

June 24, 2026

Conservation Commission
Town of Hingham
210 Central Street
Hingham, MA 02043

Re: Notice of Intent Application – Hingham Yacht Club Pier Expansion and Dock Modifications

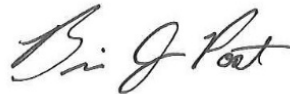
Dear Conservation Commission Agent,

On behalf of our Client, the Hingham Yacht Club, enclosed please find a Notice of Intent (NOI) application and supporting documentation for the proposed pier expansion and dock modification project located at 211 Downer Avenue in Hingham, Massachusetts, within the Hingham Harbor. The proposed project includes the construction of new overwater, pile-supported pier sections utilizing steel pipe piles, steel pile caps, and timber framing; reconfiguration of the existing floating dock system through the relocation of existing docks and installation of additional floating docks with new guide piles; replacement of existing gangways with new aluminum gangways; demolition and removal of the existing timber finger pier; repairs to the existing granite block seawall; repairs to existing timber piles supporting the current deck structure; and relocation of the existing trash enclosure to the Yacht Club property located at 208 Downer Avenue.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned at brian.post@childseng.com.

Respectfully submitted,

CHILDS ENGINEERING CORPORATION



Brian J. Post, PE
Project Manager

cc:
Massachusetts DEP Southeast Regional Office
Division of Marine Fisheries – North Shore Office

June 24, 2026

Permit Reviewer
Massachusetts DEP Southeast Regional Office
20 Riverside Drive
Lakeville, MA 02347

Re: Notice of Intent Application – Hingham Yacht Club Pier Expansion and Dock
Modifications

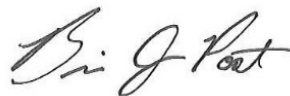
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Respectfully submitted,

CHILDS ENGINEERING CORPORATION



Brian J. Post, PE
Project Manager

cc:
Hingham Conservation Commission
Division of Marine Fisheries – North Shore Office

June 24, 2026

Environmental Reviewer
Division of Marine Fisheries – North Shore Office
30 Emerson Avenue
Gloucester, MA 01930

Re: Notice of Intent Application – Hingham Yacht Club Pier Expansion and Dock Modifications

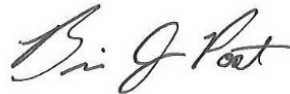
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Respectfully submitted,

CHILDS ENGINEERING CORPORATION



Brian J. Post, PE
Project Manager

cc:
Hingham Conservation Commission
Massachusetts DEP Southeast Regional Office

Hingham Yacht Club

Pier Expansion and Dock Modifications

Hingham, Massachusetts

Notice of Intent

June 2026



Submitted to:
Conservation Commission
Town of Hingham
210 Central Street
Hingham, MA 02043

Applicant:
Hingham Yacht Club
211 Downer Avenue
Hingham, MA 02043

Applicant's Representative:



34 William Way
Bellingham, MA 02019

(508) 966 9092

childseng.com

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NOI Wetland Fee Transmittal Form

Fee Determination

Policy on Receipt of Information

APPENDIX A – Additional Information

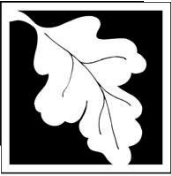
APPENDIX B – Photographs

APPENDIX C – Shellfish and Eelgrass Survey

APPENDIX D – Wetland Review

APPENDIX E – Abutters List, Notification, and Certificate of Mailing

APPENDIX F – Project Plans



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

Important:

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



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

A. General Information

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

211 Downer Avenue

a. Street Address

Hingham

b. City/Town

02043

c. Zip Code

Latitude and Longitude:

11

f. Assessors Map/Plat Number

42.262229N

d. Latitude

-70.893105W

e. Longitude

13

g. Parcel /Lot Number

2. Applicant:

Allison

a. First Name

Koskinas

b. Last Name

Hingham Yacht Club

c. Organization

211 Downer Avenue P.O. Box 165

d. Street Address

Hingham Yacht Club

MA

f. State

02043

g. Zip Code

781-749-3806

h. Phone Number

i. Fax Number

jbraley@hinghamyachtclub.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Brian

a. First Name

Post

b. Last Name

Childs Engineering

c. Company

34 William Way

d. Street Address

Bellingham

MA

f. State

02019

g. Zip Code

e. City/Town

508-966-9092

h. Phone Number

i. Fax Number

brian.post@childseng.com

j. Email address

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

\$2,000.00

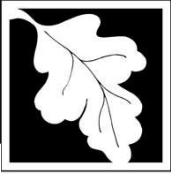
a. Total Fee Paid

\$987.50

b. State Fee Paid

\$1,012.50

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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City/Town

A. General Information (continued)

6. General Project Description:

See Attachment A - Additional Information

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

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

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

02085

c. Book

b. Certificate # (if registered land)

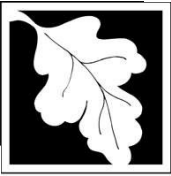
144

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

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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:

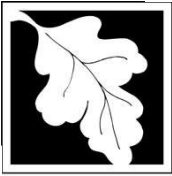
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

Provided by MassDEP:

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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	7 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	20 1. linear feet	
g. ☒ Rocky Intertidal Shores	39 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	46 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	6,508 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.

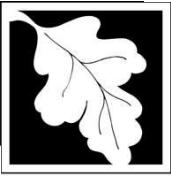
a. square feet of BVW

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**

04.21.2026

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☒ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

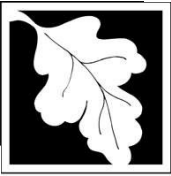
(a) ☒ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☒ Photographs representative of the site

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

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City/Town

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

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

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Plymouth to New Hampshire border:

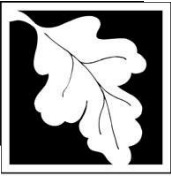
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☒ No

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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City/Town

Online Users:

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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
 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.

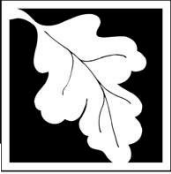
D. Additional Information

- ☐ 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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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.

Hingham Yacht Club Pier Expansion and Dock Modifications

a. Plan Title

Tom Quinn

Brian Post

b. Prepared By

06.19.26

c. Signed and Stamped by

Various

d. Final Revision Date

e. Scale

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:

11521

05.29.26

2. Municipal Check Number

3. Check date

11515

05.29.26

4. State Check Number

5. Check date

Childs Engineering

Childs Engineering

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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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.

Allison B. Keshner
1. Signature of Applicant

6/24/2026
2. Date

3. Signature of Property Owner (if different)

Ben J. Pot
5. Signature of Representative (if any)

4. Date

6/24/26
6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

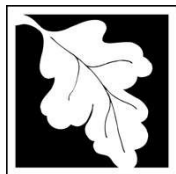
For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

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

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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

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



A. Applicant Information

1. Location of Project:

211 Downer Avenue

a. Street Address

11515

c. Check number

Hingham

b. City/Town

\$987.50

d. Fee amount

2. Applicant Mailing Address:

Allison

a. First Name

Hingham Yacht Club

c. Organization

211 Downer Avenue P.O. Box 165

d. Mailing Address

Hingham

e. City/Town

781-749-3806

h. Phone Number

MA

f. State

02043

g. Zip Code

jbraley@hinghamyachtclub.com

j. Email Address

i. Fax Number

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 5 - Piers and Docks	1 (522 LF)	\$4.00/LF	\$2,000 (max.)

Step 5/Total Project Fee:

Step 6/Fee Payments:

\$2,000

Total Project Fee:

a. Total Fee from Step 5

\$987.50

State share of filing Fee:

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

\$1,012.50

City/Town share of filing Fee:

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

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

FEE DETERMINATION
Hingham Yacht Club Pier Expansion and Dock Modifications

Fee Determination

Structure	New LF
New Pier	138
New Floats	254
New Gangways	110
Repaired Seawall	20
Total	522

State Wetlands Protection Act Local Filing Fee:

Category 5 (Fee is **\$4 per linear foot**; total fee not less than \$100 or more than \$2,000):

a.) work on docks, piers, revetments, dikes, etc. (coastal or inland).

Total linear feet = 522

Total fee is 522 LF x \$4/LF = \$2,088 (cap at \$2,000)

For State share of filing fee, calculate half of total fee less: \$12.50:

State = \$2,000/2 - \$12.50 = **\$987.50**

Payable to MA DEP

For City/Town share of filing fee, calculate half of total fee plus \$12.50:

City/Town = \$2,000/2 + \$12.50 = **\$1,012.50**

Payable to Town of Hingham

Town of Hingham Wetlands Protection Bylaw Fee:

For Notice of Intent, Category 5

a.) Docks, piers, revetments, dikes, etc. (coastal or inland)

Fee is \$3.00/foot (not less than \$100.00)

Total linear feet = 522

Total fee is 522 LF x \$3/LF = **\$1,566.00**

Payable to Town of Hingham

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

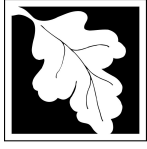
- a) Site preparation (for development beyond NOI scope).
- b) Each building (for development) including site.
- c) Road construction not crossing or driveway.
- d) Hazardous clean up.

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)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Wetlands & Waterways
BRP WPA Form 3 - Notice of Intent
Instructions and Supporting Materials

Category Activities and Fees

Category 1 (Fee for each activity is **\$110**):

- a.) work on single family lot; addition, pool, etc.;
- b.) site work without a house;
- c.) control vegetation;
- d.) resource improvement;
- e.) work on septic system separate from house;
- f.) monitoring well activities minus roadway;
- g.) new agricultural or aquaculture projects.

Category 2 (Fee for each activity is **\$500**):

- a.) construction of single family house;
- b.) parking lot;
- c.) beach nourishment;
- d.) coastal limited projects;
- e.) inland limited projects minus road crossings and agriculture;
- f.) each crossing for driveway to single family house;
- g.) each project source (storm drain) discharge;
- h.) control vegetation in development;
- i.) water level variations;
- j.) any other activity not in Category 1, 3, 4, 5 or 6;
- k.) water supply exploration.

Category 3 (Fee for each activity is **\$1,050**):

- a.) site preparation (for development) beyond Notice of Intent scope;
- b.) each building (for development) including site;
- c.) road construction not crossing or driveway;
- d.) hazardous cleanup;
- e.) water supply development.

Category 4 (Fee for each activity is **\$1,450**):

- a.) each crossing for development or commercial road;
- b.) dam, sluiceway, tidegate (safety) work;
- c.) landfills operation/closures;
- d.) sand and gravel operations;
- e.) railroad line construction;
- f.) bridge;
- g.) hazardous waste alterations to resource areas;
- h.) dredging;
- i.) package treatment plant and discharge;
- j.) airport tree clearing;
- k.) oil and/or hazardous material release response actions.

Category 5 (Fee is **\$4 per linear foot**; total fee not less than \$100 or more than \$2,000):

- a.) work on docks, piers, revetments, dikes, etc. (coastal or inland).

Category 6 (Fee is **\$2 per linear foot for each resource area**): **For each resource area delineation, the fee shall not exceed \$200 for activities associated with a single family house or \$2,000 for all other activities).**

HINGHAM WETLAND REGULATIONS

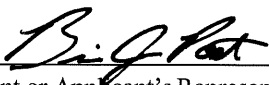
APPENDIX C

Policy on Receipt of Information

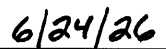
(Revised March 4, 2024)

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



Date

APPENDIX A

Additional Information

A. General Information

1. *General Project Description:*

The proposed Deck Expansion and Dock Modifications Project at the Hingham Yacht Club includes the construction of new overwater, pile-supported pier sections using steel pipe piles, steel pile caps, and timber framing. The project will also involve reconfiguring the existing floating dock system by relocating current docks and installing additional new floating docks. New aluminum gangways will be added to provide safe and efficient connections between the timber piers and floating docks. As part of the overall improvements, existing guide piles that are no longer necessary will be removed, new guide piles will be installed to support the revised layout, and the existing timber finger pier will be demolished and removed. Additional work includes repairing a portion of the granite block seawall at the south end of the property, repairing piles under the existing deck, and relocating the trash enclosure next to the new boat barn that was recently constructed at 208 Downer Avenue.

Hingham Yacht Club is a private boating and social club located on Hingham Harbor that supports recreational boating, sailing, and waterfront activities. Established in 1895, the club hosts a variety of social events, regattas, and seasonal programs for its members. The facility includes a two-story main clubhouse situated on a wharf supported by a stone seawall, as well as a one-story structure on a pile-supported pier that houses locker rooms and junior facilities. The site also contains floating docks used for dinghy storage, swimming activities, and fueling operations. While the general layout of the club has remained largely unchanged since the 1960s, portions of the deck were reconstructed around 2007, including repairs to concrete-encased steel H-piles, installation of new steel pile caps, and replacement of timber decking. Repairs to the timber piles and stringers supporting the one-story structure were completed in 2016.

The proposed improvements are intended to expand pedestrian areas and reduce congestion, particularly near the locker room facilities. The addition of new aluminum gangways will create multiple access points to the floating docks, improving overall circulation and safety. Repositioning the existing docks and introducing new floating docks will enhance the marina layout by improving vessel access, reducing the potential for grounding, expanding the designated swimming area, and relocating the fueling area. All floating docks will remain in the Marina Reconfiguration Zone established as part of the existing Chapter 91 license. Although the primary functions of the deck and dock systems will remain unchanged, the project will significantly improve the structural integrity, usability, and safety of the waterfront facilities.

Pile repairs will include wrapping the timber piles supporting the deck adjacent to the finger pier, which are exhibiting deterioration and section loss. In addition, the concrete-encased steel H-piles will be repaired by placing new grout in areas where the existing concrete has spalled, restoring the integrity of the pile encasement.

The repairs to the stone seawall are intended to bring the seawall back to its original condition. An approximately 20-foot-long section of the wall is exhibiting missing stones, bulging, and sinkholes, which have worsened after the past winter. The proposed repair involves excavating the area behind the wall at a 1:1 slope and rebuilding the seawall in-kind from the foundation up. The base of the seawall is above the mean low water level, but the wall is mostly submerged during high tide. It is expected that repair activities will be conducted during low tide when the seawall and adjacent work area are fully exposed. The purpose of this repair is to restore the seawall to its original condition and allow the structure to perform as designed. The repairs will avoid compromising the seawall and the parking lot behind by mitigating further erosion and material loss. No changes to the overall function, elevation, or footprint of this area are proposed.

The proposed relocation of the trash enclosure will seek to remove the existing enclosure next to the locker room building and seawall at 211 Downer Avenue to create an access point to the new deck and gangway that lead to the seasonal floats. A new trash enclosure is proposed northeast of the boat barn that was recently constructed on the Yacht Club's property at 208 Downer Avenue. The work is located within the 100-foot buffer zone to the seawall (Coastal Bank), but outside of the resource area itself. Because the proposed work is confined to an existing developed parking area, no adverse impacts to the Coastal Bank are anticipated. Given that the existing parking lot is gravel, the proposed concrete pad for the trash enclosure will add a small impervious area to the site.

2. *Project Completion Methods:*

A contractor has not been selected as of this application submittal date, but the project management team will ensure that a qualified marine contractor with extensive experience with similar projects is selected. The contractor will likely determine that the best procedure for construction will be to conduct much of the work using a barge mounted crane. An additional barge will likely be required to aid in the storing of material. In addition to the barges, the contractor will likely use small floating platforms to conduct work and utilize a small tugboat and small utility boat depending on the tide schedule.

The demolition will consist of removing the existing finger pier and pulling the existing guide piles that are no longer needed. The existing gangways will also be removed and replaced. During demolition, a floating debris boom and turbidity curtain will be placed around the work area to prevent debris from entering the water.

The proposed work will include the installation of steel pipe piles to support new sections of pier over the water. These piers will consist of steel pile caps, timber stringers, and timber decking, with steel cross-bracing provided in both directions to resist lateral loads. The new pier structures are designed to be self-supporting and will not be connected to the existing stone seawall or adjacent piers; therefore, no additional vertical or lateral loads will be imposed on the existing structures.

Additional improvements will include the relocation of the existing floating docks, the installation of new floating docks and guide piles, and the construction of new aluminum gangways to provide access between the pier deck and floating docks. The project will also include the installation of a new timber guardrail along the pier perimeter, relocation of the existing Pilot House and trash enclosure, miscellaneous pile repairs, and repairs to the existing stone seawall.

Construction for the new trash enclosure will involve minor excavation and grading within the existing gravel parking lot to prepare the site for the installation of the concrete dumpster pad and enclosure. The work will occur entirely within previously developed upland areas and will not result in any alteration of the Coastal Bank or other coastal resource areas. Temporary erosion and sedimentation controls will be installed prior to construction and maintained throughout the duration of the work to prevent sediment transport toward adjacent coastal resource areas.

The contractor will be required to abide by all necessary local, state, and federal construction regulations as well as all conditions applied to the project by the Order of Conditions. They will also be held to all necessary safety regulations and navigational regulations set forth by the U.S. Coast Guard.

3. *Statement on Climate Resiliency:*

Although this project involves extending the existing deck structure and modifying and expanding the floating dock layout, no major changes to the overall function of the facility are proposed. However, the new structure will provide increased protection for climate resiliency. The project will provide protection to the existing stone seawall supporting the building and provide a more robust structure for pedestrian traffic capable of withstanding storm events. The improvements are designed to meet current code requirements and provide an increased level of structural support and integrity. No changes are proposed to the structure's ability to manage stormwater, runoff, or flooding. The engineering team has utilized all available best management practices to ensure that the project meets the projected life cycle and will not unnecessarily change or impede navigation to the surrounding area or impacts to the resource areas.

The elevation of the pier will not be raised so that the new deck surface aligns with the existing surrounding decks. However, the piles will be designed to accommodate a future increase in elevation should such modifications be undertaken.

The repair of the damaged section of seawall will return the seawall back to its originally intended function while providing an increased level of structural support and integrity, helping to ensure the stability of both the seawall and land behind it during daily use and storm events. This project will also not alter the seawall's ability to manage stormwater, runoff, or flooding. Because the intent is to restore the seawall to its original design, raising the elevation was not considered given the urgency of this work. Raising the entire height of the seawall would

require rebuilding it entirely as the current design would not allow for additional vertical loading or surcharge due to earth fill, pedestrians, vehicles, or water.

The proposed trash enclosure will remove the existing enclosure from the edge of the seawall, which is located at an elevation nearly 5 feet below the VE 13 floodplain. Currently, the risk of flooding could cause the dumpsters to float and become a hazard for contamination and debris. The new concrete pad at 208 Downer Avenue would be at least 2.5 feet higher than the existing pad and would be set back at least 60 feet from the water's edge.

B. Buffer Zone and Resource Area Impacts

1. Coastal Resource Areas:

1.0 Coastal Banks

A Coastal Bank is defined in 310 CMR 10.30(2) as “a seaward facing or side of an elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland”. The granite block seawall is considered a manmade coastal bank, and the proposed repairs are subject to 310 CMR 10.30. The repairs will extend approximately 20 linear feet along the seawall.

1.1 Performance Standards

The granite block wall does not supply sediment to coastal beaches, dunes, or barrier beaches. This project is a vertical buffer that does prove to be significant to storm damage prevention or flood control. Therefore, in this case 310 CMR 10.30(6) through 310 CMR 10.30(8) apply.

6) *“Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.”*

The stability of the wall and the surrounding areas will not be adversely affected. The repairs and seawall rehabilitation will increase the stability of the coastal bank.

7) *“Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches.”*

The coastal bank in the project location does not supply sediment to coastal beaches, coastal dunes, or barrier beaches. The project aids the coastal bank's ability to prevent storm damage or provide flood control.

- 8) *“Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.”*

The project does not have any adverse effects on specified habitat sites of rare vertebrate or invertebrate species. There are no species listed in this area.

2.0 Land Under Ocean

Land Under the Ocean is defined in 310 CMR 10.25(2) as “land extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries”.

“Nearshore Areas of land under the ocean means that land extending from the mean low water line to the seaward limit of a municipality's jurisdiction, but in no case beyond the point where the land is 80 feet below the level of the ocean at mean low water”.

The portion of the proposed project that impacts land under the ocean consists of a portion of the new pier, the floating docks, the gangways, and guide piles. The square footage of land under the ocean that is altered by the project is roughly 27 square feet, which is the area displaced by the new steel guide piles and pier support piles seaward of the mean low water line. However, approximately 20 square feet of existing pile area associated with the current guide piles and finger pier support piles will be removed, resulting in a net increase of approximately 7 square feet.

The square footage of proposed pier, floating dock, and gangway that will be elevated over the land under the ocean combine to be roughly 14,457 square feet. The existing finger pier, floating docks, and gangways currently occupy approximately 11,475 square feet, resulting in a net increase of approximately 2,982 square feet.

Structure	Demolished (SF)	Proposed (SF)	Net Change (SF)
Pier Support Piles	10	8	-2
Guide Piles for Floating Docks	10	19	9
Total	20	27	7

2.1 Performance Standards

This project is significant to storm damage prevention under the following statement:

“When land under the ocean or nearshore areas of land under the Ocean are found to be significant to the protection of marine Fisheries, protection of wildlife habitat, storm damage prevention or flood control, 310 CMR 10.25(3) through (7) shall apply”.

3) *Improvement dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in:*

- (a) bottom topography which will result in increased flooding or erosion caused by an increase in the height or velocity of waves impacting the shore;*
- (b) sediment transport processes which will increase flood or erosion hazards by affecting the natural replenishment of beaches;*
- (c) water circulation which will result in an adverse change in flushing rate, temperature, or turbidity levels; or*
- (d) marine productivity which will result from the suspension or transport of pollutants, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.*

These regulations do not apply as the project does not include improvement dredging for navigational purposes.

4) *Maintenance dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in marine productivity which will result from the suspension or transport of pollutants, increases in turbidity, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.*

These regulations do not apply as the project does not include maintenance dredging for navigational purposes.

5) *Projects not included in 310 CMR 10.25(3) or (4) which affect nearshore areas of land under the ocean shall not cause adverse effects by altering the bottom topography so as to increase storm damage or erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.*

Although this project is located in the nearshore area of the land under the ocean, it will not adversely or significantly affect the bottom topography in Hingham Harbor. The footprint of the pier is minimal compared to the size of the harbor and will not increase storm damage, erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.

6) *Projects not included in 310 CMR 10.25(3) which affect land under the ocean shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if non-water-dependent, have no adverse effects, on marine fisheries habitat or wildlife habitat caused by:*

- (a) alterations in water circulation;*

The project will not alter the water circulation of Hingham Harbor. The proposed pier is pile-supported and elevated and the proposed gangways and floats will not alter the water circulation.

(b) destruction of eelgrass (Zostera marina) or widgeon grass (Ruppia maritima) beds;

This does not apply because there is no eelgrass in the area of the project. Mapped eelgrass identified through the Massachusetts Department of Environmental Protection Seagrass Mapping Program are located approximately 1,275 feet from the nearest portion of the yacht club property.

(c) alterations in the distribution of sediment grain size;

This project will not alter the distribution of sediment grain size. The proposed pier is pile-supported and elevated and the proposed gangways and floats will not alter the distribution of sediment grain size. The bottom will remain largely untouched except within the footprint and that area is minimal. The project area is not large enough to alter the sediment in the entire harbor.

(d) changes in water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants; or

The proposed project will not adversely affect water quality or result in the addition of pollutants. To minimize potential temporary impacts to water quality during construction, the Contractor will deploy a floating debris boom around the active work area to prevent the migration and dispersal of construction debris into the harbor. In addition, spill prevention and response kits for hazardous materials will be maintained on site for all waterborne equipment. Construction activities, including pile installation, are not expected to affect water temperature, dissolved oxygen levels, or turbidity, nor will they add pollutants. The project does not involve the discharge of fill, wastewater, sewage, or other regulated materials into the harbor.

(e) alterations of shallow submerged lands with high densities of polychaetes, mollusks or macrophytic algae.

The project is designed to minimize impacts to shallow submerged lands and benthic habitat resources through pile-supported construction in an effort to minimize the in-water footprint. The structures will be supported on steel pipe piles with sufficient spacing to maintain tidal flow, circulation, and light penetration. The limited footprint of the proposed piles minimizes disturbance to the substrate compared to solid fill systems. Removal of portions of the

existing timber finger pier will further offset new impacts. Construction will employ turbidity and sediment controls during pile installation and removal, with any temporary impacts expected to be localized and short-term. Accordingly, the project is not expected to result in significant adverse effects to submerged lands that may support polychaetes, mollusks, or macrophytic algae.

- 7) *Notwithstanding the provisions of 310 CMR 10.25(3) through (6), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.*

The project does not have any adverse effects on specified habitat sites of rare vertebrate or invertebrate species. There are no species listed in this area.

3.0 Rocky Intertidal Shores

Rocky Intertidal Shore is defined in 310 CMR 10.31(2) as “naturally occurring rocky areas, such as bedrock or boulder-strewn areas between the mean high water line and mean low water line.” The area between the man-made seawall and mean low water line is a tidal flat with a rocky surface and is subject 310 CMR 10.31.

The portion of the proposed project that impacts rocky intertidal shore consists of the section of the new pier between the mean high water line and mean low water line. The square footage of rocky intertidal shore that is altered by the project is roughly 39 square feet, which is the area displaced by the pier support piles. There are no existing piles in this area being removed.

The square footage of proposed pier that will be elevated over the rocky intertidal shore is roughly 3,526 square feet.

Structure	Demolished (SF)	Proposed (SF)	Net Change (SF)
Pier Support Piles	0	39	39
Total	0	39	39

3.1 Performance Standards

- 3) *When a Rocky Intertidal Shore Is Determined to Be Significant to Storm Damage Prevention, Flood Control, or Protection of Wildlife Habitat, any proposed project shall be designed and constructed, using the best practical measures, so as to minimize adverse effects on the form and volume of exposed intertidal bedrock and boulders.*

The project will have a minimal effect on the form and volume of exposed intertidal rock. The proposed pier is pile-supported, elevated over the ground, and occupies an insignificant area of the rocky intertidal shore. Likewise, the area occupied by the guide piles for the floating docks is minimal.

The area in front of the seawall (coastal bank) that is being repaired is to be left alone to the maximum extent practicable to minimize disturbance during construction. Some workers may stand in the area will performing the repair work.

- 4) *When a Rocky Intertidal Shore is Determined to be Significant to the Protection of Marine Fisheries or Wildlife Habitat, any proposed project shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if non-water-dependent, have no adverse effects, on water circulation and water quality. Water quality impacts include, but are not limited to, other than natural fluctuations in the levels of dissolved oxygen, temperature or turbidity, or the addition of pollutants.*

The project will not alter the water circulation of Hingham Harbor. The proposed pier is pile-supported and elevated and the proposed gangways and floats will not alter the water circulation.

The proposed project will not adversely affect water quality or result in the addition of pollutants. To minimize potential temporary impacts to water quality during construction, the Contractor will deploy a floating debris boom around the active work area to prevent the migration and dispersal of construction debris into the harbor. In addition, spill prevention and response kits for hazardous materials will be maintained on site for all waterborne equipment. Construction activities, including pile installation, are not expected to affect water temperature, dissolved oxygen levels, or turbidity, nor will they add pollutants. The project does not involve the discharge of fill, wastewater, sewage, or other regulated materials into the harbor.

The proposed seawall repairs will have minimal adverse effects on the rocky intertidal shore as the work is being done to the seawall.

- 5) *Notwithstanding the provisions of 310 CMR 10.31(3) and (4), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.*

The project does not have adverse effects on specified habitat sites of rare vertebrate or invertebrate species. There are no species listed in this area.

4.0 Land Containing Shellfish

Land Containing Shellfish is defined in 310 CMR 10.34(2) as “land under the ocean, tidal flats, rocky intertidal shores, salt marshes and land under salt ponds when any such land contains shellfish.” Review of Massachusetts Division of Marine Fisheries shellfish resource mapping available through MassMapper indicates that the project is located within a mapped shellfish habitat for Blue mussels (*Mytilus edulis*) and soft-shelled clams (*Mya arenaria*). On June 4, 2026, Environmental Consulting & Restoration, LLC conducted a shellfish and eelgrass survey and found the following:

- European oysters (*Ostrea edulis*) in the upper intertidal area
- Blue mussels (*Mytilus edulis*) in the lower intertidal zone, mostly under the existing deck
- Juvenile quahogs (*Mercenaria mercenaria*) in the lower intertidal area both under the deck in the intertidal area to the southwest
- Soft-shelled clams (*Mya arenaria*) in the intertidal area under the deck only
- Manilla clams (*Ruditapes philippinarum*) in the intertidal area under the deck only

More information about their findings can be found in the Shellfish & Eelgrass Survey Report dated June 11, 2026 found in Appendix C.

Because the shellfish species documented within the project area were identified through Division of Marine Fisheries mapping and confirmed by a site-specific shellfish survey, Land Containing Shellfish is deemed significant to the interest of the Wetlands Protection Act per 310 CMR 10.34(3)(a).

The portion of the proposed project that impacts land containing shellfish is the combined area of land under the ocean and rocky intertidal shore. The square footage of land containing shellfish that is altered by the project is roughly 66 square feet, which is the area displaced by the new steel guide piles and pier support piles. However, approximately 20 square feet of existing pile area associated with the current guide piles and finger pier support piles will be removed, resulting in a net increase of approximately 46 square feet.

The square footage of proposed pier, floating dock, and gangway that will be elevated over the land containing shellfish combine to be roughly 17,983 square feet. The existing finger pier, floating docks, and gangways currently occupy approximately 11,475 square feet, resulting in a net increase of approximately 6,508 square feet.

Structure	Demolished (SF)	Proposed (SF)	Net Change (SF)
Pier Support Piles	10	47	37
Guide Piles for Floating Docks	10	19	9
Total	20	66	46

4.1 Performance Standards

This project is significant to the protection of land containing shellfish and to the protection of marine fisheries under the following statement:

“When a resource area, including land under the ocean, tidal flats, rocky intertidal shores, salt marshes, or land under salt ponds is determined to be significant to the protection of land containing shellfish and therefore to the protection of marine fisheries, 310 CMR 10.34(4) through (8) shall apply”.

- 4) *Except as provided in 310 CMR 10.34(5), any project on land containing shellfish shall not adversely affect such land or marine fisheries by a change in the productivity of such land caused by:*

(a) alterations of water circulation;

The project will not alter the water circulation of Hingham Harbor. The proposed pier is pile-supported and elevated and the proposed gangways and floats will not alter the water circulation.

(b) alterations in relief elevation;

This project does not propose any dredging or fill. Therefore, this project will not significantly alter the natural seafloor elevation within shellfish-bearing areas.

(c) the compacting of sediment by vehicular traffic;

No sediment compaction will occur because all construction activity involving vehicles will be conducted from the area landward of the seawall or from a barge.

(d) alterations in the distribution of sediment grain size;

This project will not alter the distribution of sediment grain size. The proposed pier is pile-supported and elevated and the proposed gangways and floats will not alter the distribution of sediment grain size. The bottom will remain largely untouched except within the footprint and that area is minimal. The project area is not large enough to alter the sediment in the entire harbor.

(e) alterations in natural drainage from adjacent land; or

This project will not modify natural drainage from adjacent land. Existing drainage patterns will be maintained and no new impervious surface will be added landward of the existing seawall.

- (f) changes in water quality, including, but not limited to, other than natural fluctuations in the levels of salinity, dissolved oxygen, nutrients, temperature or turbidity, or the addition of pollutants.*

The proposed project will not adversely affect water quality or result in the addition of pollutants. To minimize potential temporary impacts to water quality during construction, the Contractor will deploy a floating debris boom around the active work area to prevent the migration and dispersal of construction debris into the harbor. In addition, spill prevention and response kits for hazardous materials will be maintained on site for all waterborne equipment. Construction activities, including pile installation, are not expected to affect water temperature, dissolved oxygen levels, or turbidity, nor will they add pollutants. The project does not involve the discharge of fill, wastewater, sewage, or other regulated materials into the harbor.

- 5) *Notwithstanding the provisions of 310 CMR 10.34(4), projects which temporarily have an adverse effect on shellfish productivity but which do not permanently destroy the habitat may be permitted if the land containing shellfish can and will be returned substantially to its former productivity in less than one year from the commencement of work, unless an extension of the Order of Conditions is granted, in which case such restoration shall be completed within one year of such extension.*

Although the proposed rehabilitation intends to avoid permanent adverse effects of land containing shellfish, some temporary effects (such as localized turbidity during pile driving) may occur. These impacts will be short-term and will not result in permanent habitat degradation. Best management practices will be implemented to minimize turbidity and sediment disturbance. Given the limited and contained nature of the work, the shellfish habitat beyond the project area will remain undisturbed. The site is expected to return to its previous level of productivity within one year of the commencement of work.

- 6) *In the case of land containing shellfish defined as significant in 310 CMR 10.34(3)(b) (i.e., those areas identified on the basis of maps and designations of the Shellfish Constable), except in Areas of Critical Environmental Concern, the issuing authority may, after consultation with the Shellfish Constable, permit the shellfish to be moved from such area under the guidelines of, and to a suitable location approved by, the Division of Marine Fisheries, in order to permit a proposed project on such land. Any such project shall not be commenced until after the moving and replanting of the shellfish have been commenced.*

This does not apply because land containing shellfish is deemed significant by the Division of Marine Fisheries per 310 CMR 10.34(3)(a).

- 7) *Notwithstanding 310 CMR 10.34(4) through (6), projects approved by the Division of Marine Fisheries that are specifically intended to increase the productivity of land containing shellfish may be permitted. Aquaculture projects approved by the appropriate local and state authority may also be permitted.*

This does not apply because this project is not specifically intended to increase the productivity of land containing shellfish.

- 8) *Notwithstanding the provisions of 310 CMR 10.34(4) through (7), no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.*

The project does not have any adverse effects on specified habitat sites of rare vertebrate or invertebrate species. There are no species listed in this area.

5.0 Land Subject to Coastal Storm Flowage

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the state of Massachusetts FEMA Community Panel Map Number 25023C0019J was reviewed. As per review of the FIRM map, the project is located in Zone VE (EL. 13.0 feet in reference to NAVD88) of this resource area.

Land Subject to Coastal Storm Flowage is defined in 310 CMR 10.04 as the “land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater”. The project falls into the VE Zone (which is a special flood hazard area), meaning the base flood elevation, as noted on the FEMA map, is EL. 13.0 feet in reference to NAVD88. The proposed project, including the pier deck, is located below this elevation.

The proposed project will not alter the ability of the existing seawall, or surrounding waterfront area, to control coastal flooding or provide protection from coastal storm damage. The CZM Coastal Manual states structures within land subject to coastal storm flowage “may deflect, reflect, and redirect storm waves, affecting adjacent properties, landward areas, and the subject property with wave energy, overwash, and flood waters.” The proposed project has been designed to minimize interference with coastal flood flows, wave action, and sediment transport during coastal storm events.

This project consists of installing new sections of pile-supported pier structures and new floating docks intended to improve the function of the facility. The proposed impacts are partially offset through the removal of an existing timber pile-supported finger pier. The new pier structures will be supported by steel pipe piles to allow the free passage of storm waters beneath and through the structure during coastal flooding events. The floating docks will be supported by steel guide piles. In addition, seawall repairs will strengthen the existing

Coastal Bank to minimize future damage and provide protection to the Land Subject to Coastal Storm Flowage landward of the wall.

The proposed project will not result in the displacement of flood storage, increase flood elevations, redirect storm flow patterns, or adversely affect adjacent properties or the harbor as a whole during the 100-year coastal storm event. Although the proposed deck elevation is below the mapped storm elevation, the open pile-supported design and limited pile footprint minimize resistance to storm surge and wave passage compared to solid or enclosed structures.

In addition, the proposed structures have been designed to withstand anticipated coastal storm loading conditions, including wave, uplift, and debris forces, thereby reducing the potential for structural failure or the generation of floating debris during storm events.

The CZM Coastal Manual also states that “when Commissions determine that land subject to coastal storm flowage overlays other resource areas listed in the Regulations, the applicable performance standards for each resource area should be applied and the project should be appropriately conditioned to protect all stated interests.” As discussed herein, the proposed project complies with the applicable performance standards for all resource areas affected by the work.

The square footage of proposed pier, floating dock, and gangway that will be land subject to coastal storm flowage combine to be roughly 17,983 square feet. The existing finger pier, floating docks, and gangways that will be removed currently occupy approximately 11,475 square feet, resulting in a net increase of approximately 6,508 square feet.

Structure	Demolished (SF)	Proposed (SF)	Net Change (SF)
Pier (Total)	1037	3,904	2,867
Floating Docks	10,204	13,635	3,431
Gangways	234	444	210
Total	11,475	17,983	6,508

C. Other Applicable Standards and Requirements

1. *Is this project subject to provisions of the MADEP Stormwater Management Standards?*

The improvements to the Yacht Club facility at 211 Downer Avenue are not subject to the provisions of the MADEP Stormwater Management Standards. The project consists of the construction and demolition of pile-supported structures located over existing tidal waters and does not involve the creation of new impervious surfaces, stormwater discharge infrastructure, or significant land disturbance. The proposed work will not increase stormwater runoff volumes or rates, alter existing drainage patterns, or generate untreated stormwater discharges to adjacent resource areas.

The proposed trash enclosure relocation to the property at 208 Downer Avenue consists of installing a 19-foot by 8-foot (152-square-foot) concrete pad to support two dumpsters within an existing gravel parking lot area. The project represents a minor site improvement within a previously developed and disturbed portion of the site and will not result in a substantial alteration of existing drainage patterns, stormwater runoff characteristics, or pollutant loading. Due to the limited scope of work and the negligible increase in impervious area, the proposed activity does not trigger review under the Massachusetts Stormwater Management Standards. Runoff from the area will continue to flow in a manner consistent with existing site conditions, and no adverse impacts to adjacent wetland resource areas are anticipated.

D. Additional Information

1. *USGS Map is included in Appendices.*
2. *A FEMA National Flood Hazard site map is included in Appendices.*
3. *A site plan with proposed activities is included in the submitted drawing set.*
4. *Method for BVW:*

BVW and other resource area boundary delineations were identified by visual observation.

5. *Plan Information:*

<u>Plan Title</u>	<u>Date</u>
NOI-01 Title Sheet and Drawing Index	2026
NOI-02 General Notes	2026
NOI-03 Site Plan	2026
NOI-04 Existing/Demolition Plan	2026
NOI-05 Proposed Plan	2026
NOI-06 Proposed Underdeck Plan	2026
NOI-07 Proposed Sections	2026
NOI-08 Seawall Repair	2026

National Flood Hazard Layer FIRMMette



70°53'54"W 42°15'57"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°53'16"W 42°15'31"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

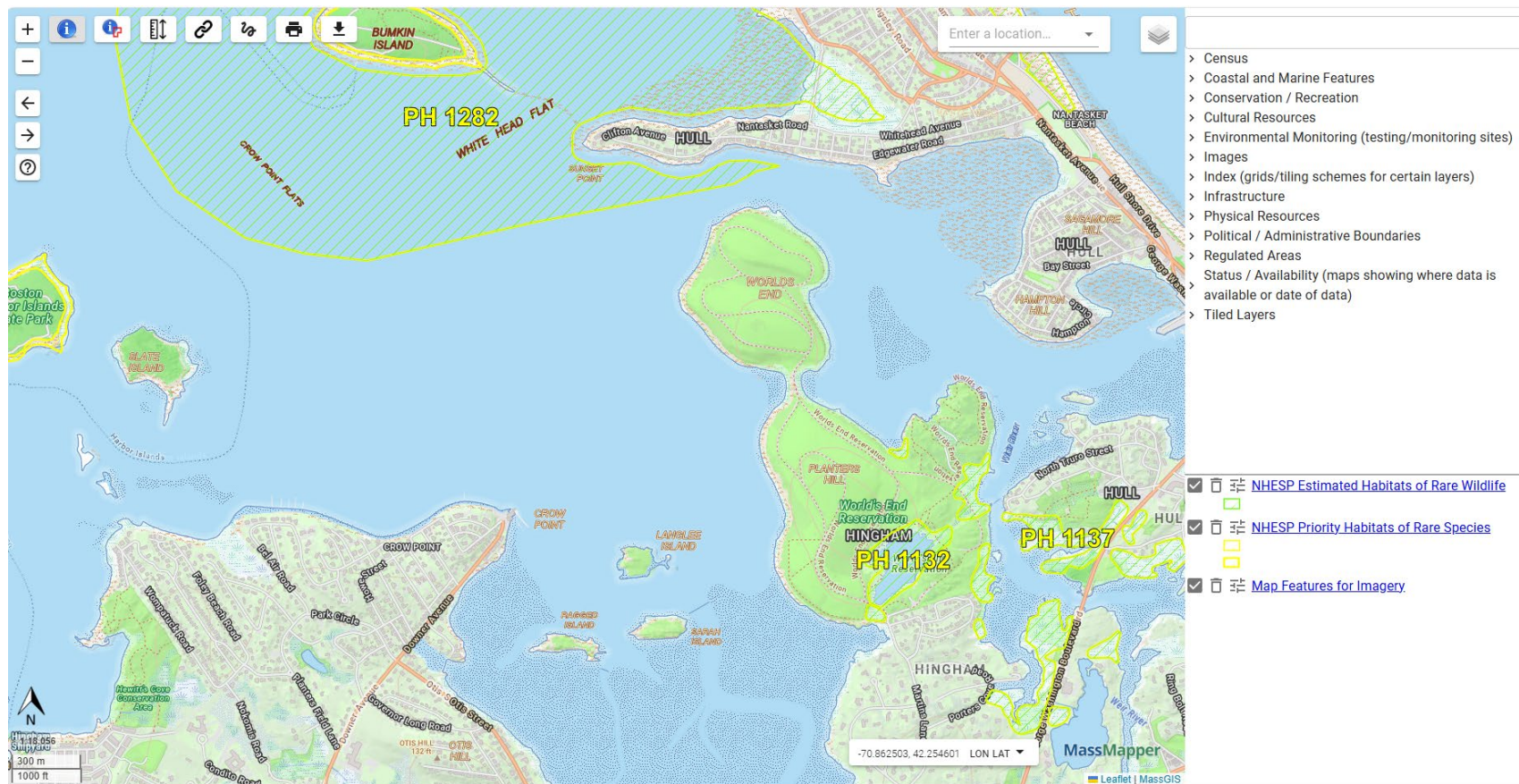


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/21/2026 at 6:46 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html?bl=2019%20Aerial%20Imagery_100&l=massgis:GISDATA.ESTHAB_POLY_GISDATA.ESTHAB_POLY::Default_ON_100,massgis:GISDATA.PRIHAB_POLY_GISDATA.PRIHAB_POLY::Default_ON_100,Basemaps_MapFeaturesforImagery_ON_100&b=-72.78997618033765,41.80714914168836,-70.81243711783766,42.8699254870066

Nearby Habitats:

NHESP Estimated Habitats for Rare Wildlife: EH 923 per 15th Ed. Heritage Atlas – Effective August 1, 2021
 NHESP Priority Habitats of Rare Species: PH 1282 per 15th Ed. Heritage Atlas – Effective August 1, 2021
 NHESP Estimated Habitats for Rare Wildlife: EH 826 per 15th Ed. Heritage Atlas – Effective August 1, 2021
 NHESP Priority Habitats of Rare Species: PH 1132 per 15th Ed. Heritage Atlas – Effective August 1, 2021

APPENDIX B

Photographs



Photo 1 – South side of Yacht Club looking northwest from floating dock.



Photo 2 – South side of main clubhouse looking northeast from deck.



Photo 3 – East pier and finger pier looking northeast across swimming area from floating dock.



Photo 4 – East pier, finger pier, and floating docks looking southeast from deck.



Photo 5 – Floating docks looking south from deck.



Photo 6 – Timber floating dock with steel guide pile looking northeast.



Photo 7 – One-story pile-supported pier structure with locker rooms and junior facilities.



Photo 8 – East section of pier reconstructed in 2007 with concrete-encased steel H-piles.



Photo 9 – Concrete-enchased H-pile to be repaired.

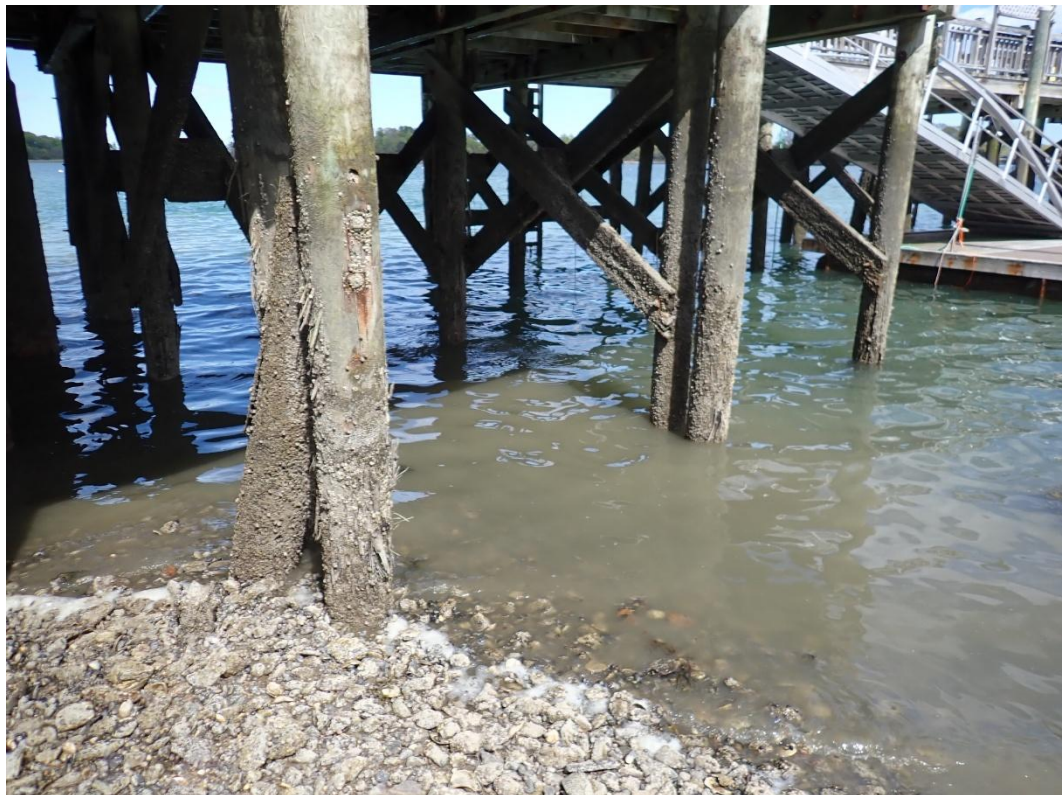


Photo 10 – Timber piles with deterioration and section loss to be wrapped.



Photo 11 – Bulge in the masonry seawall at south end of 211 Downer Ave.



Photo 12 – Sinkhole behind masonry seawall at location of bulge.



Photo 13 – Existing trash enclosure next to locker room building that will be removed.



Photo 14 – Proposed location of new trash enclosure next to new boat barn at 211 Downer Avenue.

APPENDIX C

Shellfish and Eelgrass Survey



Environmental Consulting & Restoration, LLC



June 11, 2026

Hingham Conservation Commission
Hingham Town Hall
210 Central Street
Hingham, MA 02043
Attn.: Shannon Palmer, Conservation Officer

RE: Shellfish & Eelgrass Survey, Hingham Yacht Club, Hingham, Massachusetts

Dear Ms. Palmer & Conservation Commission:

Environmental Consulting & Restoration, LLC (ECR) is pleased to present you with this Shellfish & Eelgrass Survey Report to accompany the proposed pier expansion and dock modification plan at the Hingham Yacht Club in Hingham, MA (the Site). The shellfish and eelgrass surveys were conducted on June 4, 2026, during a low tide event within and near the footprint of the proposed project. The results of the surveys have been summarized in the attached report.

Enclosed for your review is the Shellfish & Eelgrass Survey Report with attachments. Upon review, please contact me with any questions or requests for additional information at (508) 648-3957 or cameron@ecrwetlands.com

Sincerely,
Environmental Consulting & Restoration, LLC

A handwritten signature in blue ink that reads "Cameron Larson".

Cameron Larson
Wetland Scientist

Cape Coastal Resources

A handwritten signature in blue ink that reads "Paul Caruso".

Paul Caruso
Marine Fisheries Biologist

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Survey Photographs	2
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USGS Locus	
Mass Mapper- Shellfish Growing Area	
Mass Mapper- Shellfish Suitability Area	
Mass Mapper- DEP Seagrass	

SHELLFISH HABITAT & EELGRASS RECONNAISSANCE REPORT

Location of survey: Hingham Yacht Club, Hingham, MA

Date/Time: 6/04/2026, 8:30 AM

Time/Height of Low Tide: 0846/0.7

Proposed project: Pier Expansion and Dock Modification

Waterbody: Hingham Bay/Hingham Harbor

Job number: 2026-6

Site Description

The site is a developed marina with pile supported piers, decks and a string of offshore floats (Photograph 1). The upland lot has a heavily armored coastal bank with a concrete wall along much of its length. The intertidal zone and just seaward has a shingle/cobble substrate (Photograph 2). Sediments offshore from that zone were mostly soft mud.

Shellfish Survey Methods

Visual observations were conducted throughout the intertidal zone in a zig-zag pattern along the length of the property. A standard clam rake was used to investigate areas where evidence of live shellfish was observed. Subtidal sampling was conducted from the existing float system and a small vessel to ensure coverage of the entire existing and proposed dock and float area. Forty-four (44) bull rake (lined basket) samples were collected at varying intervals throughout the survey area from approximately Mean Low Water (MLW) to a depth of approximately -10 feet (Photograph 3), corresponding to the extent of the existing and proposed float system (Figure 1). Each bull rake sample evaluated approximately one square foot of bottom substrate.

Shellfish Findings

The upper intertidal area contained numerous valves of European oysters (*Ostrea edulis*), a non- native species (Photograph 4). The lower intertidal zone was sparsely populated by blue mussels (*Mytilus edulis*) (Photograph 5), but they were more numerous under the existing deck. There were also a few juvenile quahogs (*Mercenaria mercenaria*) (Photograph 6) in the lower intertidal area both under the deck and in the intertidal area to the southwest. A few soft-shelled clams (*Mya arenaria*) (Photograph 7) were also located in the intertidal area, under the deck only, as were a few Manilla clams (*Ruditapes philippinarum*) (Photograph 8), also a non- native species.

In the subtidal area only one mature chowder grade quahog and two live European oysters were sampled out of forty-four samples. See data chart and sample plot for locations (Figures 1 and 2).

Eelgrass Survey

In conjunction with the shellfish survey, the project area was inspected for eelgrass (*Zostera marina*). The purpose of this survey was to confirm MassDEP's Seagrass mapping and to determine if eelgrass is located within or near the proposed project area.

Eelgrass is a marine plant that grows in the shallow coastal waters of Massachusetts and is an important nursery habitat for marine fisheries. The intertidal zone was visually assessed for the presence of eelgrass. No evidence of eelgrass was observed in any of the forty-four rake samples collected during the survey. In addition, mapped eelgrass resources identified through the Massachusetts Department of Environmental Protection (MassDEP) Seagrass Mapping Program (Phases 1–6) are located approximately 1,275 feet from the nearest portion of the yacht club property.

No eelgrass or evidence of eelgrass was observed within the project area. Field observations indicate that the locus does not provide suitable eelgrass habitat. Substrate conditions within the project area consist primarily of unconsolidated soft sediments in the subtidal zone, which are subject to ongoing disturbance associated with marina operations, vessel activity, and propeller wash. These factors likely limit the establishment and persistence of eelgrass within the project area.

Summary

The locus is not suitable eelgrass habitat due to substrate conditions, water depth, and ongoing marina use. Within the lower intertidal areas, while suitable for some species of shellfish, is very lightly inhabited by a variety of native and non-native species, with the exception of under the existing pile supported pier, where blue mussels are numerous and there is a small population of soft-shelled clams, juvenile quahogs and non-native Manilla clams.

Within the subtidal assessment, one quahog and two European oysters were recovered throughout forty-four sample plots within the site and project area. Overall, the shellfish habitat value of the proposed project area is low relative to other portions of Hingham Harbor.



Photograph 1 – Site view looking east.



Photograph 2 - Representative intertidal habitat with European oyster shells.



Photograph 3 – Sampling with bull rake.



Photograph 4 – European oyster shells.



Photograph 5 – Blue mussels found under the existing deck/pier.



Photograph 6 – Juvenile quahog.



Photograph 7 – Soft shelled clams.



Photograph 8 – Manila clam.

Figure 1 – Shellfish Plot Map

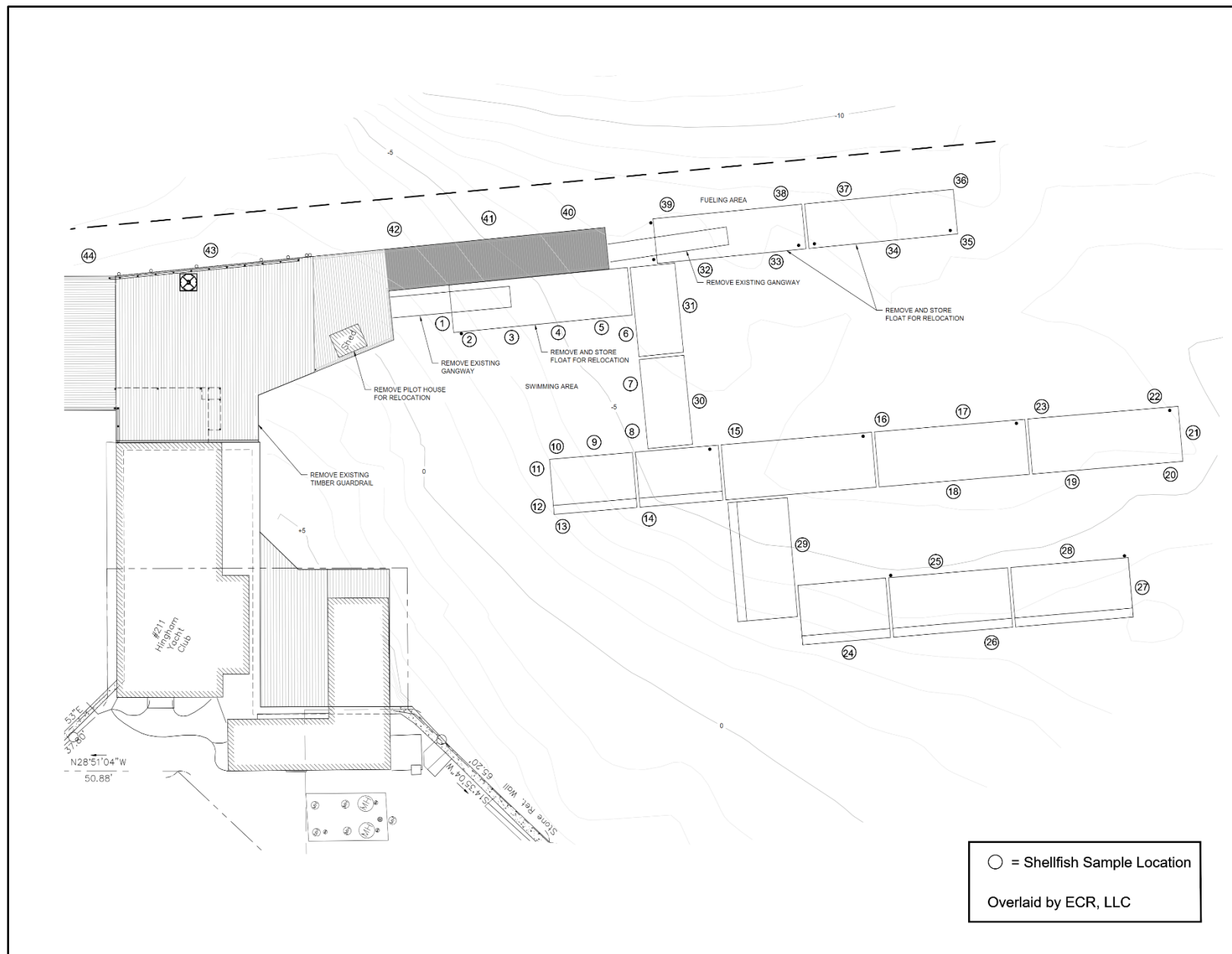
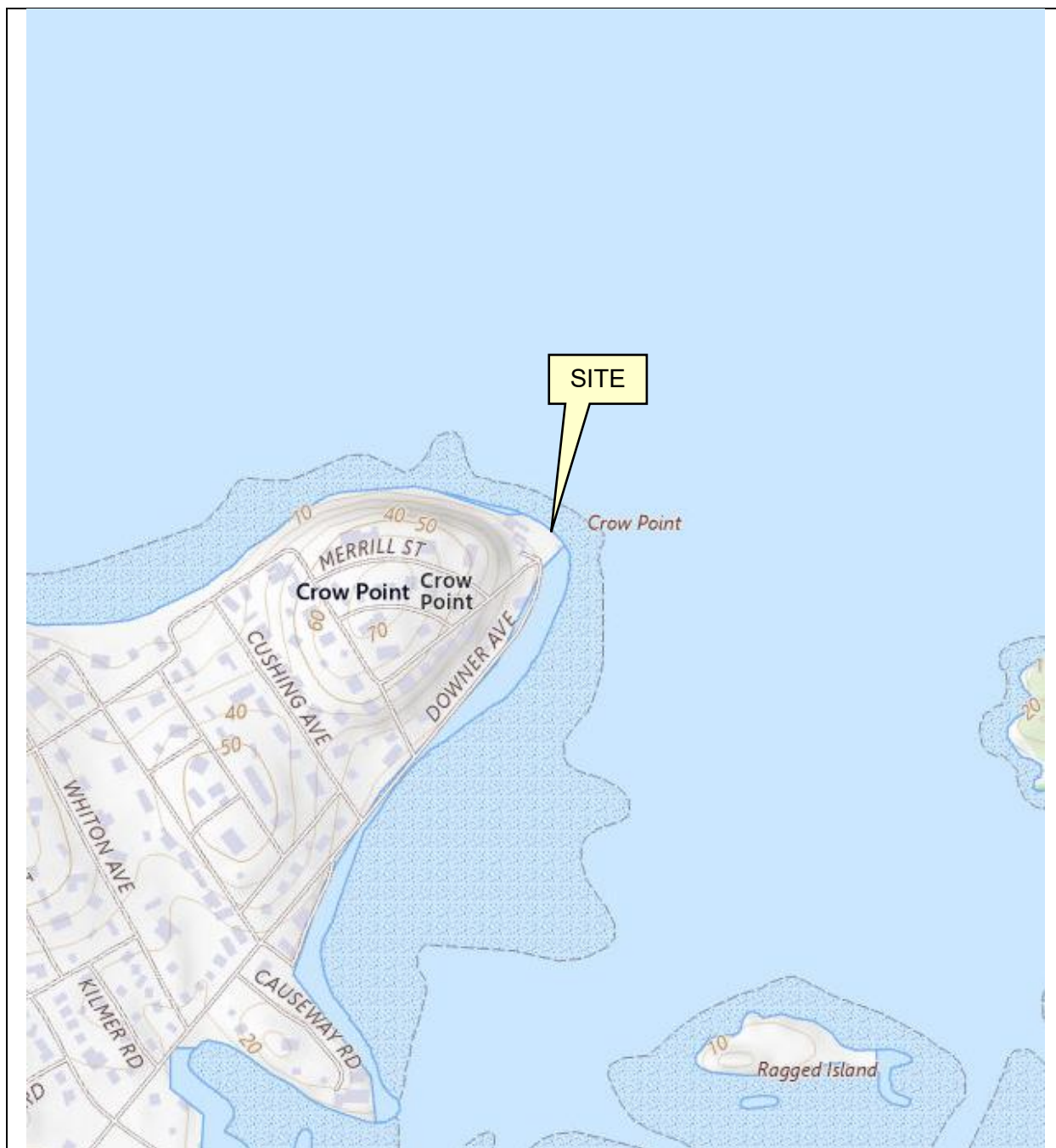


Figure 2 – Shellfish Data Table

Plot #	Depth (ft)	Sediment Substrate	Shellfish Found
1	3	Mud	No live
2	3	Mud	No live
3	4	Mud	"Chowder" Quahog
4	4	Mud	No live
5	5	Mud	No live
6	5	Mud	No live
7	5	Mud	No live
8	5	Mud	No live
9	4	Mud	No live
10	4	Mud	No live
11	3	Mud	No live
12	3	Rocky, Mud	No live
13	4	Mud	No live
14	4.5	Mud	No live
15	6	Mud	No live
16	7	Mud	No live
17	7	Mud	No live
18	8	Mud	No live
19	8	Mud	No live
20	9	Mud	No live
21	9	Mud	No live
22	9	Mud	No live
23	9	Mud	No live
24	3.5	Rock/cobble, Mud	No live
25	4	Mud	No live
26	4	Mud	No live
27	5	Mud	No live
28	6	Mud	No live
29	4	Mud	No live
30	5	Mud	No live
31	6	Mud	No live
32	8	Mud	No live
33	10	Mud	No live
34	9	Mud	No live
35	10	Mud	No live
36	10	Mud	No live
37	10	Mud	No live
38	10	Mud	No live
39	10	Mud	No live
40	10	Mud	No live
41	5	Mud	No live
42	3	Mud	No live
43	2	"shingle" cobble, Mud	1 European Oyster
44	3	"shingle" cobble, Mud	1 European Oyster



**USGS LOCUS MAP
Hingham Yacht Club
Hingham, Massachusetts**

Source: USGS Topographic Quadrangle Images





SHELLFISH GROWING AREA MAP
Hingham Yacht Club
Hingham, Massachusetts

Source: MassMapper – Shellfish Growing Areas

- Shellfish Growing Areas**
- APPROVED
 - CONDITIONALLY APPROVED
 - RESTRICTED
 - CONDITIONALLY RESTRICTED
 - PROHIBITED



**SHELLFISH SUITABILITY MAP
Hingham Yacht Club
Hingham, Massachusetts**

Source: MassMapper – Shellfish Suitability Areas

Shellfish Suitability Areas

-  BLUE MUSSEL
-  SOFT-SHELLED CLAM



**MASS DEP SEAGRASS MAP
Hingham Yacht Club
Hingham, Massachusetts**

Source: MassMapper – MassDEP Seagrass Phase 1 through 6

MassDEP Seagrass

-  Eelgrass
-  Ruppia

APPENDIX D

Wetland Review



Environmental Consulting & Restoration, LLC



WETLAND REVIEW MEMO

TO: Childs Engineering Corporation
FROM: Brad Holmes
DATE: June 12, 2026
RE: Hingham Yacht Club, 211 Downer Avenue, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the Hingham Yacht Club property located at 211 Downer Avenue in Hingham (the site) on June 8, 2026. The purpose of the review was to identify wetland resource areas on and near the existing dock facility located in the northeast portion of the site. The Hingham Yacht Club contains buildings, paved parking areas, docks, etc.

Wetland resource areas are located on and near the site associated with Hingham Harbor. Moving from the Harbor, the site contains the following wetland resource areas:

- Land Under the Ocean
- Tidal Flat/Coastal Beach
- Coastal Bank
- Land Subject to Coastal Storm Flowage
- 100-foot buffer zone to the top of the Coastal Bank

Please note that there are no vegetated wetland resource areas such as Salt Marsh or Bordering Vegetated Wetlands on or near this portion of the site.

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 a mapped Certified or Potential Vernal Pool according to the MaNHESP.
3. The site does not contain a USGS mapped stream.
4. The site does contain areas mapped as Land Subject to Coastal Storm Flowage (FEMA VE 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.

APPENDIX E

**Abutters List, Notification, and
Certificate of Mailing**

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, **Brian J. Post**, hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on **May 21, 2026** I gave notification to abutters in compliance with the
Date

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

Wetlands Protection Bylaw and Wetland Regulations, by **Certificate of Mailing** 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:

June 25, 2026 for property located at **211 Downer Avenue**
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

6/24/26
Date

TOWN OF HINGHAM

BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 211 Downer Avenue

Parcel ID: 11-0-13

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

Kim W. [Signature]
John M. [Signature]
Sam [Signature]

CERTIFICATION DATE: May 14, 2026

Parcel ID: 11-0-13
HINGHAM YACHT CLUB
PO BOX 165
HINGHAM, MA 02043

Parcel ID: 11-0-11
RADER HOLLY N TT & 5
80 WASHINGTON STREET BLDG J-40
NORWELL, MA 02061

Parcel ID: 11-0-12
HINGHAM YACHT CLUB INC
PO BOX 165
HINGHAM, MA 02043

Parcel ID: 17-0-126
MIRSHEKARI ALI JOHN &
2 MERRILL STREET
HINGHAM, MA 02043

Parcel ID: 17-0-133
KRANZLEY MICHAEL C TT
MICHAEL C KRANZLEY 2013
18 MARION STREET
HINGHAM, MA 02043

Parcel ID: 17-0-134
PARISEAULT ELEANOR LYNCH
16 MARION STREET
HINGHAM, MA 02043

Parcel ID: 17-0-135
JOHNSON JEFFREY A &
JEFFREY A & SUSAN P
190 DOWNER AVENUE
HINGHAM, MA 02043

Parcel ID: 17-0-136
CLARKE DIANE D (LE)
DIANE D CLARKE 2018
200 DOWNER AVENUE
HINGHAM, MA 02043

Parcel ID: 17-0-137
HINGHAM YACHT CLUB
PO BOX 165
HINGHAM, MA 02043

Parcel ID: 17-0-141
TECHET ALEXANDRA H TT
ALEXANDRA H TECHET TRUST
199 DOWNER AVENUE
HINGHAM, MA 02043

Parcel ID: 17-0-142
ALGIRD JOHN ROBERT &
195 DOWNER AVENUE
HINGHAM, MA 02043

Parcel ID: 17-0-143
CHRISTOPHER MICHAEL S &
191 DOWNER AVENUE
HINGHAM, MA 02043

NOTIFICATION TO ABUTTERS

Under the MA Wetlands Protection Act and
Hingham Wetlands Protection By-Law

In accordance with the second paragraph of the Massachusetts General Laws Ch. 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

Hingham Yacht Club has filed a Notice of Intent
Applicant Name *Application Type*

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

The address of the property where work is proposed: 211 Downer Avenue, Hingham, MA

The proposed work includes: Construction of new pile-supported piers, gangways, and floating docks, including relocation of existing docks and guide piles. Work also includes demolition of the existing timber finger pier and repairs to the existing stone seawall.

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 Brian Post - Childs Engineering at (508) 966 9092 between the hours of 8:00AM and 5:00PM on the following days: Monday through Friday.

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

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

The Department of Environmental Protection (DEP) Southeast Regional Office can also provide information about this application or the MA Wetlands Protection Act. DEP is located at 20 Riverside Drive, Lakeville, MA 02347 and can be reached by telephone at (508) 946-2700.



Certificate of Mailing — Firm

Name and Address of Sender MELANIE FLOWERS CHILDS ENGINEERING 34 WILLIAM WAY BELLINGHAM, MA 02019	TOTAL NO. of Pieces Listed by Sender 10	TOTAL NO. of Pieces Received at Post Office™ 10	Affix Stamp Here Postmark with Date of Receipt.			
Postmaster, per (name of receiving employee) law		 0000		U.S. POSTAGE PAID BROOKLYN, NY 11238 MAY 21, 26 AMOUNT \$7.00 \$2324D501854-16		
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code)		Postage	Fee	Special Handling	Parcel Airlift
1. jobtag/vN19JhJl	CHRISTOPHER MICHAEL S 191 DOWNER AVE HINGHAM, MA 02043					
2. jobtag/lKbXHDjm	OWNER HINGHAM YACHT CLUB PO BOX 165 HINGHAM, MA 02043					
3. jobtag/KXl7KUDs	CURRENT OCCUPANT ALEXANDRA H TECHET TRUST 199 DOWNER AVE HINGHAM, MA 02043					
4. jobtag/vn5hZJ4t	ALGIRD JOHN ROBERT 195 DOWNER AVE HINGHAM, MA 02043					
5. jobtag/jvRNoX7l	CURRENT OCCUPANT, RADER HOLLY N TT & 5 80 WASHINGTON ST BLDG J-40 NORWELL, MA 02061					
6. jobtag/musX9iAy	MIRSHEKARI ALI JOHN 2 MERRILL ST HINGHAM, MA 02043					



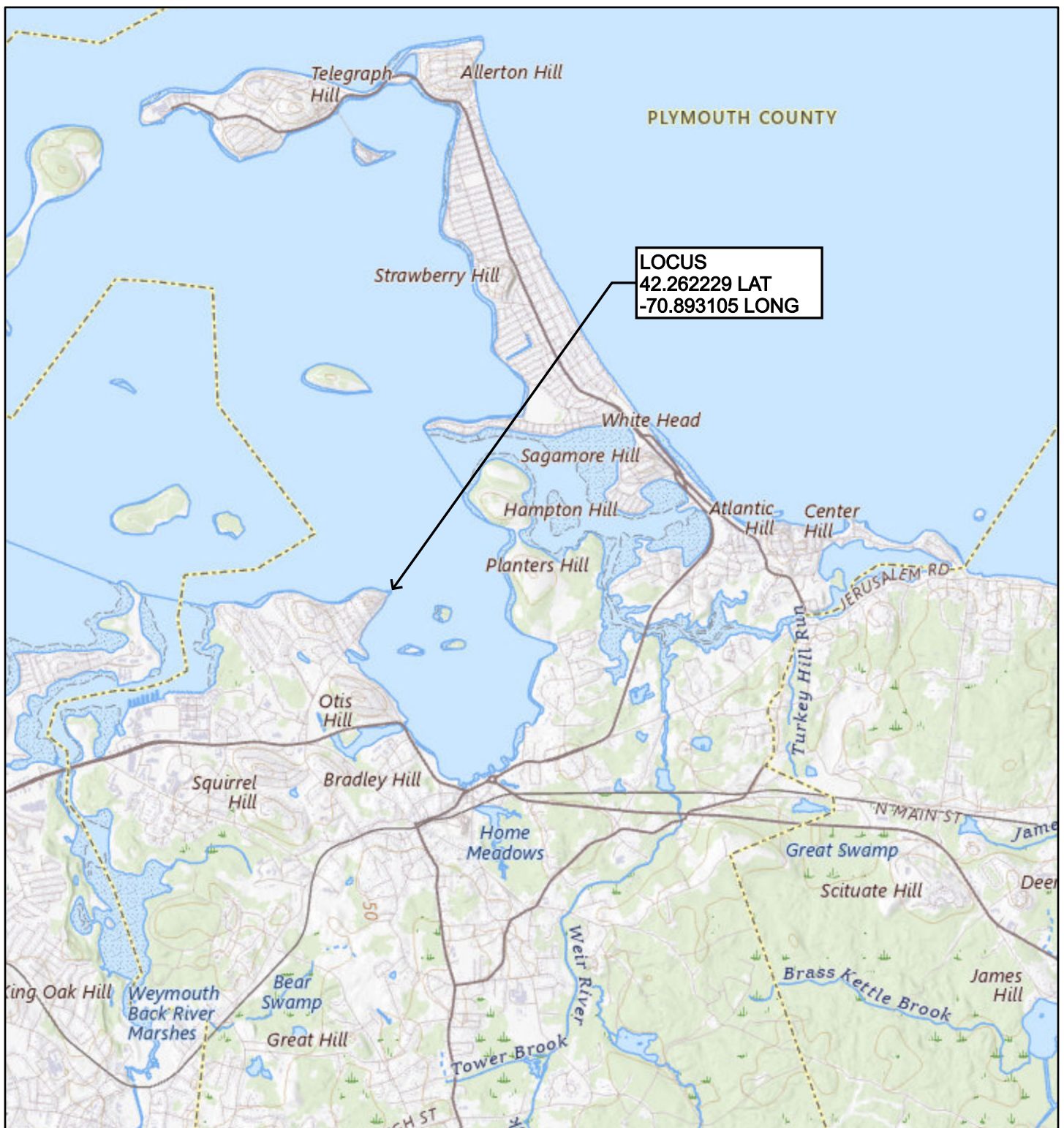
Certificate of Mailing — Firm

Name and Address of Sender MELANIE FLOWERS CHILDS ENGINEERING 34 WILLIAM WAY BELLINGHAM, MA 02019	TOTAL NO. of Pieces Listed by Sender 10	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. jobtag/WFuTKNOK	PARISEAULT ELEANOR LYNCH 16 MARION ST HINGHAM, MA 02043					
2. jobtag/HWVLemsd	MICHAEL C KRANZLEY KRANSLEY MICHAEL C TT 18 MARION ST HINGHAM, MA 02043					
3. jobtag/Uezl2gnV	JEFFREY A & SUSAN P JOHNSON 190 DOWNER AVE HINGHAM, MA 02043					
4. jobtag/vkgeiWVY	DIANE D CLARKE 200 DOWNER AVE HINGHAM, MA 02043					
5. 						
6. 						

APPENDIX F

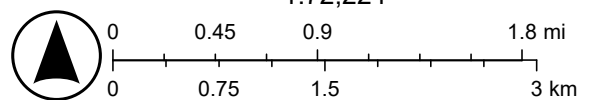
Project Plans

USGS Map



6/24/2026

1:72,224



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S.

HINGHAM YACHT CLUB

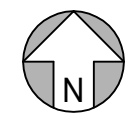
PIER EXPANSION AND DOCK MODIFICATIONS

HINGHAM, MA



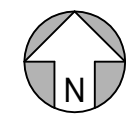
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SCALE: NONE



LOCUS MAP

SCALE: NONE

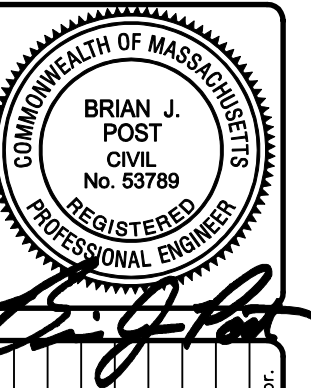
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PREPARED BY:



34 WILLIAM WAY, BELLINGHAM, MA 02019 U.S.A.
Phone: (508) 966-9092
E-mail: mail@childseng.com

**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**

[illegible]

06/19/26	BJP	
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Drawn by: TEQ	Ord by: BJP	CMR
Reviewed by:		

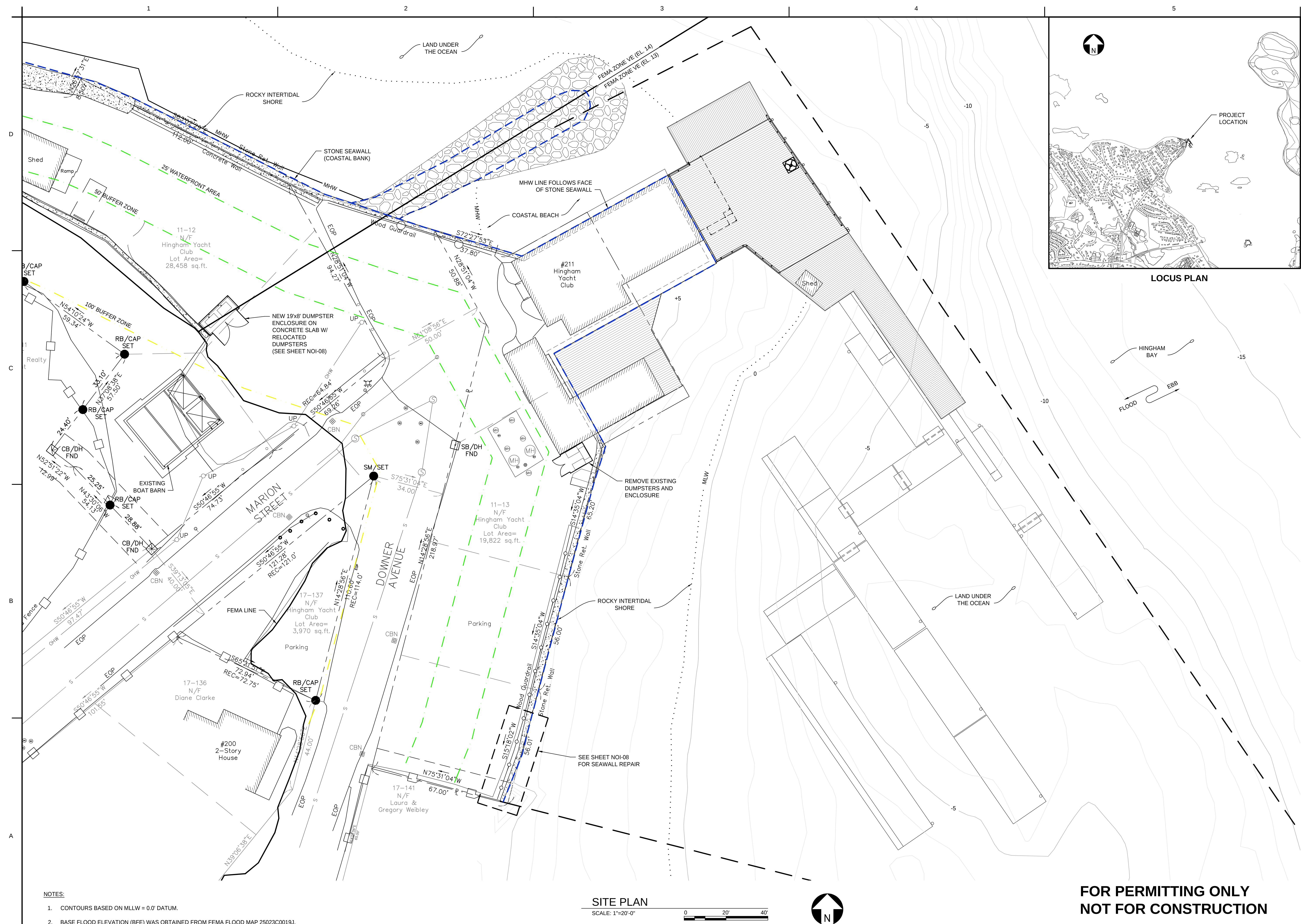
TITLE SHEET

Sheet
reference
number:
NOI-01
Sheet 1 of 8

Sheet
reference
number:

NOI-02

Sheet 2 of 8



LOCUS PLAN

**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**

NOTES:

1. CONTOURS BASED ON MLLW = 0.0' DATUM.
2. BASE FLOOD ELEVATION (BFE) WAS OBTAINED FROM FEMA FLOOD MAP 25023C0019J

CHILDS
ENGINEERING

34 WILLIAM WAY, BELLINGHAM, MA 02019 U.S.A.
Phone: (508) 966-9092
E-mail: mail@childseng.com

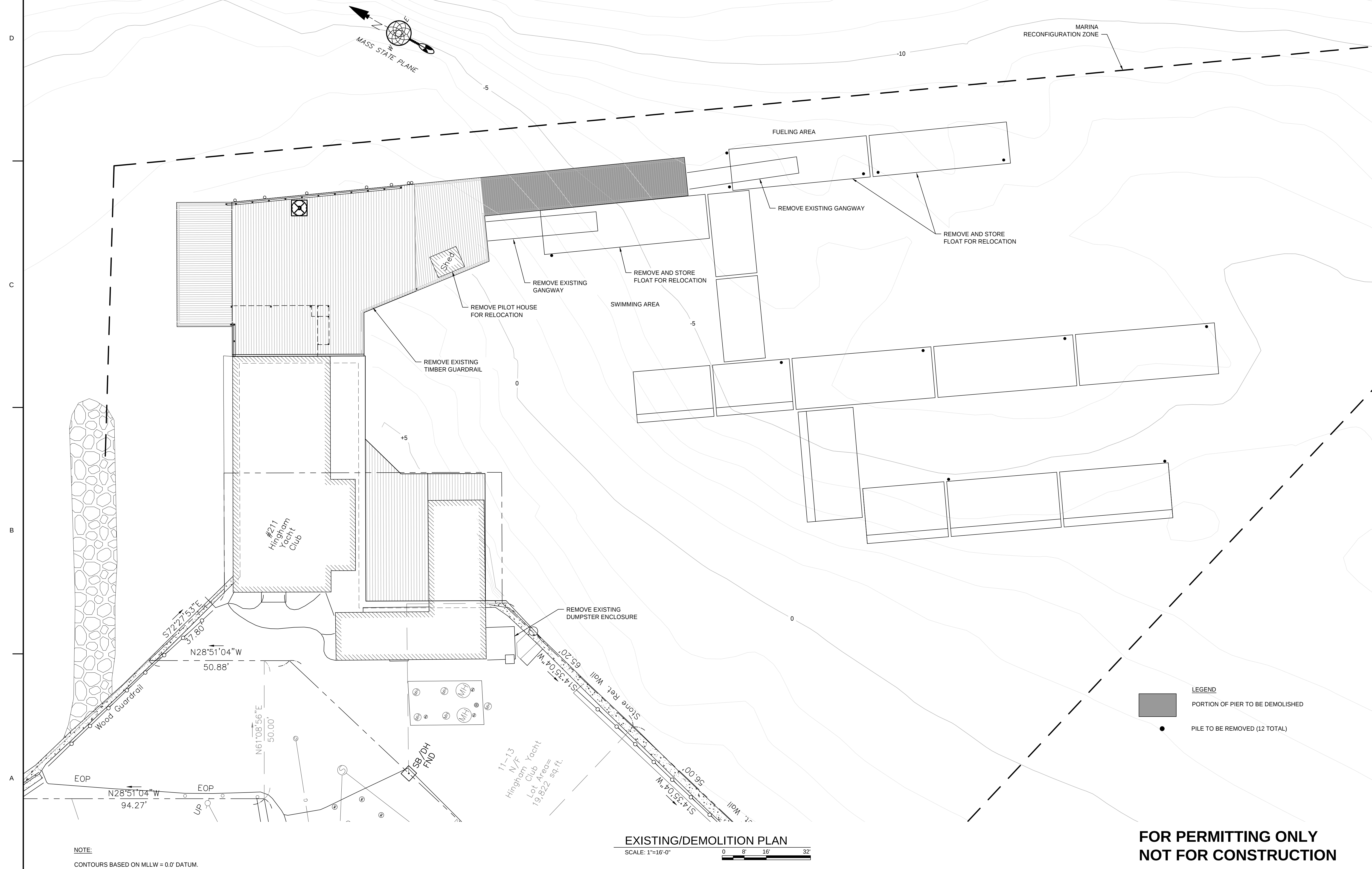
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Drawn by:	TEQ	Check by:	BJP
Overlaid by:		Design No. or:	309724 NOI-03
Reviewed by:		Scale:	1"=20'-0"
			CNR

HINGHAM YACHT CLUB
PIER EXPANSION AND DOCK MODIFICATIONS
HINGHAM, MA
EXISTING
SITE PLAN

Sheet
reference
number:

NOI-03
Sheet 3 of 8



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34 WILLIAM WAY, BELLINGHAM, MA 02019 U.S.A.
Phone: (509) 966-9092
E-mail: mail@childseng.com

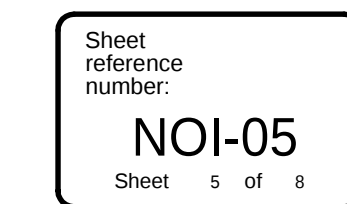
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Reviewed by:	CMR	Scale:	1"=16'-0"

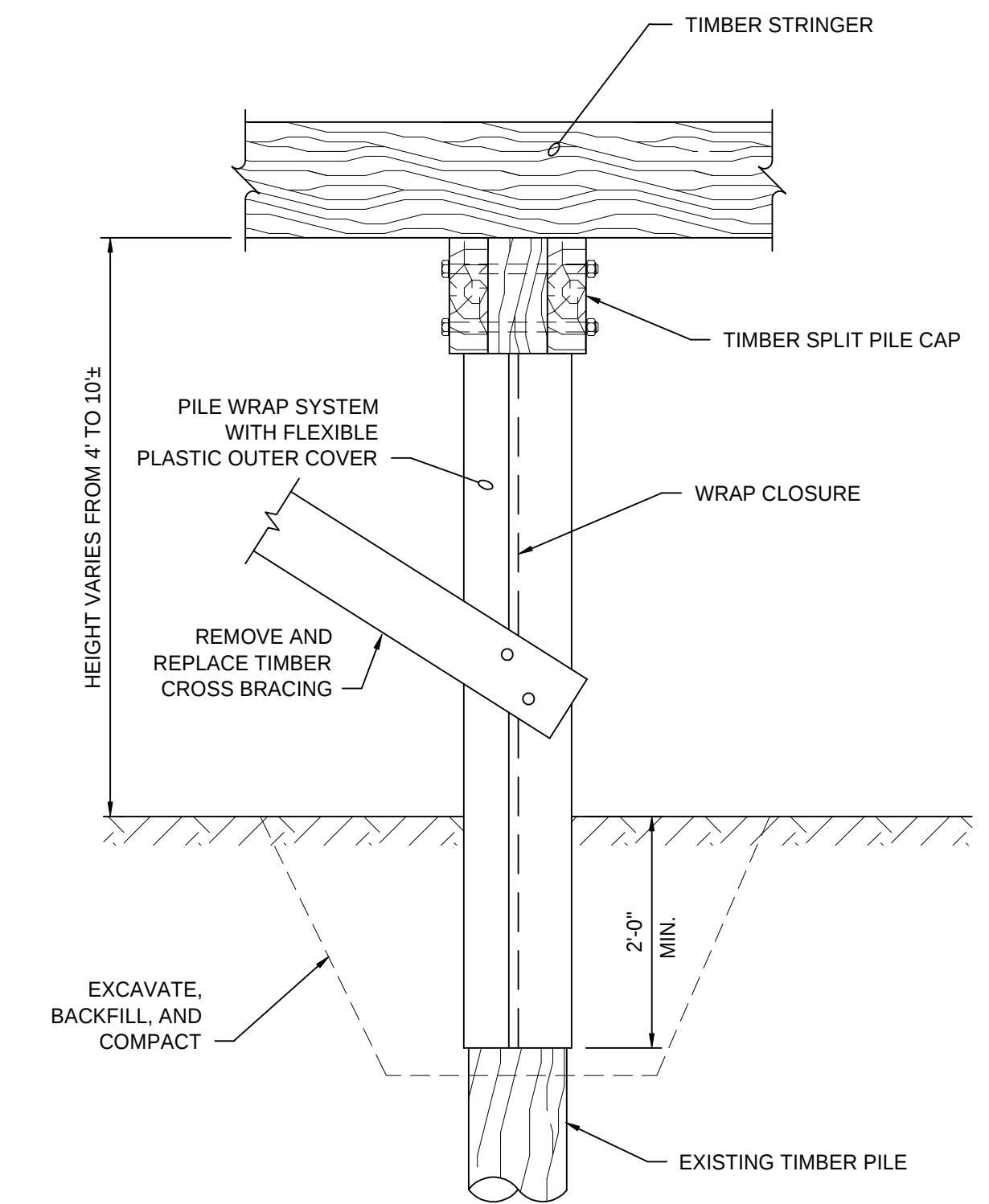
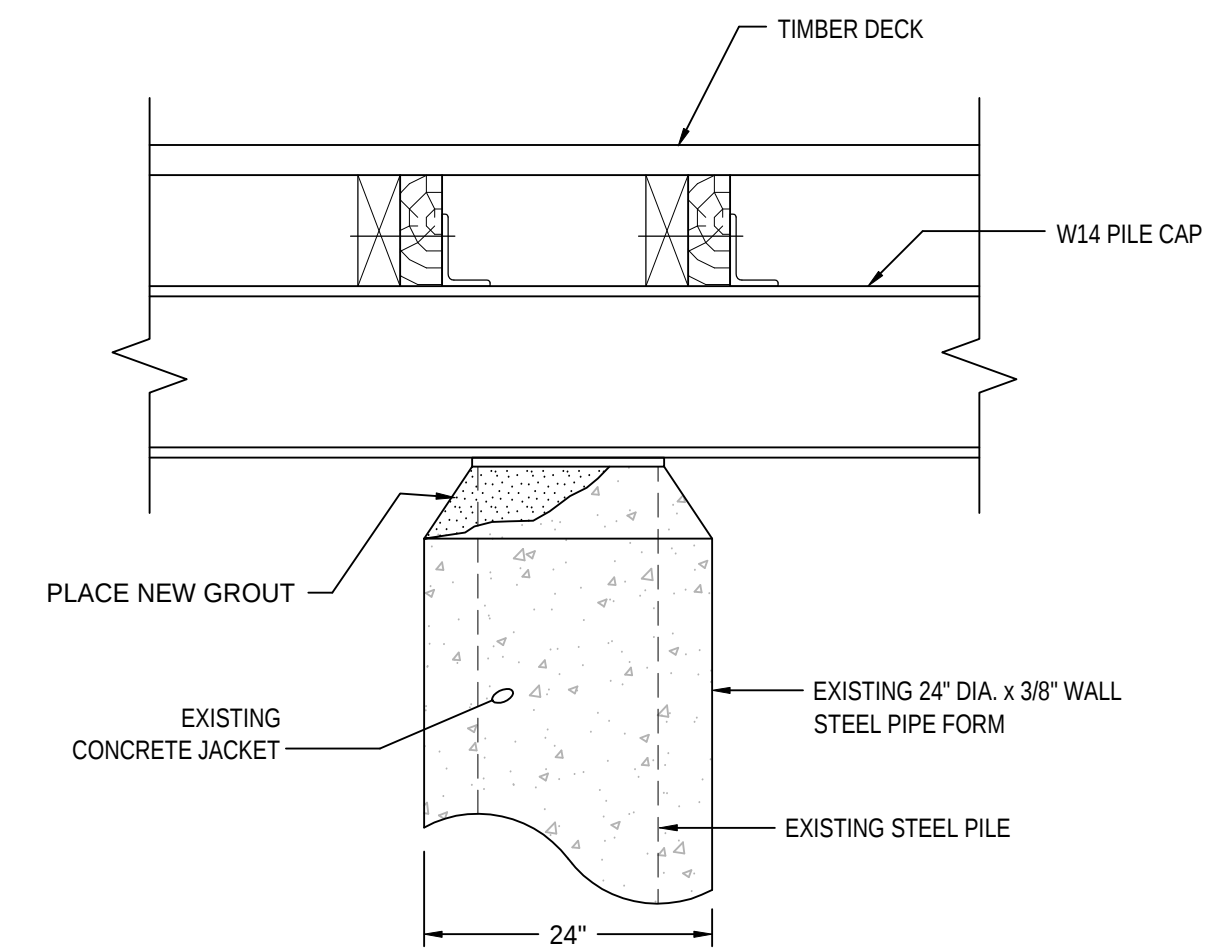
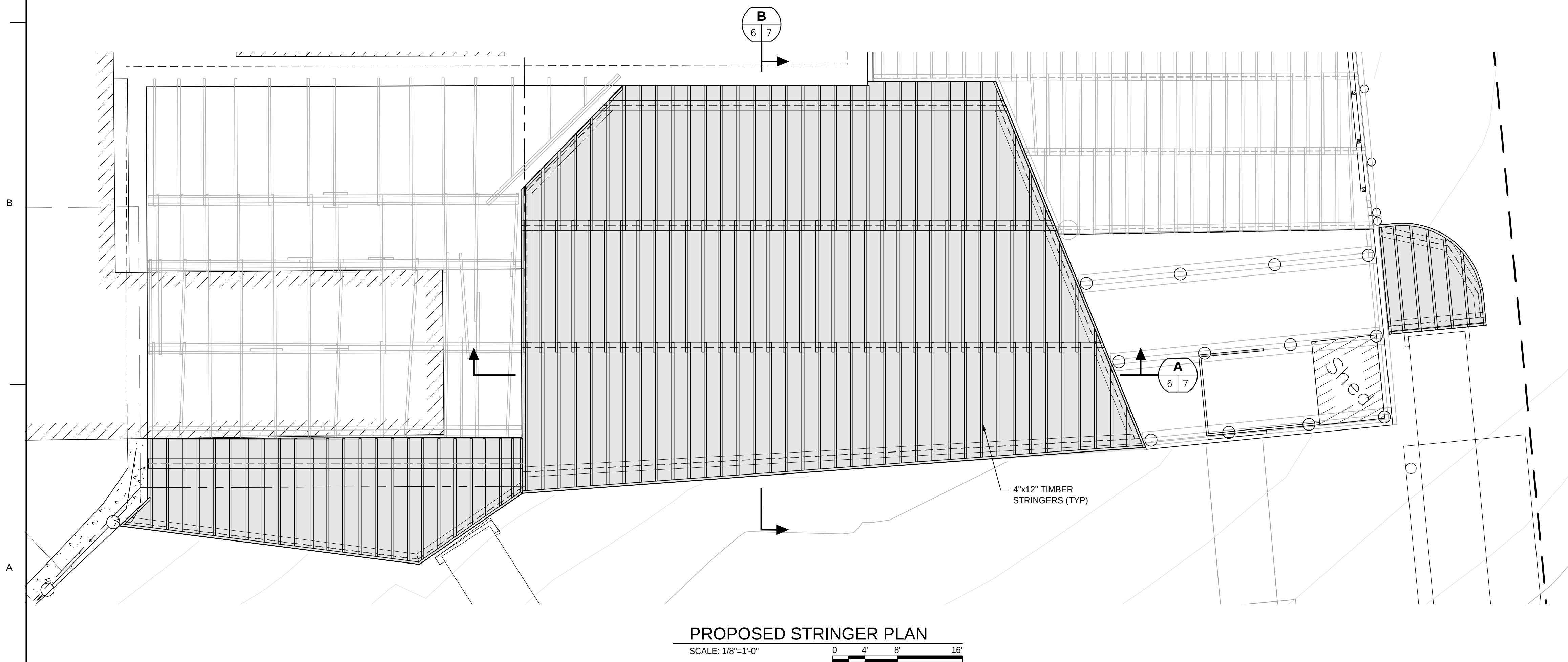
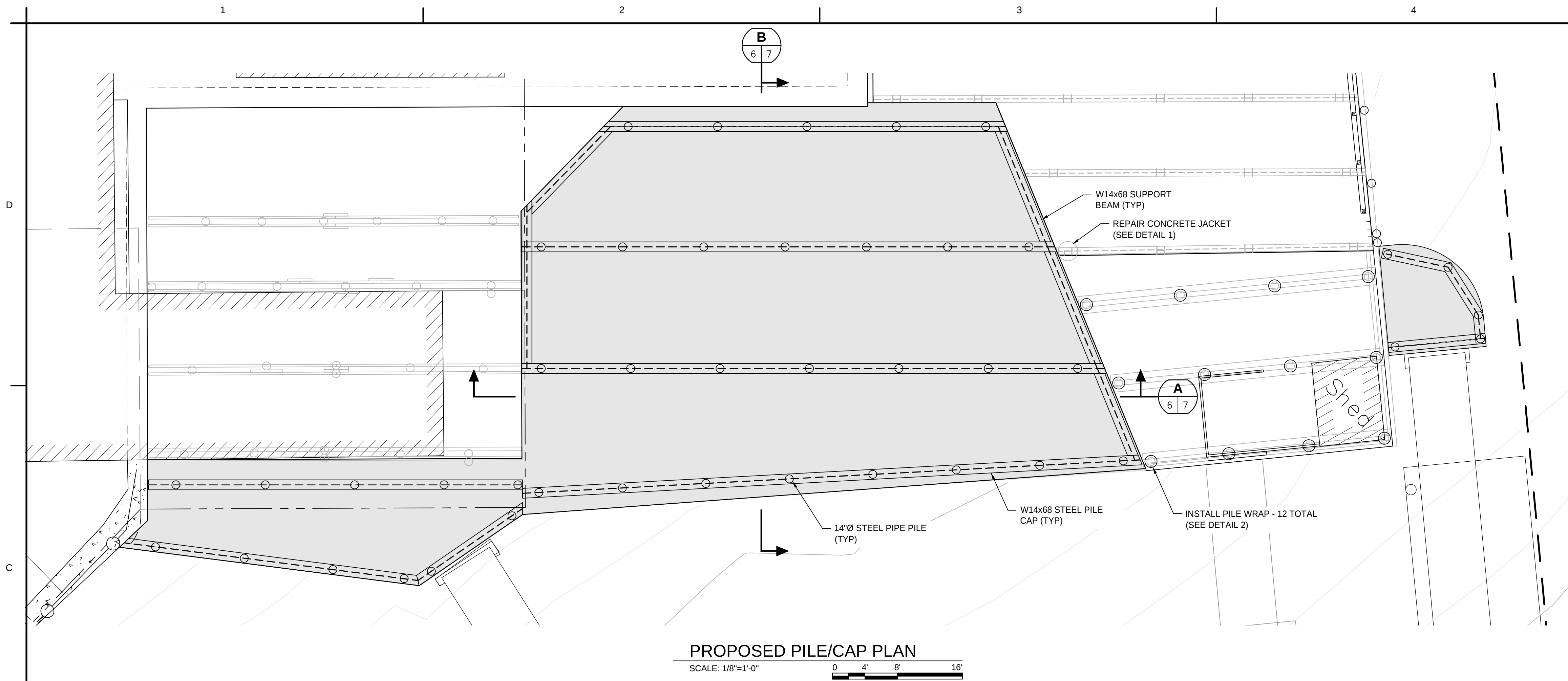
HINGHAM YACHT CLUB
PIER EXPANSION AND DOCK MODIFICATIONS
HINGHAM, MA

EXISTING/DEMOLITION PLAN

Sheet
reference
number:
NOI-04
Sheet 4 of 8

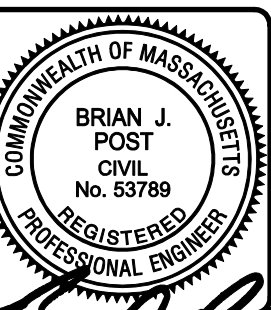


QUINT K:3097-24.00 HINGHAM YC EXPANSION - ROUND ELCA DDPERMIT DWG:INOI309724 NOI-06 PROPOSED UNDER DECK PLAN.DWG Jun 24, 2026 - 3:49pm



- NOTES:
1. INSTALL PILE WRAP SYSTEM ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 2. FOR PILE PAIRS, CUT MINIMUM GAP BETWEEN PILES AS NEEDED TO INSTALL PILE WRAPS.

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NOT FOR CONSTRUCTION

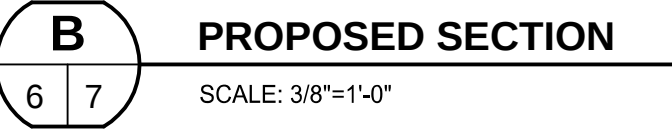
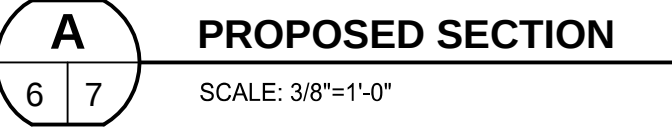


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Drawn by	TEQ
Checked by	BJP
Date	06/19/26
Design No.	309724 NOI-06
Scale	1"=16'-0"
Reviewed by	CMR
Mark	
Date	
Author	
Description	

Property by	BJP	Date	06/19/26
Drawn by	TEQ	Checked by	BJP
Design No.	309724 NOI-06	Scale	1"=16'-0"
Reviewed by	CMR		

HINGHAM YACHT CLUB
PIER EXPANSION AND DOCK MODIFICATIONS
HINGHAM, MA
PROPOSED UNDER DECK PLANS

Sheet reference number:
NOI-06
Sheet 6 of 8



**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**



A close-up photograph showing a concrete curb that is cracked and crumbling. To the right of the curb is a gravel shoulder with a wooden post-and-rail fence. One of the wooden posts is missing, leaving a gap in the fence. A person's leg and foot are visible in the upper right corner, standing on the asphalt road surface.

3" COVER

8'-0" WIDE

#4 BARS @ 12" O.C. BOTH WAYS

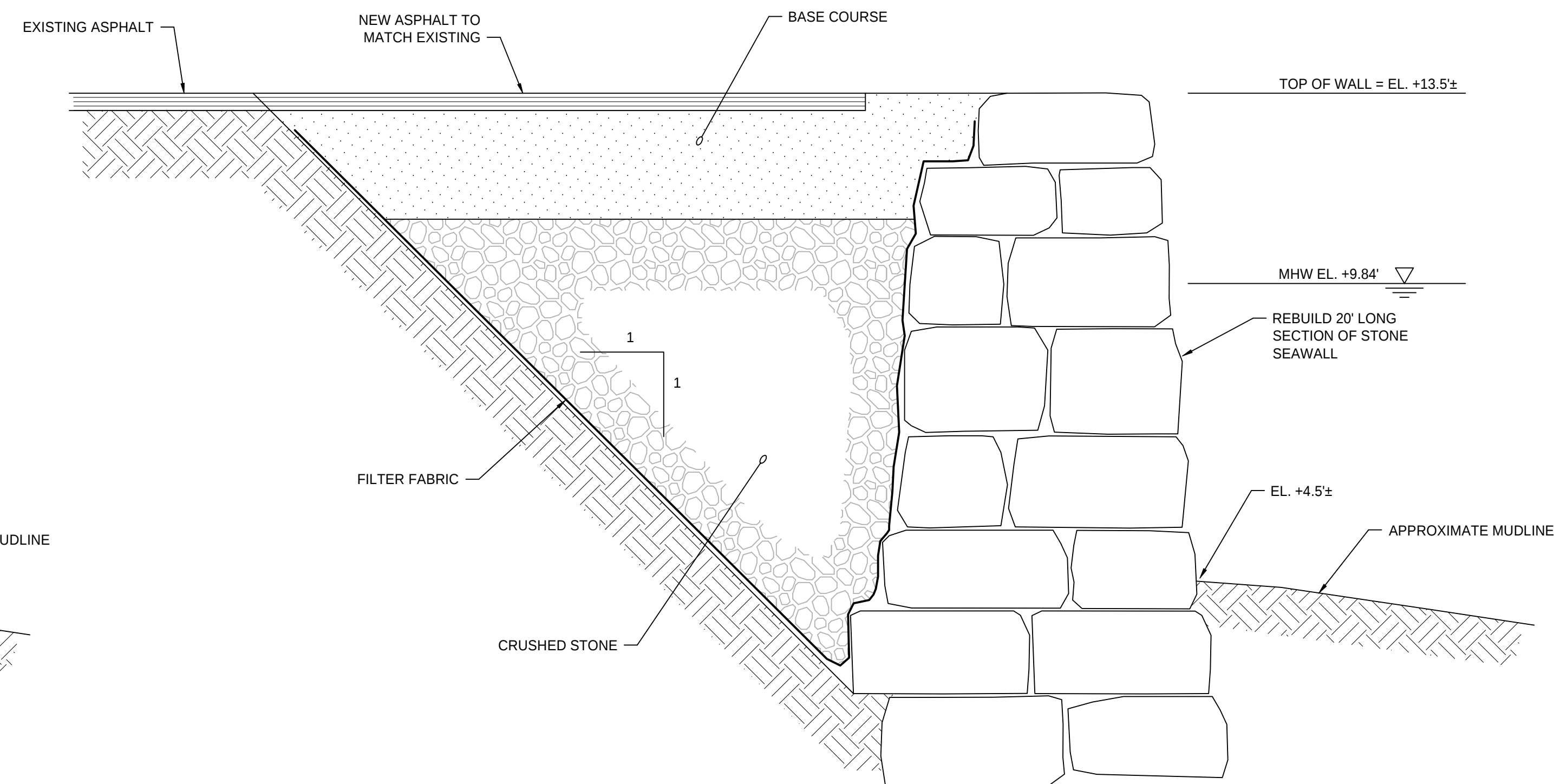
GRAVEL TO MATCH EXISTING

6"

MIN. 6" CRUSHED STONE BASE

EXCAVATE AS NEEDED

SCALE: $\frac{1}{2}" = 1' - 0"$

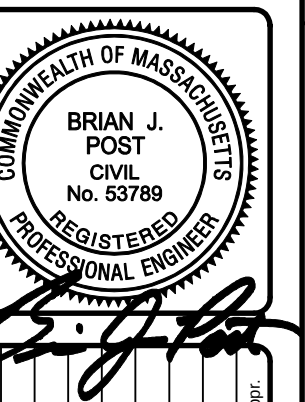


SCALE: $\frac{1}{2}" = 1'-0"$

SCALE: $\frac{1}{2}" = 1'-0"$

CHILDS
ENGINEERING

34 WILLIAM WAY, BELLINGHAM, MA 02019 U.S.A.
Phone: (508) 966-9092
E-mail: mail@childseng.com

[illegible]

Down by	CRJ by	06/19/26
TEQ	BJP	Design file no.
Reviewed by		309724 ND-08
	CMR	Scale:
		AS NOTED

HINGHAM YACHT CLUB
PIER EXPANSION AND DOCK MODIFICATIONS
HINGHAM, MA

Sheet
reference
number:
NOI-08
Sheet 8 of 8