

NOTICE OF INTENT

Filed under:

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

Located off:

**VIKING LANE & WARD STREET
ASSESSORS MAP 124, LOTS 70-75 & LOT 26
HINGHAM, MASSACHUSETTS**

Submitted to:

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

Applicant:

**RIVER STONE, LLC
293R WASHINGTON STREET
NORWELL, MASSACHUSETTS 02061**



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 8, 2026

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S E C T I O N I

WPA Form 3 – Notice of Intent

Figure 1 – USGS Locus Map

Figure 2 – FEMA Flood Map

Figure 3 – NRCS Soils Map

**Figure 4 – Natural Heritage & Endangered
Species**



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):

Land off of Viking Lane and Ward Street	Hingham	02043
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.21180	70.91070
	d. Latitude	e. Longitude
Map 24	Lots 70-75 and Lot 26	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

a. First Name	b. Last Name	
River Stone, LLC		
c. Organization		
293R Washington Street		
d. Street Address		
Norwell	MA	02061
e. City/Town	f. State	g. Zip Code
781-659-2255	brianmurphy@unicornrealty.com	
h. Phone Number	i. Fax Number	j. Email Address

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

See Attachment A

a. First Name	b. Last Name	
c. Organization		
293R Washington Street		
d. Street Address		
Norwell	MA	02061
e. City/Town	f. State	g. Zip Code
781-659-2255	brianmurphy@unicornrealty.com	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

Bradley	McKenzie, P.E.	
a. First Name	b. Last Name	
McKenzie Engineering Group, Inc.		
c. Company		
150 Longwater Drive		
d. Street Address		
Norwell	MA	02061
e. City/Town	f. State	g. Zip Code
781-792-3900	781-792-0333	bmckenzie@mckeng.com
h. Phone Number	i. Fax Number	j. Email address

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

\$1,550	\$762.50	\$787.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

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A. General Information (continued)

6. General Project Description:

The proposed development will consist of 32 residential units comprised of 1, 2, and 3-unit buildings. The project will involve the construction of approximately 1,112 linear feet of bituminous roadway and associated infrastructure. A portion of the work is located within the 100-ft. buffer zone to to isolated and bordering vegetated wetlands.

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 CMR10.24(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

42466/45511/11092

c. Book

b. Certificate # (if registered land)

122/300/0050

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
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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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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Hingham

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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

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.



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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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Hingham

City/Town

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.



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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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>Comprehensive Permit Plans River Stone, Hingham, MA</u>	
a. Plan Title	
<u>McKenzie Engineering Group, Inc.</u>	<u>Bradley C. McKenzie, P.E.</u>
b. Prepared By	c. Signed and Stamped by
<u>June 8, 2026</u>	
d. Final Revision Date	e. Scale
<u>Drainage Calculations and Stormwater Management Plan</u>	<u>June 8, 2026</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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

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

2. Date

5/21/26

3. Signature of Property Owner (if different)

4. Date

5/21/26

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.

Attachment A
List of Property Owners

Viking Lane LLC, 4 Viking Lane, Hingham, MA (AP 124-0-70)

Xerxes Realty Trust, 5-9 Viking Lane, Hingham, MA (AP 124 -0 - 71 through 75)

Red Castle LLC, 70 Ward Street, Hingham, MA (AP 124-0-26)

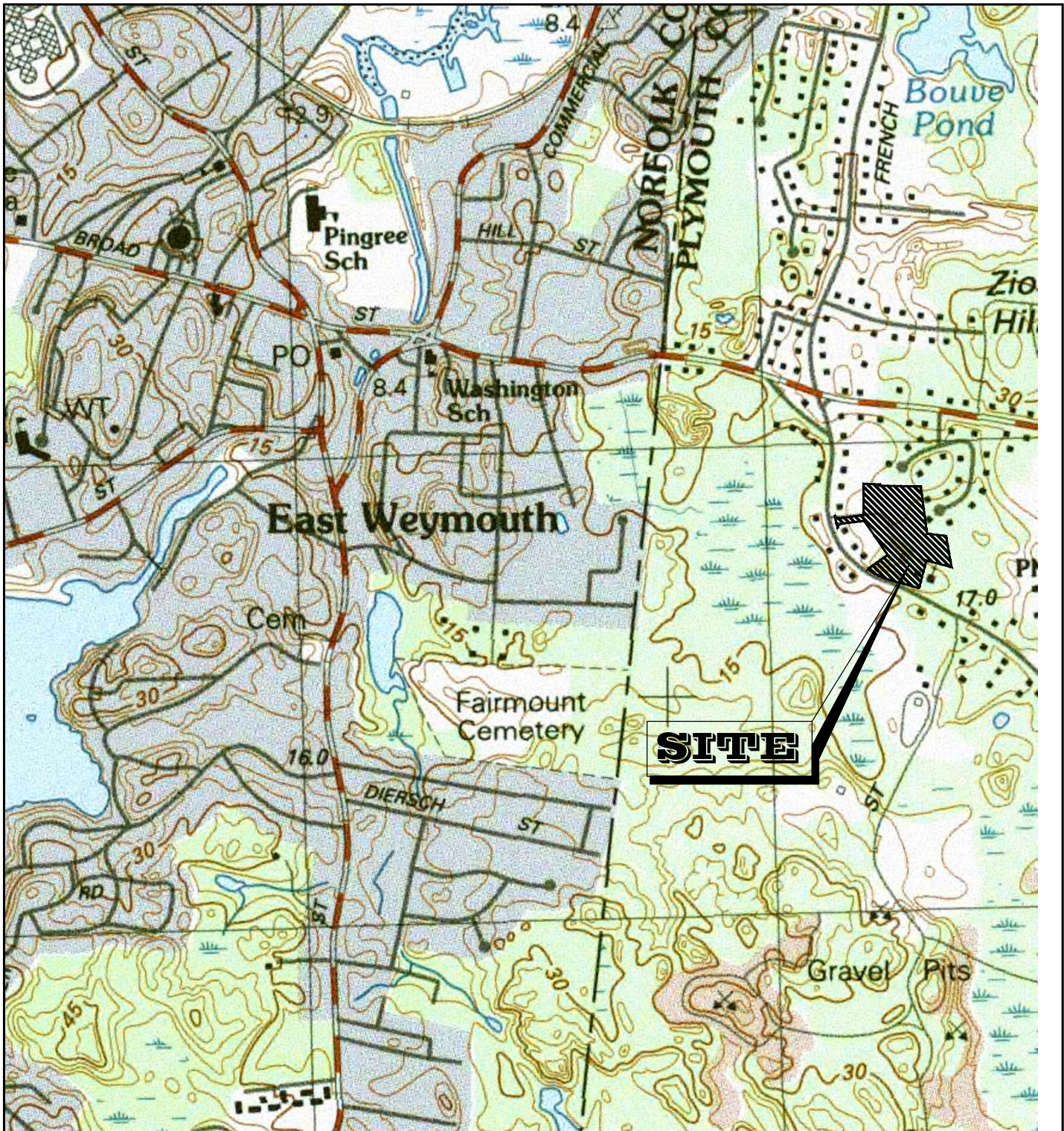
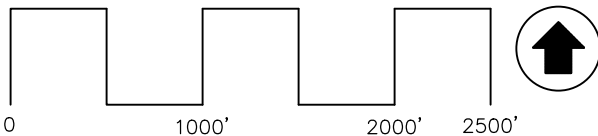


FIGURE - 1



U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES

© MCKENZIE ENGINEERING GROUP, INC.



150 LONGWATER DRIVE, SUITE 101
NORWELL, MASSACHUSETTS 02061
PHONE: (781) 792-3900
FACSIMILE: (781) 792-0333
WWW.MCKENG.COM

USGS LOCUS MAP

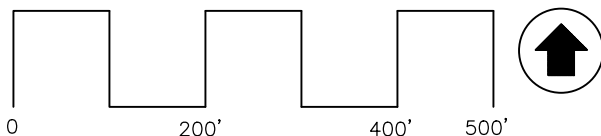
VIKING LANE & WARD STREET
MAP 124, LOTS 70-75 & LOT 26
HINGHAM, MASSACHUSETTS



SOIL KEY

SOIL CLASSIFICATION	DESCRIPTION	HYDROLOGIC SOIL GROUP
52A	FREETOWN MUCK	D
260B	SUDBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES	B
262C	QUONSET SANDY LOAM, 8 TO 15 PERCENT SLOPES	A
266A	WARWICK FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES	A
266B	WARWICK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES	A

FIGURE - 2



NRCS SOIL SURVEY
PLYMOUTH COUNTY

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150 LONGWATER DRIVE, SUITE 101
NORWELL, MASSACHUSETTS 02061
PHONE: (781) 792-3900
FACSIMILE: (781) 792-0333
WWW.MCKENG.COM

NRCS SOILS MAP

VIKING LANE & WARD STREET
MAP 124, LOTS 70-75 & LOT 26
HINGHAM, MASSACHUSETTS

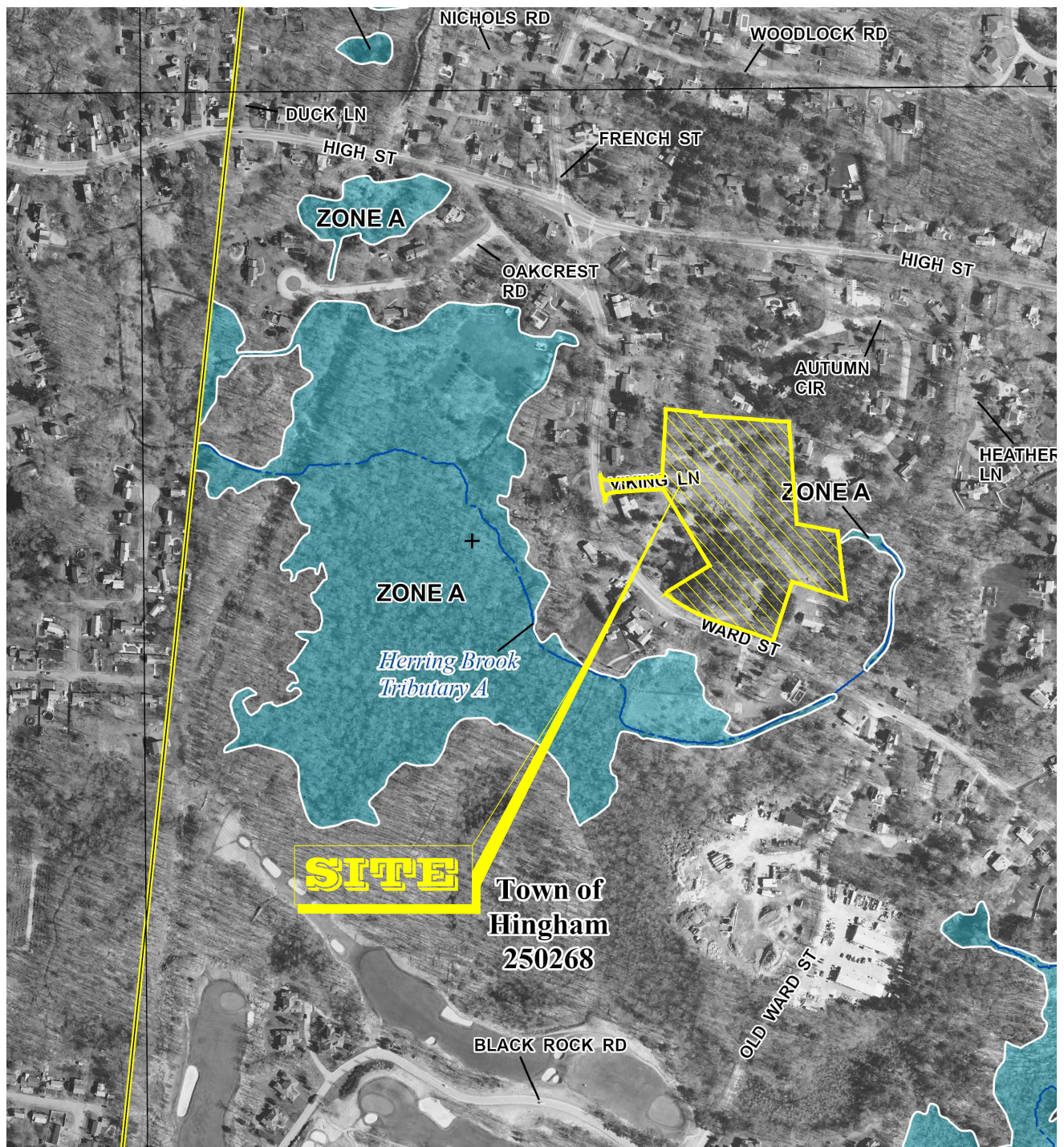
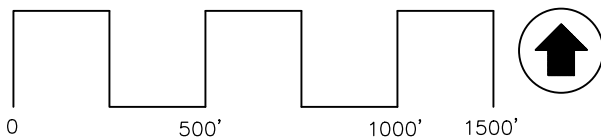


FIGURE - 3



COMMUNITY PANEL NO: 25023CO083K
EFFECTIVE DATE: JULY 3, 2024

© MCKENZIE ENGINEERING GROUP, INC.



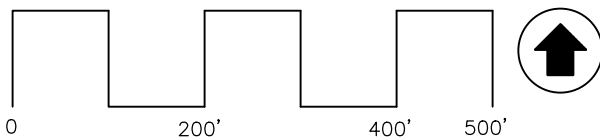
150 LONGWATER DRIVE, SUITE 101
NORWELL, MASSACHUSETTS 02061
PHONE: (781) 792-3900
FACSIMILE: (781) 792-0333
WWW.MCKENG.COM

FEMA FLOOD MAP

VIKING LANE & WARD STREET
MAP 124, LOTS 70-75 & LOT 26
HINGHAM, MASSACHUSETTS



FIGURE - 4



15TH EDITION MASSACHUSETTS
NATURAL HERITAGE ATLAS

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NORWELL, MASSACHUSETTS 02061
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**NATURAL HERITAGE &
ENDANGERED SPECIES MAP**

VIKING LANE & WARD STREET
MAP 124, LOTS 70-75 & LOT 26
HINGHAM, MASSACHUSETTS

S E C T I O N I I

Project Narrative

**Wetland Delineation Memo, prepared by
ECR dated January 30, 2026**

**Potential Vernal Pool Review Memo,
prepared by ECR dated May 7, 2026**

**Comprehensive Permit Plan
Known As
River Stone
Viking Lane & Ward Street
(Assessors Map 124, Lots 70-75 & Lot 26)**

Project Description

The project proponent, River Stone, LLC, proposes to develop an approximate 6.67-acre parcel of land on Viking Lane and Ward Street in Hingham, Massachusetts. The proposed development will consist of thirty-two (32) residential units comprised of 2, 3, and 4-unit buildings and has been permitted as a Comprehensive Permit project under MGL Ch. 40B. The Hingham Zoning Board of Appeals issued a Comprehensive Permit approving the project on December 10, 2025.

The project is comprised of several parcels as shown on Assessors' Map 124, Lots 70-75 and Lot 26, consisting of approximately 6.67 acres off Viking Lane and Ward Street in Hingham, Massachusetts. The site is located within the Residence B Zoning District and is bounded by developed residential lots on Ward Street to the south, southwest, and northwest, Autumn Circle to the northeast and to the north. The site is not located in the Aquifer Protection District. Refer to Figure 1 - USGS Locus Map for the location of the parcel.

The proposed development will involve the construction of approximately 1,112 linear feet of bituminous roadway, bituminous parking areas, and associated infrastructure. The project will access utility infrastructure located on Viking Lane and Ward Street, including water, electric, telephone and cable television. A wastewater collection system will be constructed to convey sewage flows to an on-site shared septic soil absorption system. The stormwater management system will be designed to fully comply with all standards of the Department of Environment Protection's Stormwater Management Regulations. The design will utilize a portion of the existing closed drainage system on Viking Lane and consist of a series of subsurface infiltration facilities.

The work proposed under this Notice of Intent Application involves the construction of 32 residential units comprised of 2, 3 and 4-unit buildings, two (2) of which are partially located in the 100-ft buffer to an isolated vegetated wetland. Proposed work within the 100-ft buffer to bordering vegetated wetlands includes the construction of a stormwater management area and incidental site grading.

The existing and proposed site conditions are illustrated on the project site plans entitled "Comprehensive Permit Plans known as River Stone (Assessors' Map 124, Lots 70-75 and Lot 26), Viking Lane and Ward Street, Hingham, Massachusetts," prepared by McKenzie Engineering Group, Inc. (MEG) and dated October 7, 2015, with a latest revision date of June 8, 2026. The "Drainage Calculations and Stormwater Management Report" prepared by MEG dated May 15, 2026 contains stormwater peak rate of runoff calculations for the pre-development and post-development conditions and includes the sizing of the proposed drainage systems to

demonstrate compliance with all Standards of the Mass. DEP Stormwater Management Standards.

The limit of bordering vegetated wetland and isolated vegetated wetland resource areas and approximate location of the intermittent stream on the site were delineated by Environmental Consulting and Restoration, LLC (ECR) in January 2026. The parcel is currently undeveloped and is mostly wooded with some grass areas with the exception of the Viking Lane paved roadway and the stormwater management facility. The topography of the site ranges in elevation from approximately 54 ft. (NAVD 88) in the northeasterly portion of the site to an elevation of approximately 86 ft. along the southerly portion of the site. Portions of runoff emanating from the site flow in a southwesterly and northwesterly direction to the closed drainage system on Viking Lane, southeasterly and northeasterly to the existing stormwater management facility and existing wetlands, with a small portion flowing towards Ward Street to the south and abutting properties to the northwest. The soil types as identified by the Soil Survey, Plymouth County, MA prepared by the NRCS Soil Conservation Service (NRCS) are classified Quonset sandy loam, 8 to 15 percent slopes; Warwick fine sandy loam, 0 to 8 percent slopes; Sudbury fine sandy loam, 3 to 8 percent slopes; and Freetown muck, 0 to 1 percent slopes soils. The soils fall into the following hydrological soil groups: Quonset – HSG A, Warwick – HSG A, Sudbury – HSG B, and Freetown - HSG D. Through an on-site soil evaluation, the site soils were determined to be consistent with the NRCS soil classifications. Refer to Figure 2 - Soil Map for the NRCS delineation of soil types.

Wetland Resource Description

The limit of the isolated vegetated wetlands (IVW) and bordering vegetated wetland (BVW) resource areas on the site were delineated by Environmental Consulting and Restoration, LLC (ECR) on January 14, 2026. Please refer to the Wetland Delineation Memo prepared by ECR dated January 30, 2026, for more detailed information.

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. Wetland resources jurisdictional under the WPA and WPB are BVW and resources jurisdictional under the WPB are IVW.

The site is located within Zone X of the Flood Insurance Rate Map, as shown on the current FEMA Flood Insurance Rate Map Panel No. 25023C0083K with an effective date of July 3, 2024. Refer to Figure 3 – FEMA Flood Map.

The site does not contain any certified or potential 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 – 2021 Natural Heritage and Endangered Species Program Map. Refer to the Potential Vernal Pool Review Memo prepared by ECR dated May 7, 2026, for more detailed information.

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

The western lobe of the wetland on the site, previously identified by ECR with flags A1 through A11, was previously thought to be connected to the BVW previously identified as flags A16 through A24. ECR visited the site in January 2026 and found this area to be an IVW and delineated this with flags A1 through A8. ECR also reflagged the BVW, identified as flags B5 through B11, and found portions of the boundary to be much closer to the bank of the intermittent stream than in 2015. The Existing Conditions Plan indicates the 2015 delineation in red as “Limit of Bordering Vegetated Wetland (BVW) delineated by Environmental Consulting & Restoration, LLC in June 2015 and as shown on the Project Plans approved by the Comprehensive Permit filed with the Town Clerk on December 10, 2025” and the 2026 delineation in blue as, “Limit of Isolated Vegetated Wetland (IVW) delineated by Environmental Consulting & Restoration, LLC in January 2026”.

The Hingham Zoning Board of Appeals approved a host of waivers from local requirements and regulations, including the Wetlands Bylaw and Regulations, and issued conditions relating to a potential vernal pool in the Comprehensive Permit. Refer to Exhibit B – Requested Waivers from Local Requirements and Regulations in Appendix A for information relating to the waivers granted from the Hingham Wetlands Regulations and Hingham Wetlands Protection Bylaw – Article 22.

Condition C.1.b.(i) of the Comprehensive Permit requires the following: “The location of the potential vernal pool habitat identified by the Board’s peer review wetland scientist, located entirely within the bordering vegetated wetland, shall be delineated on the Project Plans.”

The Project Plans include updated wetland delineation from Environmental Consulting & Restoration, LLC (“ECR”), performed in January 2026. In accordance with the Potential Vernal Pool Review Memo dated May 7, 2026, from Brad Holmes, Professional Wetland Scientist with ECR, the characteristics of the potential vernal pool habitat identified by the Board’s peer review wetland scientist are properly identified as isolated vegetated wetland, and the applicable area is delineated on the Project Plans in red.

Condition C.2. of the Comprehensive Permit requires the following: “In connection with River Stone’s approval under the Wetland Protections Act, the Applicant shall provide a narrative describing how the Bordering Vegetated Wetland identified in the Project Plans and confined depression within the western lobe of such Bordering Vegetated Wetland, identified as a potential vernal pool, will not be altered or disturbed and protected against adverse impacts associated with the proposed Project.”

The Applicant has provided a Potential Vernal Pool Review Memo dated May 7, 2026, from Brad Holmes, Professional Wetland Scientist with ECR, identifying the characteristics of the confined depression. The wetland systems in the area of the confined depression, as delineated in 2026 as compared to those delineated in 2015, are smaller and further away from the proposed structures on the Project Plans. The location of the structures approved by the Comprehensive

Permit have not changed, and accordingly, the Comprehensive Permit waives application of the local wetland bylaws to this wetland system. As to Condition C.2, the confined depression, which was previously identified as a potential vernal pool by the Board's expert, will not be altered or disturbed and will be protected against adverse impacts associated with the proposed Project. Specifically, based on the lack of sufficient standing water in the confined depression, the topography of the site, and the characteristics of fairy shrimp, the placement of structures and decks inside the 100-foot buffer zone to this area now identified as isolated vegetated wetland, as shown on the Project Plans, would not result in an adverse effect on the confined depression since the isolated vegetated wetland will not be impacted. Additionally, protective measures would be implemented during construction such as erosion controls, demarcation of work limits, etc.

Mitigation Measures

The following are mitigation measures that will be employed to ensure that impacts to wetland values protected under the Hingham Wetlands Protection By-Law and the Wetlands Protection Act are minimized to the extent possible.

The proposed construction does not require alteration to bordering vegetated wetlands or any other resources jurisdictional under the Mass. Wetlands Protection Act and the Hingham Wetlands Protection Bylaw. Proposed work within the 100 ft. buffer zone to BVW and IVW will be limited to that required to properly construct the proposed buildings, walkways, driveways, utilities, landscaping, the wastewater collection system, stormwater management systems and incidental site grading.

River Stone LLC is not required to comply with the Buffer Zone Mitigation Policy or the Tree Removal and Replacement policy because neither was in effect as of the date of the application, filed March 29, 2016. In accordance with 760 CMR 56.02 and Attitash Views, LLC v. Amesbury, No. 2006-17 slip op. at 11 (Mass. Housing Appeals Comm. Oct. 25, 2007), *aff'd*, Amesbury, *supra*, 457 Mass. 748, the developer need only comply with local requirements in effect as of the date of the application to the Board.

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' 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 sewage disposal system has been designed in accordance with Mass. State Environmental Code Title 5 (310 CMR 15.00). Extensive soil testing conducted within the proposed system's footprint and throughout the site corroborates the results of The Natural Resources Conservation Service (NRCS) Soil Survey of Plymouth County as the soils were found to be permeable soils suitable for on-site disposal of wastewater. The soil testing was witnessed by the Hingham Board of Health's engineering consultant.

Water Pollution Control

The proposed stormwater system will have a treatment stream consisting of deep sump catch basins with hooded outlets, proprietary pre-treatment separator units, subsurface infiltration systems to achieve the required removal of 80% total suspended solids. The proposed treatment streams will renovate the stormwater and improve the water quality by promoting the settlement of sediments and pollutants before runoff is released into downgradient wetlands.

In addition to the above measures that will also serve to maintain the pollution prevention functions of the resource area, the cutting of vegetation within the buffer zone will be restricted to only the limit of work shown on the plan. In addition, the proposed compost filter tube will serve to prevent the migration of sediments towards the wetland resource areas. The design of the site development will incorporate features intended to mitigate potential water quality and quantity impacts from the site's stormwater runoff both during and after construction.

Flood Control/Storm Damage Prevention

The proposed project consists of the construction of roadways, driveways, and utilities and associated site work to accommodate a thirty-two (32) residential unit development. Stormwater from new impervious surfaces will be managed in full compliance with the DEP Stormwater Management Regulation. There will be no increase in peak rates of flow off-site as a result of project development. For a full description of the stormwater management design and runoff calculations, please refer to the Drainage Calculations and Stormwater Management Report prepared by MEG dated May 15, 2026.

Wildlife-Habitat / Fisheries

No portion of the site is located within an area designated by The Natural Heritage and Endangered Species Program as an Estimated or Priority Habitat for State-listed species.

Sedimentation and Erosion Control

The potential for temporary impacts to wetlands due to erosion and mitigation of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices. Refer to the "Construction Phase Best Management Practices Operation and Maintenance Plan" dated May 15, 2026 prepared by MEG and the Erosion and Sediment Control Plan. These BMPs include the following:

- A. Install compost filter tube erosion control barriers (see plan detail) according to the approved plan. This erosion control barrier shall be installed prior to any work at the site. An additional stockpile of compost filter tube and siltation fence will be stored on site for use in repairing the erosion control barrier as needed. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
- 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. Temporary sedimentation basins shall be used during construction to direct runoff from exposed slopes away from wetland resource areas.
- E. All 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.
- F. Stone-stabilized construction entrances shall be installed at entrances/exits of the project site to minimize transfer of sediments from truck tires onto adjacent roadways.



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: McKenzie Engineering Group
FROM: Brad Holmes, Professional Wetland Scientist
DATE: January 30, 2026
RE: Off Ward Street & Viking Lane, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located off Ward Street in Hingham (the site) on January 14, 2026. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the north of Ward Street and at the eastern end of Viking Lane. The site consists of several undeveloped lots with remains of stormwater drainage systems, forested woodlands, etc.

Wetland resource areas are located on and near the site. ECR placed wetland flags (pink/black striped ribbons) along the landward limits of the following wetlands:

- Isolated Vegetated Wetland (IVW) #A1 to #A8 – isolated wetland within the northwestern portion of the site. This isolated wetland is located within a small depression, which ECR was unable to find a wetland connection or other hydraulic connection to this isolated wetland.
- Bordering Vegetated Wetland (BVW) #B1 to #B17 – wetland associated with an intermittent stream in the eastern portion of 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. The isolated vegetated wetland is subject to review under the Town of Hingham Wetlands Bylaw as the Town regulates any freshwater wetland. Isolated vegetated wetlands are not subject to review under the Massachusetts Wetlands Protection Regulations found at 310 CMR 10.00.

Isolated Land Subject to Flooding (ILSF) is a wetland resource area protected by the MA WPA regulations and defined as an isolated depression or closed basin without an inlet or an outlet; It is an area which at least once a year confines standing water to a volume of at least ¼ acre-feet and to an average depth of at least six inches (310 CMR 10.57(2)(b)). A volume calculation is required to determine if the IVW onsite also meets the definition of ISLF.

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

- Bordering Vegetated Wetland
- Isolated Vegetated Wetland
- 100-foot Buffer Zone to BVW & IVW



Environmental Consulting & Restoration, LLC



Also, a review of the MassMapper 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 mapped Certified or Potential Vernal Pools according to the MaNHESP.
3. The site does not contain a USGS mapped stream.
4. The site does not contain areas mapped as Land Subject to Flooding (FEMA flood zone).
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.

Attachment:

- 1.) Wetland Delineation Forms

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Ward Street, Viking Lane City/Town: Hingham Sampling Date: 01/14/2026
 Applicant/Owner: McKenzie Engineering Group Sampling Point or Zone: "A" Wetland
 Investigator(s): Brad Holmes Latitude / Longitude: 42°12'40.91"N, 70°54'33.65"W
 Soil Map Unit Name: Sudbury fine sandy loam NWI or DEP Classification: Freshwater Forested/Shrub Wetland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soils criterion met?	Yes ☒ No ☐	
Wetlands hydrology present?	Yes ☒ No ☐	
Remarks, Photo Details, Flagging, etc.: For more information, please refer to the wetland delineation memo.		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes ☐ No ☒	Depth (inches) _____
Water Table Present?	Yes ☐ No ☒	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes ☒ No ☒	Depth (inches) <u>11.00</u>
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
☒ Water-stained leaves ☐ Evidence of aquatic fauna ☒ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☐ Saturated soil ☐ Water marks ☐ Moss trim lines ☒ Presence of reduced iron ☐ Woody plants with adventitious roots ☐ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☐ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☐ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): For more information, please refer to the wetland delineation memo.		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Red Maple	Acer rubrum	FAC	38.0	Yes	Yes		
2. Red Oak	Quercus rubra	FACU	20.5	Yes	No		
3. Norway Maple	Acer platinoides	FACU	3.0	No	No		
4.							
5.							
6.							
7.							
8.							
9.							
				<u>61.5</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. American Elm	Ulmus americana	FACW	10.5	Yes	Yes		
2. Winterberry	Ilex verticillata	FACW	3.0	Yes	Yes		
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				<u>13.5</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. None							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				<u>0.0</u> = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30-feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Green Briar	Smilax rotundifolia	FAC	10.5	Yes
2.					
3.					
4.					
			10.5 = Total Cover		

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?				Yes ☐ No ☒
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?
	5	4		Yes ☒ No ☐
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.00
	FACW species		X 2	= 0.00
	FAC species		X 3	= 0.00
	FACU species		X 4	= 0.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = 0.00		Is the Prevalence Index ≤ 3.0?
				Yes ☐ No ☐
Wetland vegetation criterion met? Yes ☒ No ☐				

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
1-0"	Fibric							
0-9.5"	10YR2/1-2/2							
9.5"-20"	10YR5/2		10YR5/1, 10YR4/1					

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains
²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
☐ Histosol (A1)	☐ Polyvalue Below Surface (S8)	☐ 2 cm Muck (A10)
☒ Histic Epipedon (A2)	☐ Thin Dark Surface (S9)	☐ 5 cm Mucky Peat or Peat (S3)
☐ Black Histic (A3)	☐ Loamy Gleyed Matrix (F2)	☐ Iron-Manganese Masses (F12)
☐ Hydrogen Sulfide (A4)	☐ Depleted Matrix (F3)	☐ Mesic Spodic (A17)
☐ Stratified Layers (A5)	☐ Redox Dark Surface (F6)	☐ Red Parent Material (F21)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Dark Surface (F7)	☐ Very Shallow Dark Surface (F22)
☐ Thick Dark Surface (A12)	☐ Redox Depressions (F8)	
☐ Sandy Mucky Mineral (S1)		
☒ Sandy Gleyed Matrix (S4)		
☐ Sandy Redox (S5)		☐ Other (Include Explanation in Remarks)
☐ Stripped Matrix (S6)		
☐ Dark Surface (S7)		

Restrictive Layer (if observed) Type: None Depth (inches): _____

Remarks: For more information, please refer to the wetland delineation memo.

Hydric Soils criterion met? Yes ☒ No ☐

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Ward Street, Viking Lane City/Town: Hingham Sampling Date: 01/14/2026
 Applicant/Owner: McKenzie Engineering Group Sampling Point or Zone: "A" Upland
 Investigator(s): Brad Holmes Latitude / Longitude: 42°12'40.91"N, 70°54'33.65"W
 Soil Map Unit Name: Sudbury fine sandy NWI or DEP Classification: Freshwater Forested/Shrub Wetland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes ☐	No ☒	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soils criterion met?	Yes ☐	No ☒	
Wetlands hydrology present?	Yes ☐	No ☒	
Remarks, Photo Details, Flagging, etc.: For more information, please refer to the wetland delineation memo.			

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes ☐	No ☒ Depth (inches) _____
Water Table Present?	Yes ☐	No ☒ Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes ☐	No ☒ Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
☐ Water-stained leaves ☐ Evidence of aquatic fauna ☐ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☐ Saturated soil ☐ Water marks ☐ Moss trim lines ☐ Presence of reduced iron ☐ Woody plants with adventitious roots ☐ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☐ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☐ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): For more information, please refer to the wetland delineation memo.		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Red Maple	Acer rubrum	FAC	20.5	Yes	Yes		
2. Red Oak	Quercus rubra	FACU	10.5	Yes	No		
3. Norway Maple	Acer platinoides	FACU	10.5	Yes	No		
4.							
5.							
6.							
7.							
8.							
9.							
				41.5 = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Yew	Taxus canadensis	FACU	10.5	Yes	No		
2. Northern Arrowwood	Viburnum recognitum	FACW	10.5	Yes	Yes		
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				21.0 = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. None							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				0.0 = Total Cover			

VEGETATION – continued.

Common name		Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
<u>Woody Vine Stratum</u>		Plot size <u>30-feet</u>				
1. Green Briar	Smilax rotundifolia	FAC	10.5	Yes	Yes	
2. Oriental Bittersweet	Celastrus orbiculatus	FACU	20.5	Yes	No	
3.						
4.						
			<u>31.0</u> = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes ☐ No ☒				
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up $\geq 50\%$ of dominant plant species? Yes ☐ No ☒
	7	3		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species	0	X 1	= 0.00
	FACW species	1	X 2	= 2.00
	FAC species	1	X 3	= 3.00
	FACU species	4	X 4	= 16.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 6		(B) 21
Prevalence Index		B/A = 3.50		Is the Prevalence Index ≤ 3.0 ? Yes ☐ No ☒
Wetland vegetation criterion met? Yes ☐ No ☒				

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0.5-0"	Fibric							
0-3.5"	10YR2/1							
3.5"-11"	10YR3/2							
11-20"	10YR5/4							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains

²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
☐ Histosol (A1)	☐ Polyvalue Below Surface (S8)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9)	☐ 5 cm Mucky Peat or Peat (S3)
☐ Black Histic (A3)	☐ Loamy Gleyed Matrix (F2)	☐ Iron-Manganese Masses (F12)
☐ Hydrogen Sulfide (A4)	☐ Depleted Matrix (F3)	☐ Mesic Spodic (A17)
☐ Stratified Layers (A5)	☐ Redox Dark Surface (F6)	☐ Red Parent Material (F21)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Dark Surface (F7)	☐ Very Shallow Dark Surface (F22)
☐ Thick Dark Surface (A12)	☐ Redox Depressions (F8)	
☐ Sandy Mucky Mineral (S1)		
☐ Sandy Gleyed Matrix (S4)		
☐ Sandy Redox (S5)		☐ Other (Include Explanation in Remarks)
☐ Stripped Matrix (S6)		
☐ Dark Surface (S7)		

Restrictive Layer (if observed) Type: None

Depth (inches): _____

Remarks:

For more information, please refer to the wetland delineation memo.

Hydric Soils criterion met? Yes ☐ No ☒



Environmental Consulting & Restoration, LLC



POTENTIAL VERNAL POOL REVIEW MEMO

TO: McKenzie Engineering Group
FROM: Brad Holmes, Professional Wetland Scientist
DATE: May 7, 2026
RE: Off Ward Street & Viking Lane, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) has performed several reviews of the potential vernal pool (PVP) area off Viking Lane/Ward Street in Hingham (the site) over the past month. This PVP is located within an Isolated Vegetated Wetland delineated by ECR in January as the A series wetland. The purpose of the review was to evaluate if the potential vernal pool area contains the physical and biological criteria necessary to meet NHESP's vernal pool certification requirements. ECR performed reviews on April 13, 17, 29, and May 5, 2026. Below is a summary of ECR's observations:

- 4/13/26 – PVP holding water to a depth of approximately 1 foot. No observations of vernal pool species.
- 4/17/26 – PVP holding water to a depth of approximately 1 foot. Fairy shrimp (juvenile) observed within the water column.
- 4/29/26 – PVP consists of a small puddle with approximately 4 inches of water. Fairy shrimp (juvenile) observed within the water column.
- 5/5/26 – PVP completely dry.

For more information, please refer to the Photograph Pages attached.

PHYSICAL CRITERIA

For a potential vernal pool to meet the physical requirements, standing water must be contained for more than two months in the spring and summer seasons. The vernal pool season in the southeast region area started around the second week of March, which was after the heavy winter snow melt. Based on our observations, this PVP does not hold water for at least two months, which is understandable due to its shallowness.

BIOLOGICAL CRITERIA

For a potential vernal pool to meet the biological requirements, the area has to contain obligate or facultative vernal pool species. The only species that ECR observed during the site review was juvenile Fairy Shrimp (*Anostraca: Eubbranchipu*). Adult Fairy Shrimp are listed by NHESP as an obligate vernal pool species. Fairy Shrimp are documented to reach adult stage at varying times depending on site conditions. Some literature suggests adult stage at 1 to 3 weeks. Based on our review, it may be that the juvenile Fairy Shrimp reached adult stage prior to May 5th. ECR was unable to observe adult Fairy Shrimp within the PVP.

SUMMARY

For a PVP to meet certification by NHESP, the PVP must meet the biological AND physical criteria. Based on ECR's review, the PVP does not meet the physical criteria. Based on ECR's review, the PVP may meet the biological criteria. ECR did not observe adult Fairy Shrimp but can not confirm that the juvenile Fairy Shrimp observed in the PVP did not meet adult stage.

ECR

Environmental Consulting & Restoration, LLC



Since the PVP does not contain both biological AND physical requirements, this area should only be considered an Isolated Vegetated Wetland.

Attachments:

1. Photograph Pages
2. Fairy Shrimp profile data

**Isolated Wetland Photographs Spring 2026
Viking Lane/Ward Street, Hingham**



Photograph #1- View across the isolated wetland on April 13, 2026. The wetland is holding approximately 12 inches of water in the interior basin.



Photograph #2- View across the isolated wetland on April 17, 2026.



Photograph #3- Example of juvenile Fairy Shrimp found within the isolated wetland.



Photograph #4- View of the remaining puddle on April 29, 2026.

**Isolated Wetland Photographs Spring 2026
Viking Lane/Ward Street, Hingham**



Photograph #5- View across the interior of the isolated wetland completely dry on May 5, 2026.

FAIRY SHRIMP

ONE SPECIES IS A MASSACHUSETTS
SPECIES OF SPECIAL CONCERN

C: BRANCHIOPODA O: ANOSTRACA

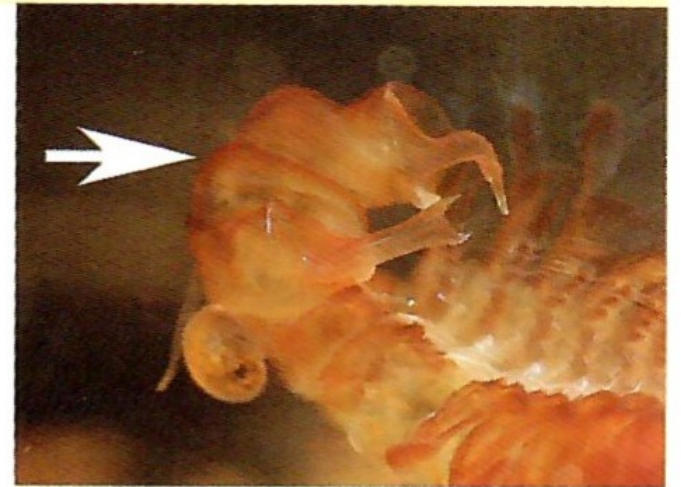
Fairy shrimp are small (.5-1.5"), orange to green, delicate-bodied crustaceans that live only in vernal pools. They swim "upside down" through the water, rhythmically beating their abdominal appendages which also serve as respiratory structures. When viewed from above, their sometimes white forked tail may make them noticeable. They may move slowly, dart quickly, or even remain stationary as they filter bacteria, phytoplankton, protozoans and detritus. Mature females have a brood pouch evident at the base of the abdomen, while males appear to have an enlarged head due to claspers used in mating.

Two species of fairy shrimp are confirmed from MA. *Eubbranchipus vernalis* is common and widespread, while the intricate fairy shrimp, *E. intricatus*, is a state-listed rare species known from only a few sites. They can be differentiated by examining the heads of mature males under a hand lens. *E. intricatus* has a pair of long, often curled, antennal appendages which reach to the end of the claspers. The antennal appendages of *E. vernalis* are quite small and inconspicuous (see diagram).

Female fairy shrimp produce several broods of encysted eggs which must dry and be re-submerged before they will hatch. Hatched larvae develop quickly into mature adults which reproduce several times. The drought and cold resistant cysts withstand ingestion by animals, may be blown by wind from a dry pool, or carried along with mud or plant matter. The rapid development and reproduction of fairy shrimp places their activity period in a vernal pool at a time (winter and early spring) when there are few predators present.



Adult male fairy shrimp, *E. vernalis*, with claspers used in mating evident.



E. intricatus has much longer antennal appendages than *E. vernalis*.



Maturing female. Encysted eggs are developing in the brood pouch, and the head is much smaller than a male's.



Fairy shrimp are camouflaged by the surrounding leaves. The white forked tail gives this female away.

S E C T I O N I I I

WPA Wetland Fee Transmittal Form

**Town of Hingham Wetlands Bylaw Fee
Schedule**

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:

Land off of Viking Lane and Ward Street

a. Street Address

Hingham

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

a. First Name

River Stone, LLC

b. Last Name

c. Organization

293R Washington Street

d. Mailing Address

Norwell

e. City/Town

MA

f. State

02061

g. Zip Code

781-659-2255

h. Phone Number

i. Fax Number

brianmurphy@unicornrealty.com

j. Email Address

3. Property Owner (if different):

See Attachment A

a. First Name

b. Last Name

c. Organization

293R Washington Street

d. Mailing Address

Norwell

e. City/Town

MA

f. State

02061

g. Zip Code

781-659-2255

h. Phone Number

i. Fax Number

brianmurphy@unicornrealty.com

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
3a.) site preparation (for development) beyond NOI	1	\$1,050	\$1,050
2g.) point source discharge	1	\$500	\$500
Step 5/Total Project Fee:			\$1,550

Step 6/Fee Payments:

Total Project Fee:	\$1,550
	a. Total Fee from Step 5
State share of filing Fee:	\$762.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$787.50
	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)

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

W.J. MURPHY CONSTRUCTION CO., INC.
293 Washington Street
Norwell, MA 02061

SOUTH SHORE BANK
400 WASHINGTON ST
NORWELL, MA 02061

6093

Date: 05/20/2026

Pay to the
order of: **COMM OF MASSACHUSETTS**

This amount: **** SEVEN HUNDRED SIXTY-TWO AND 50/100 DOLLARS

\$762.50

COMM OF MASSACHUSETTS
ONE ASHBURTON PLACE
BOSTON, MA 02018-1512



MEMO

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

W.J. MURPHY CONSTRUCTION CO., INC.
293 Washington Street
Norwell, MA 02061

SOUTH SHORE BANK
400 WASHINGTON ST
NORWELL, MA 02061

6096

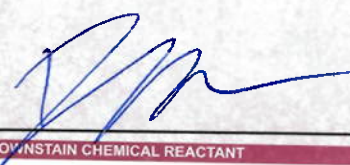
Date: 05/20/2026

Pay to the
order of: **TOWN OF HINGHAM**

This amount: **** SEVEN HUNDRED EIGHTY-SEVEN AND 50/100 DOLLARS

\$787.50

TOWN OF HINGHAM
P.O. BOX 281
ACCORD, MA 02018



MEMO

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

S E C T I O N I V

Certified List of Abutters

Assessors Map

Abutter Notification Form

Affidavit of Service

**Hingham Conservation Commission NOI
Application Checklist**

Policy of Receipt of Information

TOWN OF HINGHAM

BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 70 Ward Street
Parcel ID: 124-0-26

Property Address: 4 Viking Lane
Parcel ID: 124-0-70

Property Address: 6 Viking Lane
Parcel ID: 124-0-71

Property Address: 8 Viking Lane
Parcel ID: 124-0-74

Property Address: 5 Viking Lane
Parcel ID: 124-0-72

Property Address: 7 Viking Lane
Parcel ID: 124-0-73

Property Address: 9 Viking Lane
Parcel ID: 124-0-75

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. Went
John M. R.
Sam Abbott

CERTIFICATION DATE April 14, 2026



**TOWN OF HINGHAM
CONSERVATION COMMISSION
210 CENTRAL STREET
HINGHAM, MA 02043
(781) 741-1445**

Per MA DEP Regulations, Abutters must be notified via Hand
Delivery, Certified Mail-Return Receipt Requested or
Certificates of Mailing.

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT: CONSERVATION

REQUESTED BY: McKenzie Engineering Group, Inc.

EMAIL: bmckenzie@mckeng.com

TELEPHONE: 781-792-3900

PROPERTY LOCATION: MAP(S): See Attachment A **BLOCK(S):** **LOT(S):**

PROPERTY ADDRESS: 4-9 Viking Lane and 70 Ward Street

OWNER OF RECORD: See Attachment A

PURPOSE OF LIST: Notice of Intent

(Example: Notice of Intent, ANRAD, etc.)

REQUIREMENT: 100-FT. RADIUS Yes 300-FT. RADIUS (COASTAL PROJECTS)

Submit with this request, a list of abutters created from the GIS map program: Hingham GIS mapsonline

- Select the blue tab on the left labeled "FIND",
- Enter the street name and enter the street #. (clicking on the autopopulated choice as it appears)
- The parcel is then selected & highlighted
- At the far bottom, on the left, click on the gray tab 'Find Abutters'
- The parcel will be automatically entered in 'Find abutters to a single parcel section'; select the distance required.
- Press 'Go'.
- Select the 'envelope' icon for printing mailing labels. Print or save the list generated and submit, with this Request form, to the Conservation office or conservation@hingham-ma.gov

For contiguous parcel selection, or other questions, contact the Conservation office for assistance.

Attachment A
List of Property Owners

Viking Lane LLC, 4 Viking Lane, Hingham, MA (AP 124-0-70)

Xerxes Realty Trust, 5-9 Viking Lane, Hingham, MA (AP 124 -0 - 71 through 75)

Red Castle LLC, 70 Ward Street, Hingham, MA (AP 124-0-26)

Abutters List[print this list](#)

Date: April 13, 2026

Subject Property Address: 70 WARD STREET Hingham, MA
Subject Property ID: 124-0-26

Subject Property Address: 4 VIKING LANE Hingham, MA
Subject Property ID: 124-0-70

Subject Property Address: 6 VIKING LANE Hingham, MA
Subject Property ID: 124-0-71

Subject Property Address: 5 VIKING LANE Hingham, MA
Subject Property ID: 124-0-72

Subject Property Address: 7 VIKING LANE Hingham, MA
Subject Property ID: 124-0-73

Subject Property Address: 8 VIKING LANE Hingham, MA
Subject Property ID: 124-0-74

Subject Property Address: 9 VIKING LANE Hingham, MA
Subject Property ID: 124-0-75

Search Distance: 100 Feet

Owner: LIEW POH YUEN & LAI WAI S
Prop ID: 123-0-10
Prop Location: 56 WARD STREET Hingham, MA

Owner: RITCHIE JAMES F (LE)
Co-Owner: RITCHIE SARA G & CASELDEN ELIZABETH A & RYAN
Prop ID: 123-0-11
Prop Location: 64 WARD STREET Hingham, MA

Owner: WUORI DAVID J TT & WUORI WARD STREET NOMINEE TRUST
Prop ID: 123-0-12
Prop Location: 65 WARD STREET Hingham, MA

Owner: AHERN THOMAS J
Prop ID: 123-0-13
Prop Location: 63 WARD STREET Hingham, MA

Owner: DOHERTY BRIAN PAUL & DANIELLE
Prop ID: 123-0-6
Prop Location: 30 WARD STREET Hingham, MA

Owner: DONEGAN HEATHER M
Prop ID: 123-0-7
Prop Location: 38 WARD STREET Hingham, MA

Owner: COSGROVE ROBERT A & MARY E TT
Co-Owner: COSGROVE FAMILY LIVING TRUST
Prop ID: 123-0-8
Prop Location: 42 WARD STREET Hingham, MA

Owner: YOUSSEF YVETTE G

Prop ID: 123-0-9
Prop Location: 48 WARD STREET Hingham, MA

Owner: BETHONEY JOYCE A
Prop ID: 124-0-13
Prop Location: 23 AUTUMN CIRCLE Hingham, MA

Owner: MULLEN ANNE C & MULLEN ROBERT J TT
Co-Owner: ANNE C MULLEN FAMILY TRUST THE
Prop ID: 124-0-14
Prop Location: 18 AUTUMN CIRCLE Hingham, MA

Owner: TAYLOR BRADFORD & LISA
Prop ID: 124-0-15
Prop Location: 16 AUTUMN CIRCLE Hingham, MA

Owner: PETERSON ERIC, REXINIS JASON TT
Co-Owner: WARD STREET HOMEOWNERS ASSOCIATION TRUST
Prop ID: 124-0-27
Prop Location: 0 WARD STREET Hingham, MA

Owner: AHERN DAVID J & DIANE C
Prop ID: 124-0-41
Prop Location: 87 WARD STREET Hingham, MA

Owner: MARGETTS DAVID B & SUSAN E MARGETTS
Prop ID: 124-0-42
Prop Location: 77 WARD STREET Hingham, MA

Owner: BURKE MARIA S TT & THE MARIA S. BURKE REVOCABLE TRUST
Prop ID: 124-0-5
Prop Location: 7 AUTUMN CIRCLE Hingham, MA

Owner: GRAY JAMES & SHEERAN JILLIAN
Prop ID: 124-0-6
Prop Location: 9 AUTUMN CIRCLE Hingham, MA

Owner: KAYE STEVEN A & SUZANNE KAYE
Prop ID: 124-0-7
Prop Location: 11 AUTUMN CIRCLE Hingham, MA

Owner: FIEDLER ROBERT PAUL & SHANNON CRANE
Prop ID: 124-0-76
Prop Location: 86 WARD STREET Hingham, MA

Owner: REXINIS JASON NICHOLAS & ODEA ELLEN KATHLEEN
Prop ID: 124-0-77
Prop Location: 90 WARD STREET Hingham, MA

Owner: PETERSON ERIC & KAREN
Prop ID: 124-0-78
Prop Location: 94 WARD STREET Hingham, MA

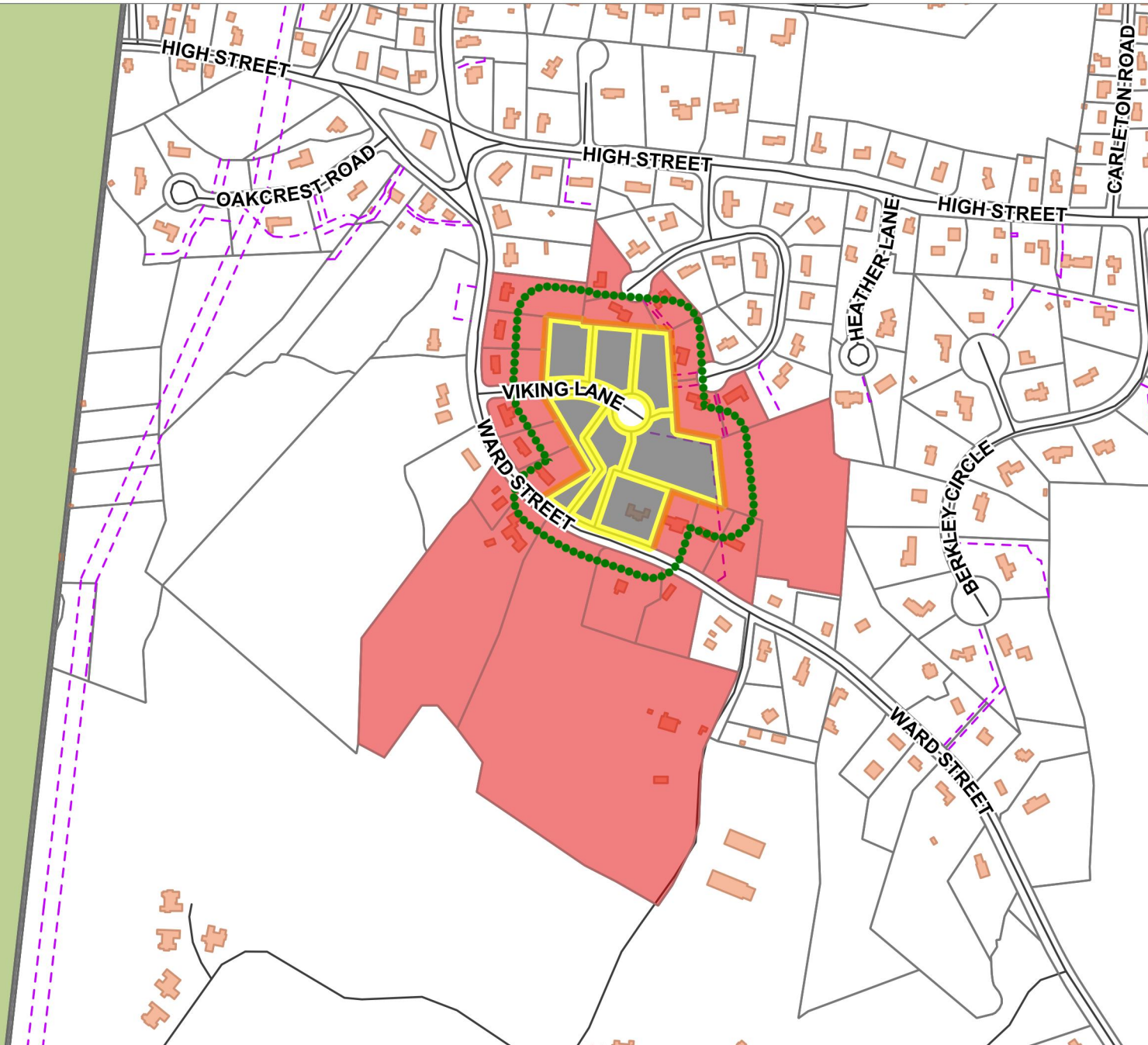
Owner: MARGETTS EDITH M
Prop ID: 133-0-4
Prop Location: 100 OLD WARD STREET Hingham, MA

Owner: 86-94 WARD ST CDM
Prop ID: 8637-CDM
Prop Location: WARD STREET Hingham, MA



- Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Golfing
 - Recycle
 - Public Works
 - Transportation
- Easements
- Parcels for Identify - Public
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Hingham Streets
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



**TOWN OF HINGHAM
CONSERVATION COMMISSION
210 CENTRAL STREET
HINGHAM, MA 02043
(781) 741-1445**

Per MA DEP Regulations, Abutters must be notified via Hand
Delivery, Certified Mail-Return Receipt Requested or
Certificates of Mailing.

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT: CONSERVATION

REQUESTED BY: _____

EMAIL: _____

TELEPHONE: _____

PROPERTY LOCATION: MAP(S): _____ **BLOCK(S):** _____ **LOT(S):** _____

PROPERTY ADDRESS: _____

OWNER OF RECORD: _____

PURPOSE OF LIST: _____

(Example: Notice of Intent, ANRAD, etc.)

REQUIREMENT: 100-FT. RADIUS _____ **300-FT. RADIUS (COASTAL PROJECTS)** _____

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- The parcel is then selected & highlighted
- At the far bottom, on the left, click on the gray tab ‘Find Abutters’
- The parcel will be automatically entered in ‘Find abutters to a single parcel section’; select the distance required.
- Press ‘Go’.
- Select the ‘envelope’ icon for printing mailing labels. Print or save the list generated and submit, with this Request form, to the Conservation office or conservation@hingham-ma.gov

For contiguous parcel selection, or other questions, contact the Conservation office for assistance.

Attachment A
List of Property Owners

Viking Lane LLC, 4 Viking Lane, Hingham, MA (AP 124-0-70)

Xerxes Realty Trust, 5-9 Viking Lane, Hingham, MA (AP 124 -0 - 71 through 75)

Red Castle LLC, 70 Ward Street, Hingham, MA (AP 124-0-26)

Abutters List[print this list](#)

Date: April 13, 2026

Subject Property Address: 70 WARD STREET Hingham, MA
Subject Property ID: 124-0-26

Subject Property Address: 4 VIKING LANE Hingham, MA
Subject Property ID: 124-0-70

Subject Property Address: 6 VIKING LANE Hingham, MA
Subject Property ID: 124-0-71

Subject Property Address: 5 VIKING LANE Hingham, MA
Subject Property ID: 124-0-72

Subject Property Address: 7 VIKING LANE Hingham, MA
Subject Property ID: 124-0-73

Subject Property Address: 8 VIKING LANE Hingham, MA
Subject Property ID: 124-0-74

Subject Property Address: 9 VIKING LANE Hingham, MA
Subject Property ID: 124-0-75

Search Distance: 100 Feet

Owner: LIEW POH YUEN & LAI WAI S
Prop ID: 123-0-10
Prop Location: 56 WARD STREET Hingham, MA

Owner: RITCHIE JAMES F (LE)
Co-Owner: RITCHIE SARA G & CASELDEN ELIZABETH A & RYAN
Prop ID: 123-0-11
Prop Location: 64 WARD STREET Hingham, MA

Owner: WUORI DAVID J TT & WUORI WARD STREET NOMINEE TRUST

Prop ID: 123-0-12

Prop Location: 65 WARD STREET Hingham, MA

Owner: AHERN THOMAS J

Prop ID: 123-0-13

Prop Location: 63 WARD STREET Hingham, MA

Owner: DOHERTY BRIAN PAUL & DANIELLE

Prop ID: 123-0-6

Prop Location: 30 WARD STREET Hingham, MA

Owner: DONEGAN HEATHER M

Prop ID: 123-0-7

Prop Location: 38 WARD STREET Hingham, MA

Owner: COSGROVE ROBERT A & MARY E TT

Co-Owner: COSGROVE FAMILY LIVING TRUST

Prop ID: 123-0-8

Prop Location: 42 WARD STREET Hingham, MA

Owner: YOUSSEF YVETTE G

Prop ID: 123-0-9
Prop Location: 48 WARD STREET Hingham, MA

Owner: BETHONEY JOYCE A
Prop ID: 124-0-13
Prop Location: 23 AUTUMN CIRCLE Hingham, MA

Owner: MULLEN ANNE C & MULLEN ROBERT J TT
Co-Owner: ANNE C MULLEN FAMILY TRUST THE
Prop ID: 124-0-14
Prop Location: 18 AUTUMN CIRCLE Hingham, MA

Owner: TAYLOR BRADFORD & LISA
Prop ID: 124-0-15
Prop Location: 16 AUTUMN CIRCLE Hingham, MA

Owner: PETERSON ERIC, REXINIS JASON TT
Co-Owner: WARD STREET HOMEOWNERS ASSOCIATION TRUST
Prop ID: 124-0-27
Prop Location: 0 WARD STREET Hingham, MA

Owner: AHERN DAVID J & DIANE C
Prop ID: 124-0-41
Prop Location: 87 WARD STREET Hingham, MA

Owner: MARGETTS DAVID B & SUSAN E MARGETTS
Prop ID: 124-0-42
Prop Location: 77 WARD STREET Hingham, MA

Owner: BURKE MARIA S TT & THE MARIA S. BURKE REVOCABLE TRUST
Prop ID: 124-0-5
Prop Location: 7 AUTUMN CIRCLE Hingham, MA

Owner: GRAY JAMES & SHEERAN JILLIAN
Prop ID: 124-0-6
Prop Location: 9 AUTUMN CIRCLE Hingham, MA

Owner: KAYE STEVEN A & SUZANNE KAYE
Prop ID: 124-0-7
Prop Location: 11 AUTUMN CIRCLE Hingham, MA

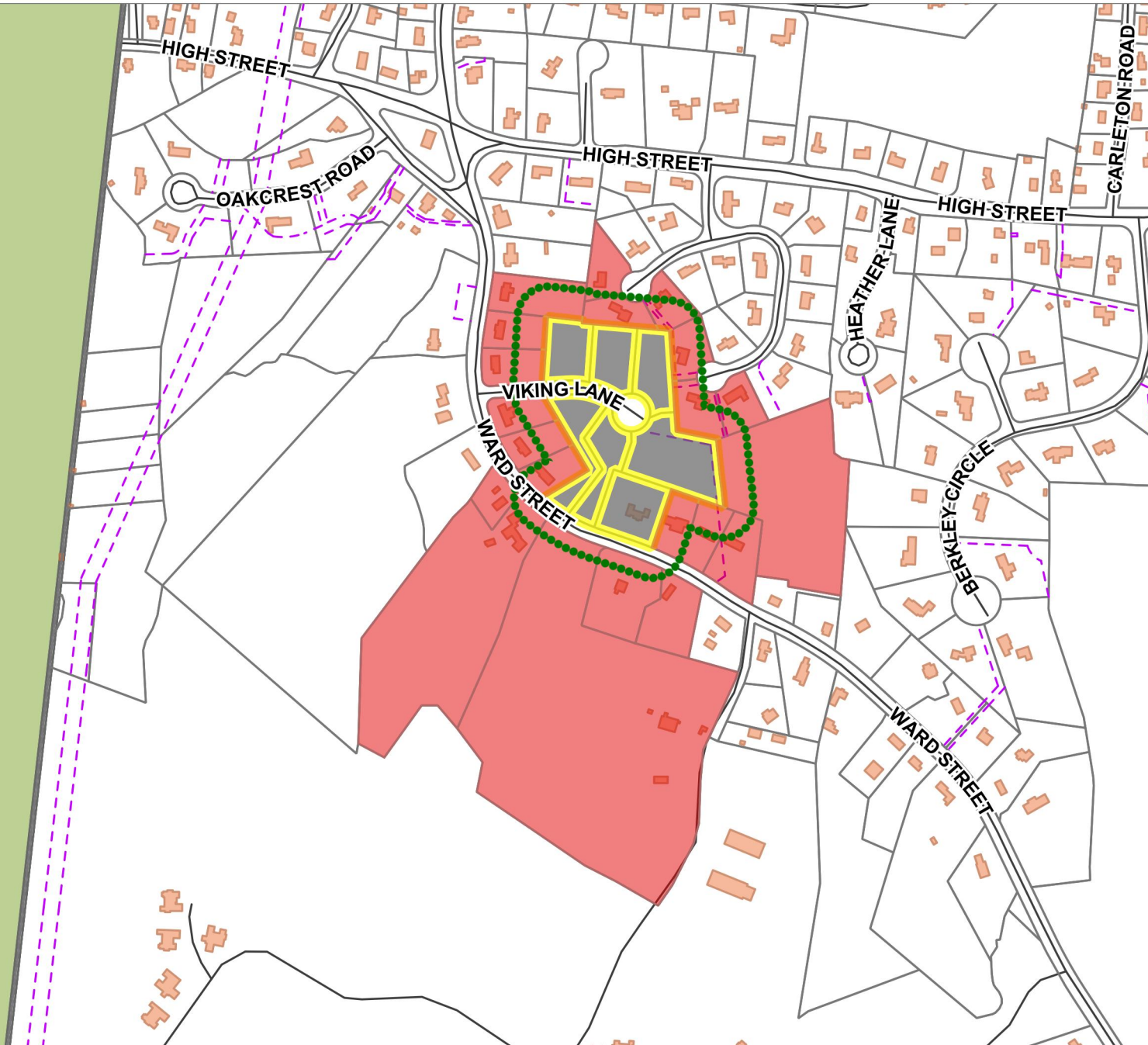
Owner: FIEDLER ROBERT PAUL & SHANNON CRANE
Prop ID: 124-0-76
Prop Location: 86 WARD STREET Hingham, MA

Owner: REXINIS JASON NICHOLAS & ODEA ELLEN KATHLEEN
Prop ID: 124-0-77
Prop Location: 90 WARD STREET Hingham, MA

Owner: PETERSON ERIC & KAREN
Prop ID: 124-0-78
Prop Location: 94 WARD STREET Hingham, MA

Owner: MARGETTS EDITH M
Prop ID: 133-0-4
Prop Location: 100 OLD WARD STREET Hingham, MA

Owner: 86-94 WARD ST CDM
Prop ID: 8637-CDM
Prop Location: WARD STREET Hingham, MA



- Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Golfing
 - Recycle
 - Public Works
 - Transportation
- Easements
 - Parcels for Identify - Public
- Parcels
 - Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Towns Labels
- Abutting Towns
 - Hingham Streets
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

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: _____

_____ buffer zone to isolated and bordering vegetated wetlands.

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.

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, _____, hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on _____ 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 _____ 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:

_____ for property located at _____
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.

Signature

Date



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 **NOTE: PROJECT IS EXEMPT FROM LOCAL BYLAW FEES PER THE COMPREHENSIVE PERMIT**
 - 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

6/8/2026

Date

APPENDIX A

Exhibit B - Requested Waivers from Local Requirements and Regulations from River Stone Comprehensive Permit Decision dated December 10, 2025

EXHIBIT B

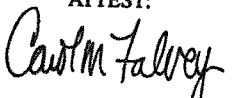
**Requested Waivers from Local Requirements and Regulations
River Stone, Off Ward Street**

Pursuant to Chapter 40B, the Board reviewed the following waiver requests from Local Requirements and Regulations, as made by the Applicant, and acted as follows. The following actions of the Board to grant, grant in part, or deny in whole or in part the requested waivers are an integral part of this Comprehensive Permit shall be taken together, and have the same force and effect, as the Conditions adopted by the Board pursuant to its vote to grant this Comprehensive Permit:

I. Hingham Zoning Bylaw

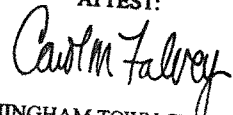
Criteria	Requirement	Proposed	Board Action
Table of Use Regulations (Section III-A, 1.4-1.7) Multi-Unit Development	Prohibited Use in Residence B	Multi-Unit Dwellings	Granted
Section I-I Site Plan Review Multi-Unit Development	Site Plan Review by Planning Board Subsections: 2. Procedures 3. Pre-Application Submittal 4. Submittal Requirements (Items c., d., g., h., i., j.) 6. Review Standards and Approval 7. Lapse	Plan review by Zoning Board of Appeals consistent with M.G.L. 40B and regulations thereunder.	#2 Denied as not required #3 Denied as not required #4 (Items c. & d. – Denied as the application complies; Items g., h. & i. – Denied; Item j. – Waived as to other local boards, but denied as to the Board) #6 Waived to the extent inconsistent with 40B regulations #7 Waived
Section IV-A Dimensional Requirements			
F.Y. Setback	Residence B: 35 (ft.)	Less than 35 ft. setback.	Granted to the extent shown on Project Plans [HAC p. 31]

A TRUE COPY
ATTEST:


HINGHAM TOWN CLERK

Criteria	Requirement	Proposed	Board Action
S.Y. Setback	Residence B: 20 (ft.)	Less than 20 ft. setback and less than 10 ft. for other structures.	Granted to the extent shown on Project Plans [HAC pp. 31 & 34]
R.Y. Setback	Residence B: 20 (ft.)	Less than 20 ft. setback and less than 10 ft. for other structures, including mechanized or motorized equipment that is placed or installed at a fixed location on the ground or at a fixed location on a pad, platform or foundation that itself is on the ground which equipment is used to ventilate, heat or cool a building or structure.	Granted to the extent shown on the Project Plans [HAC p. 31]
Section IV-B Special Requirements to Schedule of Dimensional Requirements			
IV-B 6.	Site Plan Review by Planning Board under Section I-I	Plan review by Zoning Board of Appeals consistent with M.G.L. 40B and regulations thereunder.	Denied as not required because the Board is acting as the Planning Board and the Applicant has agreed of record that this waiver is not required.
IV-B.9. Front yard Setback	Setback average of buildings or structures in adjacent lots	As shown on the Project Plans	Granted [HAC p. 29 & p. 31]
IV-C.5. Density	No more than 1 dwelling per lot	32 dwellings per lot	Waiver is granted as to the number of units that will be shown on the final Project Plans after compliance with all Conditions, but in no event more than 32 units.

Criteria	Requirement	Proposed	Board Action
Section IV-E Residential Multi-Unit Development			
IV-E.1.c. Min. Distance between Structures	35 ft.	Less than 35 ft.	Pursuant to c. 40B regulations (760 CMR 56.05(7)) no waivers are required from special permits requirements of the Zoning By-Law.
IV-E.1.f. Side or Rear yard buffer	There shall be provided a landscaped side or rear yard buffer area of at least 50 feet in width adjacent to each property line of the parcel to be developed. All buffer areas shall be planned or preserved in a natural state in a mixture of evergreen and deciduous trees and shrubs and shall be maintained in proper order so as to protect adjacent properties and present a reasonably opaque, natural buffer to a height of ten feet.	Distance less than 50 ft.	
IV-E.1.g. Recreational Area	There shall be set aside, suitable prepared, protected and equipped for organized recreational activities, site areas equal to 300 SF per dwelling unit, which are not to be included in the buffer area.	Waiver requested allowing less than 300 square ft. per dwelling unit for organized, recreational activities.	
IV-E.1.j. Sanitary sewer	Must be connected to sanitary sewer system	On-site sewage disposal system	
IV-E.1.l. No space below ground level for dwelling purposes	No space below ground level for dwelling purposes	Finished Basement (optional)	

A TRUE COPY
ATTEST:

HINGHAM TOWN CLERK

[illegible]

A TRUE COPY
ATTEST:

ATTEST:
Carol M. Falvey
HINGHAM TOWN CLERK

Criteria	Requirement	Proposed	Board Action
IV-E.1.m. Street and parking lot grading, surfacing shall comply with the the Subdivision Rules & Regulations	O3 Sidewalks 5 feet wide Min. 5' wide travel way 27" excavation P3 Paved Sidewalks (1) 24" gravel base X3 Street Lighting – Entire Section	As shown on Project Plans Min. 4' 11.5" 8" Light posts at every house. Photosensitive cell.	Pursuant to c. 40B regulations (760 CMR 56.05(7)) no waivers are required from special permits requirements of the Zoning By-Law.
IV-E. 2.	Special Permit A2/Site Plan Review Not Applicable (N/A)		
IV-E. 4.	Special Permit A2 - N/A		
IV-E. 5.	Affordable Units – 10% affordable units for projects with more than 6 dwelling units per acre	25% affordable units per MGL Ch. 40B	
Section V-A	Off-Street Parking Regulations Aisle Width 24 ft. for 90 degree	20 ft. for 90 degree	Granted [HAC pp.48-49]
Section V-C	Earth Removal Regulations Special Permit A2 - N/A		No waiver required from special permits requirements, but the Project is subject to Condition C.1.e.(i) with respect to Project grading activities.

II. Hingham Wetland Regulations

Criteria	Requirement	Proposed	Board Action
Part I. Purpose and Procedures 3.0 Regulated Activities	3.1 Any activity proposed or undertaken within a Resource Area as described in HWR 2.0 et seq.,	Waiver of this requirement.	Granted to the extent of work shown on the Project Plans except as conditioned by Conditions C.1.b(i) and C.2.
13. Fees	3.2 Any Activity deemed by the Commission as likely to have a significant or cumulative adverse effect upon Resource Areas as defined herein; 3.3 Any activity, including but not limited to, any and all of the following activities when undertaken to, upon, within or affecting Resource Areas or their wetland values, as determined by the Commission: a) through k) 13.1 Application Fees: Local Bylaw Fees specified in Appendix A	Waiver of this requirement. Waiver of these requirements. Waiver of this requirement.	3.2 and 3.3: Granted to the extent request applies to the Board acting as Conservation Commission but otherwise denied. 13.1 - Denied as not required as all local fees are included in the 40B application fee; but no waiver of fees for Conservation Commission review required under the state Wetlands Act.

Criteria	Requirement	Proposed	Board Action
Meadows, Marshes, Swamps and Bogs)	within a minimum distance of 100 feet of a vegetated Wetland is determined to be significant to a wetland value, the following regulations shall apply: (1) through (6)		except as conditioned by Conditions C.1.b., D.12, D.13, and D.14
22.0 Buffer Zone	d) Performance Standards (1) through (5)	Waiver of these requirements.	
23.3 Landscaping	No new lawns or driveways may be constructed within 50 feet of any Resource Area.	New lawns within 3 feet of Bordering Vegetated Wetland (BVW) for Units to the extent shown on the Project Plans, detention basin.	
23.6 Filling	a) No fill shall be placed in any Resource Area or any buffer zone so as to alter the flow of surface water in a way that the Conservation Commission feels will adversely affect the wetland values of the Resource Area(s).	Fill placed within buffer zone to Bordering Vegetated Wetland (BVW) for the construction of a portion of Roadway C, Units to the extent shown on the Project Plans, detention basins, retaining wall, drainage structures.	
23.7 Structures	a. The intent of the Conservation Commission is to move all structures and activities as faraway as possible from any Resource Area.	Waiver of this requirement.	
	b. The Commission may at its discretion allow a proposed structure on a wall-type foundation within 100 to 50 feet of the Resource Area, as defined in HWR 2.0 (1-5), if satisfied that mitigation required in the Order of Conditions is sufficient to protect the Resource Area.	Waiver of this requirement.	
	c. No mitigation is sufficient to allow a structure on a wall-type foundation less than 50 feet from a Resource Area, as defined in HWR 2.0 (1-5).	16 feet from Bordering Vegetated Wetland (BVW) to the extent of work shown on the Project Plans.	

A TRUE COPY

ATTEST:

Carl M. Falvey
HINGHAM TOWN CLERK

Criteria	Requirement	Proposed	Board Action
Appendix A – Filing Fee Schedule	Filing fee schedule - Fees under local Bylaw	Waiver of required fees.	Denied as not required as all local fees included in 40B application fee; but no waiver is granted of fees required for Conservation Commission review under the state Wetlands Act
Appendix B – Guide to Permitting under the Wetlands Protection Act and the Town of Hingham Wetlands Bylaw	Paying fees - Fees under local Bylaw	Waiver of required fees.	Denied as not required as all local fees included in 40B application fee; but no waiver is granted of fees required for Conservation Commission review under the state Wetlands Act

III. Hingham Wetlands Protection Bylaw – Article 22

Criteria	Requirement	Proposed	Board Action
Section 2: Regulated Activities	2A Except as permitted by the Commission or as otherwise provided in this By-Law, no person shall remove, fill, dredge, alter or build upon or within one hundred (100') feet of any resource area	Within 100 feet of Bordering Vegetated Wetland (BVW) for the construction of a portion of Roadway C, Units to the extent of work shown on the Project Plans, detention basins, retaining wall, drainage structures.	Granted to the extent of work shown on the Project Plans except as conditioned by Conditions C.1.b., D.12, D.13, and D.14
	2B Except as authorized by the Commission, no activity or alteration shall be permitted within a fifty (50') foot Buffer strip between any wetland resource, bordering vegetated wetland, coastal dune or bank, and/or isolated vegetated wetland and any proposed site disturbance.	Within 50-foot buffer strip of Bordering Vegetated Wetland (BVW) for the construction of Units to the extent shown on the Project Plans, detention basins, retaining wall, drainage structures.	Granted to the extent of work shown on the Project Plans except as conditioned by Conditions C.1.b., D.12, D.13, and D.14
	2C Except as authorized by the Commission, no activity or alteration shall be permitted within one hundred (100') feet of a vernal pool, whether it be certified or uncertified but accompanied by credible evidence of its viability	Work within 100 feet of a potential vernal pool for the construction of a portion of Roadway C, Units to the extent shown on the Project Plans,	Granted to the extent of work shown on the Project Plans except as conditioned by Conditions C.1.b., D.12, D.13, and D.14.

A TRUE COPY
ATTEST:

Carl M. Falvey

Criteria	Requirement	Proposed	Board Action
	as a vernal pool. The one hundred feet (100') around the defined vernal pool boundaries shall be known as "Vernal Pool Protection Zone."	detention basins, retaining wall, drainage structures.	
Section 5: Authorization of Commission to Deny Project	The Commission is empowered to deny permission for any removal, dredging, filling or altering on subject lands within the Town if, in its judgement, such denial is necessary to preserve the environmental quality and to protect the wetland and water quality values of either or both the subject lands and contiguous lands. Due consideration shall be given to possible effects of the proposal on all values to be protected under this By-Law and to any demonstrated hardship on the petitioner by reason of a denial, as brought forth at the Public Hearing.	Waiver of this requirement.	Granted to the extent of work shown on the Project Plans except as conditioned by Conditions C.1.b., D.12, D.13, and D.14
Section 7B: Filing Fees	Fees under local Bylaw.	Waiver of required fees.	Denied as not required.
Section 8: Establishment of Surety Bonds	The Commission may require the posting of security, running to the Town, including, without limitation, a letter or credit, cash, and Bond with surety, in such form and amount and with such conditions as may be determined in the sole opinion of the Commission, after recommendation by its Town Counsel. Such security shall secure faithful and satisfactory performance on work required by any final "Order of Conditions" but shall not be an amount greater than the estimated cost of the work required for the restoration of affected lands and properties of the work is not performed as required.	Waiver of this requirement.	Granted

IV. Hingham Board of Health Supplementary Rules and Regulations for the Disposal of Sanitary Sewage

Criteria	Requirement	Proposed	Board Action
IV. Application requirements	2. "...an application fee must be paid at the time of submission of the application..." 3. "...the Applicant shall also deposit with the Health Department at the time of the application the sum set forth in the Board's Schedule of Fees..."	Waiver of required fees. Waiver of required fees.	Denied as not required as all local fees included in 40B application fee; but no waiver is granted of fees required for Board of Health review under state Title 5 regulations.
	8. "...project exceeds seven thousand five hundred (7500) gallons of sewage per day..."	9,900 gallons of sewage per day.	Granted [HAC p. 46]
	9 "...All percolation test results and groundwater elevation observations shall be considered valid for 2 years..."	All percolation test results and groundwater elevation observations shall be considered valid for duration of the project.	Granted [HAC p. 46]
	10. "...any or all other data required by the Town or Hingham Board of Health..."	Waiver of this requirement.	Granted [HAC p. 46]
	11.x "...If, upon review of the foregoing, the Executive Health Officer or the Board determines that further information is needed before the application will be deemed complete, then he may require additional testing..."	Waiver of this requirement.	Granted [HAC p. 46]
	12. "...should the Applicant's initial deposit required under paragraph 3 of this Section be insufficient to pay the Consultant's fees to witness tests or review the Additional Studies required by the Board, the board in its discretion may	Waiver of required fees.	12. Waiver granted as to Board of Health local regulations subject to Conditions A.6 and B.6; but no waiver is granted of fees required for Board of Health

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	require additional amounts as may be necessary..”		review under state Title 5 regulations.
V. Permit Restrictions	A permit will become void automatically and without further action or notice if the work under the Permit is not Completed within twelve months from the date of issue of such Permit. Further, any Permit issued can be revoked by the Board of Health after notice to the Licensed Disposal Installer (DWI) if conditions set forth in the application have changed prior to or during work under the Permit. Permits may be extended upon written request is the sole discretion of the Board.	Waiver of this requirement.	Granted for a period of three (3) years, or for such other period of time as would otherwise be authorized under the provisions of 760 CMR 56.05(12)(c), unless an earlier lapse applies pursuant to state Title 5 regulations.
VI. Design Requirements for Sewage Disposal Systems and Plants	3. “..shall be located no greater than 200 feet from the structure to be served by..” 5. “ No Sewage Disposal System or Plant shall be constructed within one hundred (100) feet of the normal annual high water level of any great pond, brook, river, swamp, or of a wetland as defined by Massachusetts General Law Chapter 131, Section 40 or the Town of Hingham Wetlands Protection By-Law..” 6. “ No Sewage Disposal System or Plant shall be constructed within four hundred (400) feet of a public water supply well or wellfield, as defined in Massachusetts drinking water regulation, 310 CMR 22.02 or surface water supply as defined herein or within two-hundred and fifty (250) feet of any private potable well or one hundred (100) feet of any private nonpotable well...”	Greater than 200 feet to the extent shown on the Project Plans. Waiver of this requirement. Waiver of this requirement.	3. Granted as to the locations specifically shown on Project Plans. [HAC p. 46] 5. Granted as to the locations specifically shown on Project Plans. [HAC p. 46] 6. Granted as to the location specifically shown on the Project Plans. [HAC p. 46]

Criteria	Requirement	Proposed	Board Action
	7. No Leaching Facility shall be constructed within: a) Twenty-five (25) feet of any surface or subsurface Drain when the Drain elevation is higher than the proposed Leaching Facility. (b) Fifty (50) feet of any surface or subsurface Drain when the Drain elevation is equal to or lower in elevation than the proposed Leaching Facility. (c) One hundred (100) feet of any surface or subsurface Drain which discharges into a Protected Water Body. (d) Two hundred fifty (250) feet of any surface or subsurface Drain which discharges into a surface Water Supply or tributary thereto.	Waiver of this requirement. Waiver of this requirement. Waiver of this requirement. Waiver of this requirement.	7(a)(b)(c)(d) – Granted [HAC p. 46]
	8. “.. shall be designed to discharge more than 110 gallons of design flow per day per 12,500 sq. ft. in Lot area..”	426 gallons/day/12,500 sq. ft. in lot area Total lot area = 290,365 sq. ft./12,500 sq. ft = 23.23; 9,900 gal/day/23.23 = 426 gallons/day/12,500 sq. ft.	Granted [HAC p.46]
	9. “ less than five (5) feet below the bottom of the Leaching Facility except that if the percolation rate of the soil in the Leaching Area is between 2 and 5 minutes per inch, at least six (6) feet...”	As allowed in Title V: Maximum Groundwater Elevation 5 feet below bottom of leaching facility for soil with perc rate between 2 and 5 minutes per inch.	Granted [HAC p. 46]
	10. “.. the area between the trenches shall not be used for part of the reserve area...”	As allowed in Title V: Area between trenches can be used for reserve area.	Granted
	12.a) “ and where at least 5 feet of the underlying naturally occurring pervious strata is above the Maximum Groundwater Elevation, except that at least 6 feet of the underlying naturally occurring	As allowed in Title V: Maximum Groundwater Elevation 5 feet below bottom of leaching facility for soil	Granted [HAC p. 46] A TRUE COPY ATTEST:

Criteria	Requirement	Proposed	Board Action
	pervious strata must be above the Maximum Groundwater Elevation if the percolation rate of the pervious material is between 2 and 5 minutes per inch..”	with perc rate between 2 and 5 minutes per inch.	
	14. “ the bottom of the cellar floor must be at least 18” above the Maximum Groundwater Elevation...” 17. “ the stone used in a leaching area shall not be less than 8 inches deep beneath the bottom of the distribution lines..”	Waiver of this requirement. As allowed in Title V: Stone 6 inches deep.	14 & 17 - Granted [HAC p. 46]
	18. Tees and Wyes will not be permitted in the leaching area.	As allowed in Title V: Tee and Wye connections permitted in leaching areas.	Granted
	22. “ a new Sewage Disposal System or Plant must be constructed prior to the commencement of the construction of the Structure it is to serve...”	New Sewage Disposal System or Plant to be operational prior to occupancy permits.	Partial waiver granted subject to the provisions of Condition D.15.
VII. Wastewater Treatment Plants	Entire Section	Waiver of these requirements. Wastewater treatment plant if required to be permitted under Mass. DEP Environmental Code Title 5 (310 CMR 15.00) or the Mass. DEP Groundwater Discharge Permit (314 CMR 5.13).	Granted subject to applicable state regulations.

- V. The Project shall be exempt from the filing fee requirements established by the Zoning Board of Appeals, Board of Health, Planning Board, Conservation Commission, or other Town entity, except for fees specifically relating to Comprehensive Permit Applications. **Denied as not required as all filing fees under local regulations pursuant which Zoning Board is acting as other local boards are included in 40B application fee; but no other fees are waived.**
- VI. The Project shall be exempt from any other applicable zoning or related municipal ordinances so far as the same may be at variance with the Project or the Site Development Plans or the Architectural Plans as filed. **Denied as an inappropriate “blanket” waiver.**