(ASSESSOR'S PARCELS NUMBER 66-0-1 AND 66-0-50)
HINGHAM, MASSACHUSETTS

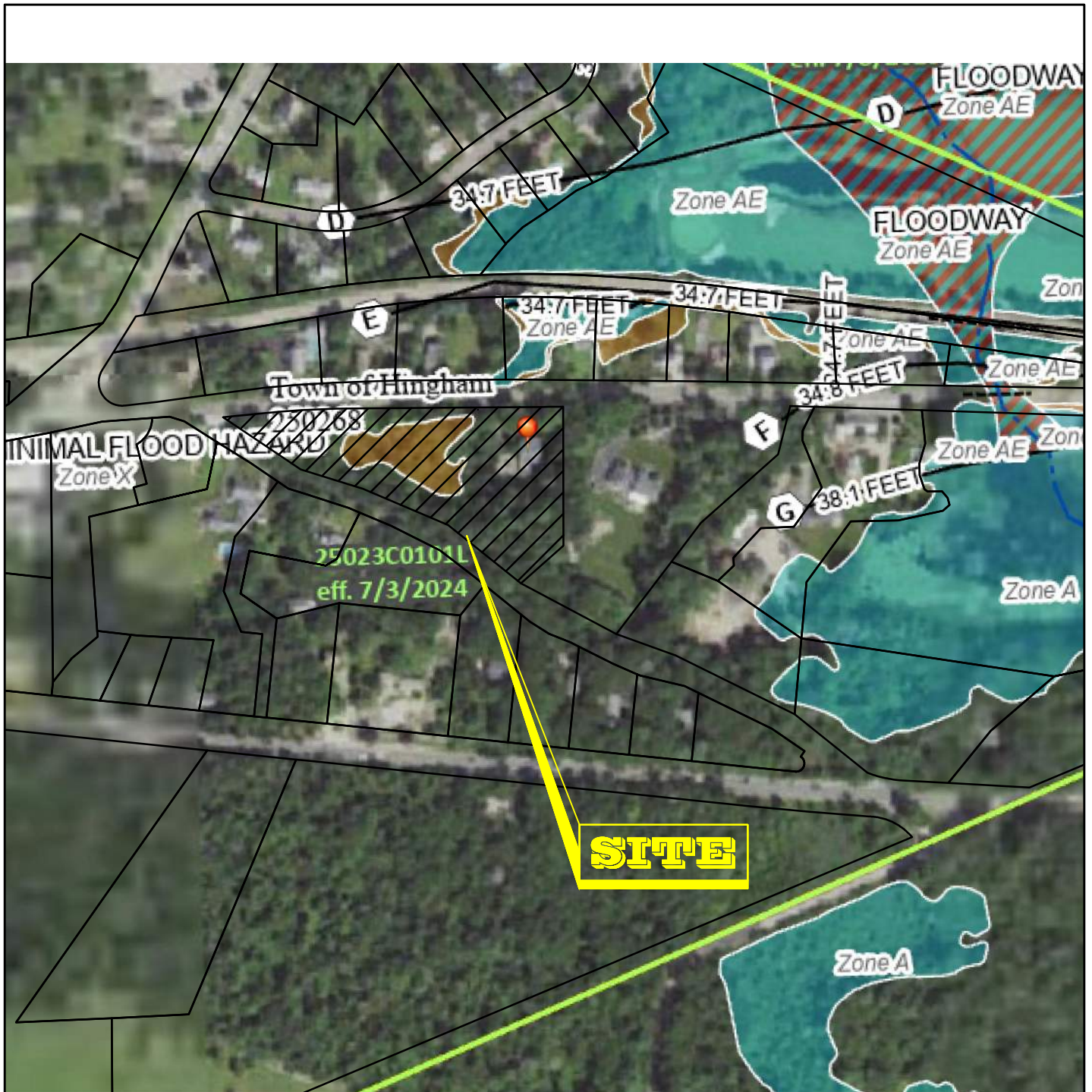
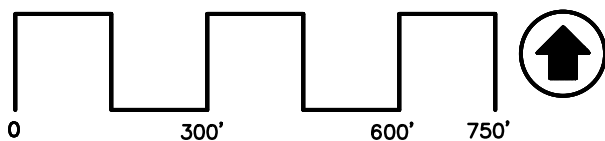


FIGURE - 2



COMMUNITY PANEL NO: 25023C0101L
EFFECTIVE DATE: JULY 3, 2024

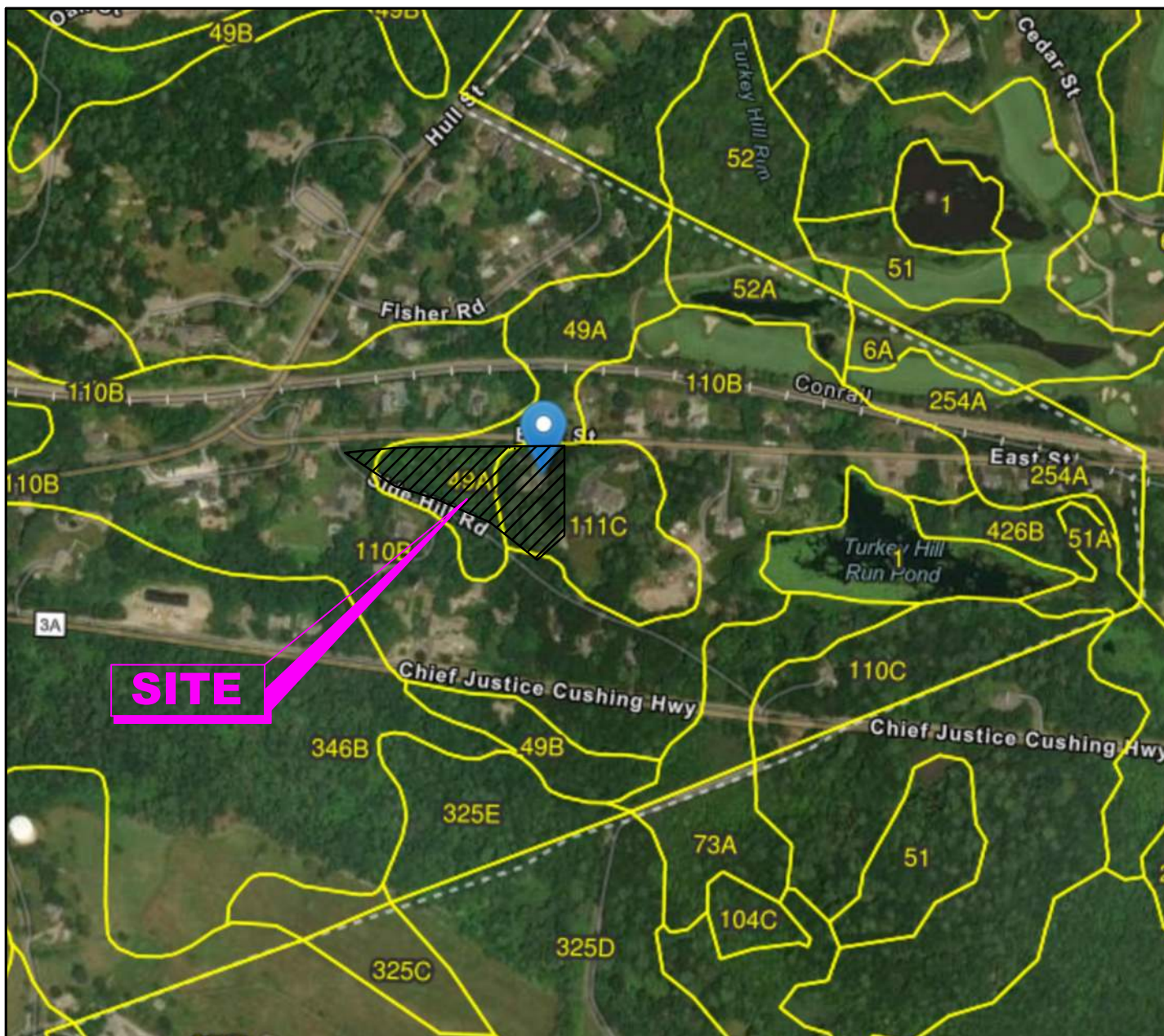
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FEMA FLOOD MAP

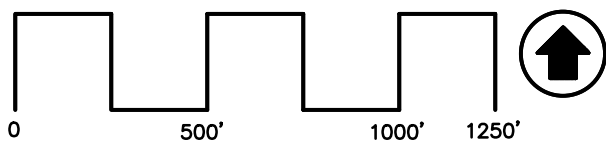
359 EAST STREET
(ASSESSOR'S PARCELS NUMBER 66-0-1 AND 66-0-50)
HINGHAM, MASSACHUSETTS



SOIL KEY

SOIL CLASSIFICATION	DESCRIPTION	HYDROLOGIC SOIL GROUP
49A	NORWELL MUCKY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES, EXTREMELY STONY	D
110B	CANTON-CHATFIELD-ROCK OUTCROP COMPLEX, 0 TO 8 PERCENT SLOPES, VERY STONY	B
111C	CHATFIELD-ROCK OUTCROP-CANTON COMPLEX, 8 TO 15 PERCENT SLOPES, VERY STONY	B

FIGURE - 3



NRCS SOIL SURVEY
NORFOLK & SUFFOLK COUNTY

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NRCS SOILS MAP

359 EAST STREET
(ASSESSOR'S PARCELS NUMBER 66-0-1 AND 66-0-50)
HINGHAM, MASSACHUSETTS

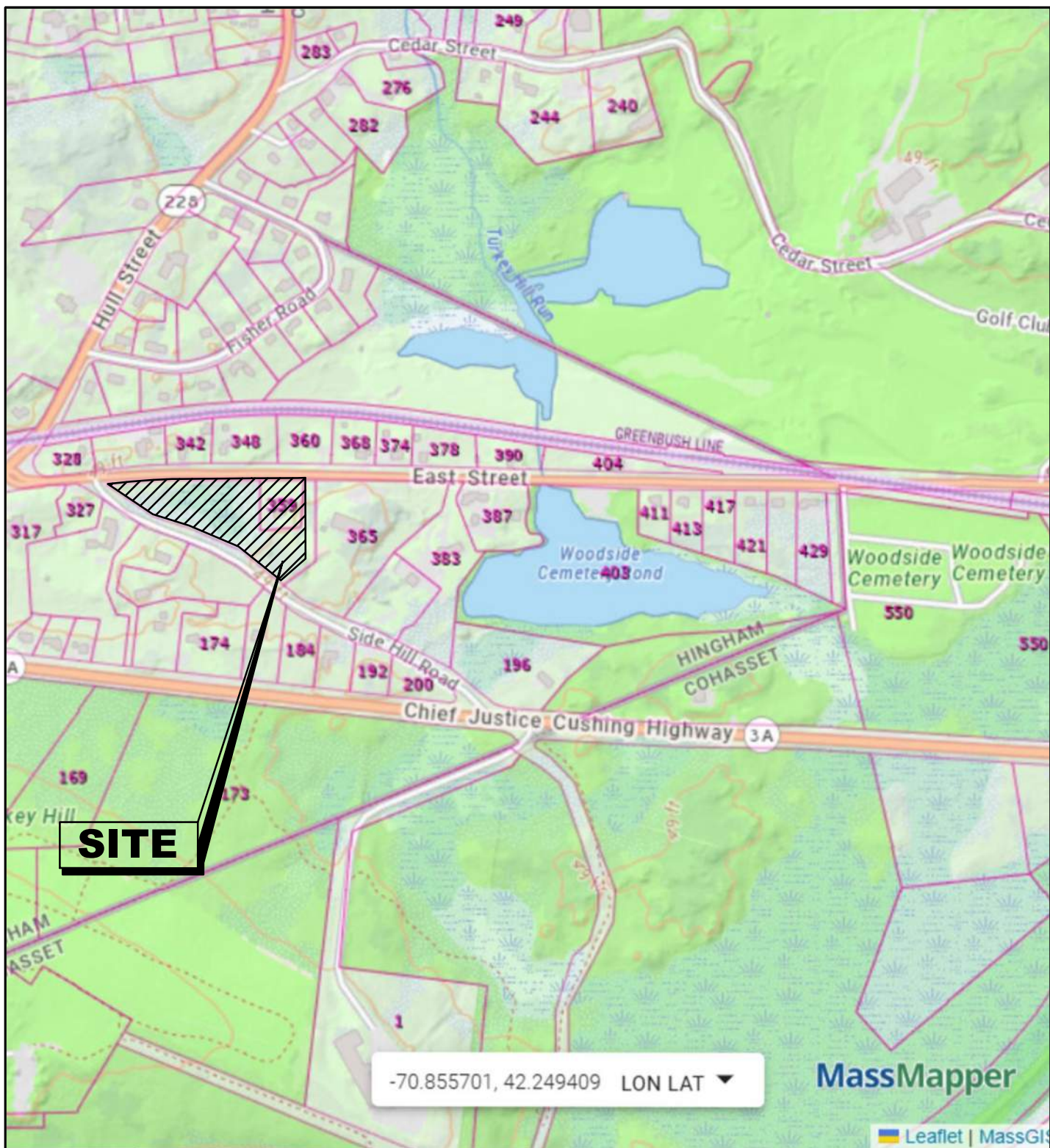
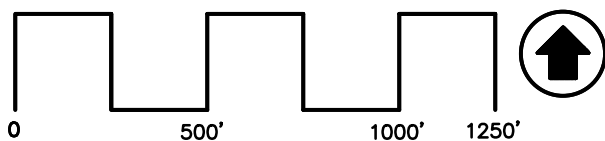


FIGURE - 4



14TH EDITION MASSACHUSETTS
NATURAL HERITAGE ATLAS

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**NATURAL HERITAGE &
ENDANGERED SPECIES MAP**
359 EAST STREET
(ASSESSOR'S PARCELS NUMBER 66-0-1 AND 66-0-50)
HINGHAM, MASSACHUSETTS

SECTION II

**Project Narrative
Wetland Delineation Memo**

**Proposed Improvements
Danielle G. and Chad M. Van Ess
359 East Street, Hingham, MA
(Assessors Parcels Number 66-0-1 and 66-0-50)**

Project Narrative

The project proponent, Danielle G. and Chad M. Van Ess, propose to construct an addition to an existing single-family dwelling on a parcel at 359 East Street in Hingham, Massachusetts. The proposed development will consist of the construction of an approximate 2,100 square foot building addition, deck and related site work including bituminous concrete driveway, a subsurface drywell for impervious mitigation, and general site grading and landscaping. The addition is proposed within the 50-100 Buffer Zone to a jurisdictional Bordering Vegetated Wetland (BVW).

The parcel is shown on the Hingham Assessor's Map as parcels 66-0-1 and 66-0-50 and are legally combined under common ownership. The parcel now consists of approximately 3.19 acres. The parcel is located within the Residence C Zoning District and have frontage on East Street to the north and frontage on Side Hill Road to the south and west. The property is surrounded by residential use, the site is partially wooded with a mature mixed hardwood and softwood forest. The topography of the site drops in elevation towards East Street, with a high point along the east property line. The westerly portion of the site slopes toward a bordering vegetated wetland along the western property line and toward Side Hill Road to the south. Refer to Figure 1- USGS Locus Map for the location of the parcel.

The addition is proposed is an area that is an existing bituminous concrete driveway and no land clearing is proposed as part of the project. The proposed and existing site conditions are illustrated on the project *site plans* entitled "Proposed Site Plan, 359 East Street, Hingham, Massachusetts", prepared by McKenzie Engineering Group, Inc. dated June 9, 2026.

As mitigation for the increase in impervious area within the 50-100 Buffer Zone a stormwater management system and subsurface drywell is proposed to accommodate 1" Water Quality Volume for the new roof area proposed at the property. The project is exempt from Massachusetts DEP Stormwater Management Regulations.

Wetland Resource Description

A portion of the project is located within the 100-foot Buffer to a Bordering Vegetated Wetland resource area located on the site. The Bordering Vegetated Wetland resources at the site were delineated by Environmental Consulting & Restoration, LLC (ECR) on October 17, 2025. Numbered sequences of flags were tied in the field in accordance with the procedures established within the Massachusetts Wetlands Protection Act

Regulations (WPA) (310 CMR 10.00) and the Town of Hingham Wetlands Protection Bylaw (WPB) and implementing regulations. The performance standards under 310 CMR 10.55 Bordering Vegetated Wetlands are noted with the Mitigation Measures section below, within this narrative.

The parcel is located in 'Zone X' of the Flood Insurance Rate Map Community Panel No. 25023C0101L, which bears an effective date of July 3, 2024. Refer to Figure 2 – FEMA Flood Map.

The site does not contain any certified vernal pools and is not located within an Estimated Habitat of Rare Wetlands Wildlife, as determined by reference to the Massachusetts Division of Fisheries and Wildlife Natural Heritage and data provided by Mass GIS. Refer to Figure 4 – 2017 Natural Heritage and Endangered Species Program Map.

The site is not located within an Area of Critical Environmental Concern (ACEC).

Mitigation Measures

The proposed construction does not require alteration to bordering vegetated wetlands (BVW) or within the 50-ft no-disturb zone under the WPB. The following are mitigation measures that will be employed to ensure that impacts to wetland interests protected under the Town of Hingham Wetlands Protection By-Law and the Wetlands Protection Act are minimized to the extent possible.

Work within the 100-ft. buffer zone will be limited to that required to properly construct the addition, deck and related site work including bituminous concrete driveway, a subsurface drywell for impervious mitigation, and general site grading and landscaping at the existing single-family dwelling.

Public or Private Water Supply/Groundwater Quality

The project's development will not adversely affect the quality or quantity of any public or private water supply. Pesticides and herbicides shall not be used within the limits of the 100-ft buffer zone to the wetland resource areas. Fertilizers that are used within this zone should be restricted to the use of organic fertilizers only. The proposed compost filter tube erosion control barrier will serve to prevent the migration of sediments towards wetland resource areas.

The proposed stormwater system will not require a treatment stream as non-metal roof runoff is considered clean. Stormwater runoff from the roof area shall be directed into a subsurface infiltration system. The proposed stormwater system will improve current drainage conditions through infiltration measures therefore eliminating additional flow to the adjacent wetland.

Water Pollution Control

The site disturbance is limited to 4,92 square feet and the project proposes a 2,100 square feet addition to an existing single-family home. The project will provide a minimum of 1" of Water Quality Volume in a subsurface drywell to both reduce pollution and runoff to the resource area. Prior to construction activities a siltsock barrier shall be installed along the limit of work downstream of the disturbed area to ensure the not water pollution is generated from the project.

Flood Control/Storm Damage Control

The design provides 192.7 cubic feet of stormwater storage as well as additional infiltration into the groundwater supply. The system has been design to capture and store the volume from a 1-inch storm event over the proposed roof area. Renovation of stormwater is not required as runoff from roofs is considered clean. The implementation of these measures will ensure no negative impacts to surrounding resource areas.

Erosion and Sedimentation Control

The potential for temporary impacts to wetlands due to erosion and mitigation of sediments into adjacent resource areas will be mitigated by adherence to basic erosion control practices. These include:

- A. Installation of a compost filter tube (siltsock) to be placed in accordance with the accompanying plan. These erosion control barriers shall be installed prior to commencement of construction at the site.
- B. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
- C. The limits of work shall be clearly defined in the field to minimize the extent of clearing and soil disturbance.
- D. Any exposed soil areas shall be re-graded, loamed and seeded immediately following construction. If the work is completed during winter months, the area shall be covered with erosion matting and /or straw from hay bales.



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: McKenzie Engineering Group

FROM: Brad Holmes

DATE: October 29, 2025

RE: 359 East Street, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 359 East Street in Hingham (the site) on October 17, 20025. The purpose of the review was to identify wetland resource areas on and near the site. The site is located along the south side of East Street and contains a single family home with paved driveway, lawn, landscaping, etc.

Wetland resource areas are located on and near the site. ECR placed the following wetland flags at the landward limits of the following resource areas:

- Bordering Vegetated Wetland (BVW) #A1 to #A16 - vegetated wetland located to the west of the site.
- BVW #B1 to #B4 - vegetated wetland located north and across the street from the site.

The vegetated wetlands were delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants.

As a result of ECR's wetland delineation at the site, ECR can confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 100-foot Buffer Zone to BVW

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain a mapped Certified or Potential Vernal Pool according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream.
4. The site is not located within an area mapped as Land Subject to Flooding (FEMA Flood zones).
5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or Brad@ecrwetlands.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager

S E C T I O N I I I

**WPA Wetland Fee Transmittal Form
Town of Hingham Wetland Bylaw Fees
Copy of Checks**



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.



A. Applicant Information

1. Location of Project:

359 East Street

a. Street Address

9146

c. Check number

Hingham

b. City/Town

\$37.50

d. Fee amount

2. Applicant Mailing Address:

Danielle G. and Chad M.

a. First Name

Van Ess

b. Last Name

c. Organization

359 East Street

d. Mailing Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

(617) 910-6442

h. Phone Number

i. Fax Number

359EastStreetHingham@gmail.com

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.

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

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.a)	1	\$100.00	\$100.00
Step 5/Total Project Fee:			\$100.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$100.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$37.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>\$62.50</u>
	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.)

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

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)

S E C T I O N I V

Certified List of Abutters

Assessors Map

Abutter Notification Form

**Hingham Conservation Commission NOI
Checklist**

21 Day Waiver

Site Access Form

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: **0 East Street** **359 East Street**
Parcel ID: **Parcel 66-0-50** **Parcel 66-0-1**

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

Kenneth W. Went
John M. R.
Sam Abbott

CERTIFICATION DATE

May 26, 2026

Parcel ID: 66-0-1
VAN ESS DANIELLE G &
359 EAST STREET
HINGHAM, MA 02043

Parcel ID: 66-0-50
VAN ESS CHAD & DANIELLE G
359 EAST STREET
HINGHAM, MA 02043

Parcel ID: 54-0-46
DAOUST JOHN R TT
DAOUST REALTY TRUST
328 EAST STREET
HINGHAM, MA 02043

Parcel ID: 54-0-47
MEHIGAN PATRICK DECLAN &
338 EAST STREET
HINGHAM, MA 02043

Parcel ID: 54-0-48
YEPEZ ANA TRUEBA
342 EAST STREET
HINGHAM, MA 02043

Parcel ID: 55-0-14
BUTTITTA JOSEPH &
348 EAST STREET
HINGHAM, MA 02043

Parcel ID: 55-0-15
RAYBURN SUSAN M
360 EAST STREET
HINGHAM, MA 02043

Parcel ID: 55-0-16
GRECO JOHN C & JEAN M
368 EAST STREET
HINGHAM, MA 02043

Parcel ID: 65-0-19
PIZZELLI DAVID D & MARY M
327 EAST STREET
HINGHAM, MA 02043

Parcel ID: 65-0-20
KENNEDY COLLEEN
MUZIO FRANK
3 SIDE HILL ROAD
HINGHAM, MA 02043

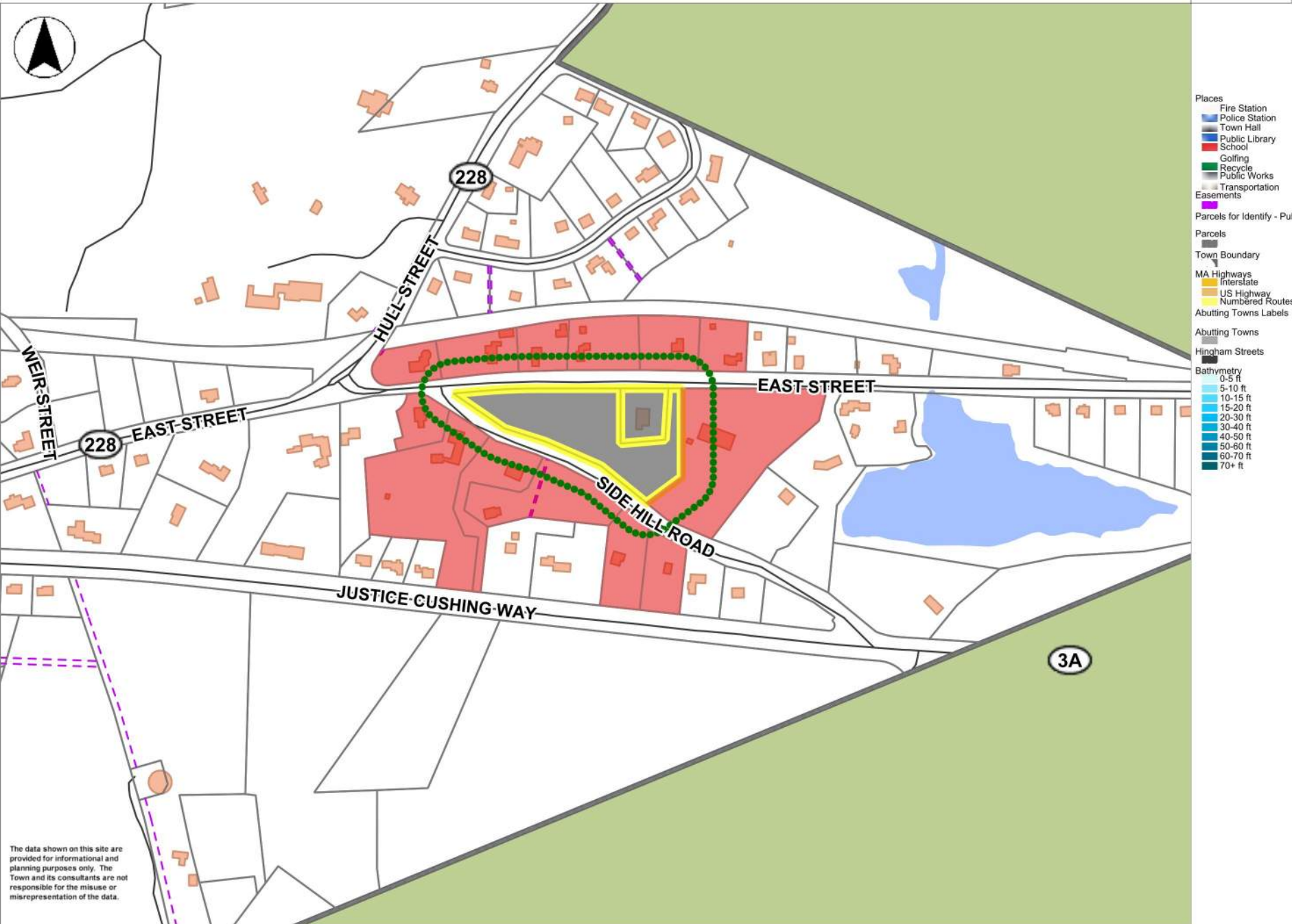
Parcel ID: 65-0-56
CAINE JASON & MELISSA
5 SIDE HILL ROAD
HINGHAM, MA 02043

Parcel ID: 65-0-57
CIFUENTES MICHAEL &
7 SIDE HILL ROAD
HINGHAM, MA 02043

Parcel ID: 66-0-19
CHAMPA JENNIFER & ZACHARY
184 JUSTICE CUSHING WY
HINGHAM, MA 02043

Parcel ID: 66-0-2
HERALD MELANIE VIRGINIA
365 EAST STREET
HINGHAM, MA 02043

Parcel ID: 66-0-3
GREELEY KATHERINE A &
180 SIDE HILL ROAD
HINGHAM, MA 02043



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:

_____ has filed a _____
Applicant Name *Application Type*

with the Town of Hingham Conservation Commission seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act, M.G.L. Ch. 131 §40, and/or the Town of Hingham Wetlands Protection By-Law [Article 22].

The address of the property where work is proposed: _____

The proposed work includes: _____

Copies of the application may be examined at the Conservation Office located at Hingham Town Hall, 210 Central Street, Hingham, MA during the following business hours:

Monday, Wednesday, Thursday: 7:30AM- 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 _____ at (_____) _____ between the hours of _____ and _____ on the following days: _____.

An Administrative fee may be applied for providing copies of the application or plans.

Notice of the public hearing, including the date, time, and place will be published at least five (5) business days in advance of the hearing in the Patriot Ledger. Notice will also be posted on the town website at least forty-eight (48) hours in advance of the public hearing. <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.



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](#)



TOWN OF HINGHAM CONSERVATION COMMISSION

VOLUNTARY 21 DAY WAIVER (Public Hearing or Meeting)

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

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

The undersigned hereby waives the 21 day time period for the Commission to hold a public hearing or meeting and agrees to a hearing date no later than _____ (date) for the following application:
_____ (address).

A handwritten signature in blue ink, appearing to be "John D. [unclear]", is written over a horizontal line.

Applicant Signature

Print

Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: _____

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

A handwritten signature in blue ink, appearing to be "John D. [unclear]", is written over a horizontal line.

Owner Signature

Print

Date