

NOTICE OF INTENT

Proposed Addition to a Single-Family Residence

146 Fort Hill Street
Hingham, Massachusetts



SUBMITTED TO:

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

PREPARED FOR:

Jessica and Morgan Sandell
146 Fort Hill Street
Hingham, Massachusetts 02043

PREPARED BY:

Lucas Environmental, LLC
500A Washington Street
Quincy, Massachusetts 02169

IN ASSOCIATION WITH:

Michael Bernard Rocino AIA, RA, NCARB
Nantasket Survey Engineering, LLC

REPORT DATE: August 25, 2026





500A Washington Street, Quincy, MA 02169

August 25, 2026

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

Re: Notice of Intent
Proposed Addition to a Single-Family Residence
146 Fort Hill Street
Map 87, Block 0, Lot 23
Hingham, MA 02043

Members of the Hingham Conservation Commission:

On behalf of the project Applicants and Owners, Jessica and Morgan Sandell, and in association with Michael Bernard Rocino, Architect, and Nantasket Survey Engineering, LLC, Lucas Environmental, LLC (LE) is pleased to submit this Notice of Intent (NOI) to the Hingham Conservation Commission for the proposed residential improvements at 146 Fort Hill Street (Map 87, Block 0, Lot 23) in Hingham, Massachusetts (the "Study Area").

As currently designed, the Applicants propose to demolish a 1-story detached structure, remove a wooden deck, staircase and retaining walls and construct a 2-story addition to the existing single-family dwelling, extend the paved driveway slightly, install associated utilities, and native Buffer Zone mitigation separated into two areas on the Property. Portions of the proposed work are located within the 100-Foot Buffer Zone, more specifically the 50-Foot Buffer Strip to Bordering Vegetated Wetlands (BVW) and Inland Bank associated with an internal intermittent stream.

This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the Hingham Wetlands Protection Bylaw (Article 22) and associated Rules & Regulations.

1.0 EXISTING CONDITIONS

The subject property is an approximate 1.1-acre residential parcel located at 146 Fort Hill Street in Hingham, Massachusetts (Map 87, Block 0, Lot 23) (See Figure 1 – USGS Map). The property is bounded by Fort Hill Street to the west, residential properties to the north and south, and the MBTA railroad right-of-way to the east. The lot is developed with an existing 2-story wood-frame single-family dwelling, a paved driveway, a slate patio, a concrete patio, landscaped lawn, and manicured ornamental beds.

An internal intermittent stream originates on the property and flows south/southeasterly through a corrugated metal pipe culvert beneath the existing driveway, discharging via a concrete headwall towards the railroad tracks at the eastern boundary. The unnamed intermittent stream is not mapped on the current USGS Topographic Map (Weymouth Quadrangle, 2024).

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2021) under the Natural Heritage & Endangered Species Program (NHESP) indicates that no portion of the Study Area is located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species (See Figure 2 – Aerial/NHESP Map). No Certified or Potential Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) are mapped by NHESP in the Study Area.

The Study Area is not located directly within an Area of Critical Environmental Concern (ACEC) or Outstanding Resource Water (ORW); however, the Weymouth Back River ACEC is located east from the Study Area across the train tracks, as mapped by GIS.

The Study Area is not located within a Surface Water Protection Area, Public Water Supply Watershed, or MassDEP Wellhead Protection Zone.

According to the July 3, 2024, FEMA Flood Insurance Rate Map (FIRM) Panel for the Town of Hingham, Plymouth County, Massachusetts, Map Number 25023C0081K, the entire project footprint is located within Zone X (Area of Minimal Flood Hazard), which is classified as areas outside the 0.2% annual chance floodplain (500-year floodplain) (See Figure 3 – FEMA Map). Therefore, Bordering Land Subject to Flooding (BLSF) is not present within the Study Area or proposed work footprint.

2.0 WETLAND RESOURCE AREAS

A Professional Wetland Scientist (PWS) from LE conducted a site investigation on December 3, 2024. The investigation was performed in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40) and regulations (310 CMR 10.00 *et seq.*); Section 404 of the Clean Water Act (33 U.S.C. 1344); Massachusetts Department of Environmental Protection (MassDEP) publication Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands (2022); the U.S. Army Corp of Engineers (USACE) Wetland Delineation Manual (1987); the Northcentral and Northeast Regional Supplement (2012); and the Town of Hingham Wetlands Protection By-law (Article 2) and Wetlands Protection Regulations.

The following data sources were examined prior to the site investigation:

- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps;
- United States Geological Survey Topographic Quadrangle;
- USGS National Map and National Hydrography Dataset;
- MassGIS MassDEP Wetland and Hydrography Datalayers;
- National Wetland Inventory (NWI) Maps;
- MassGIS Natural Heritage Atlas Datalayers; and
- United States Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) Soil Survey.

Wetland resource areas were identified within and adjacent to the Study Area includes Bordering Vegetated Wetlands (BVW) and Inland Bank.

A description of each of these features as regulated under the WPA (310 CMR 10.00) and the Town of Hingham Wetlands Protection Bylaw and Regulations follows. The resource areas are identified on the submitted Plan.

- Bank and associated 100-Foot Buffer Zone and the regulated 50-Foot Buffer Strip; and
- BVW and associated 100-Foot Buffer Zone and the regulated 50-Foot Buffer Strip.

2.1 Inland Bank – WPA & Bylaw

Section 310 CMR 10.54 of the WPA defines a Bank *as the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland. The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level.* The delineated Bank of the intermittent stream is described below. The Bylaw does not include any further definition of Bank.

2.2 Bordering Vegetated Wetlands – WPA & Bylaw

Section 310 CMR 10.55 of the WPA defines BVW as *“freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist...”* The delineated areas of BVW are described below. The Bylaw definition of Vegetated Wetlands is similar; however, it also includes IVW.

2.3 Resource Area Descriptions

The following sections describe the delineated resources (BVW and Bank) that were identified. Wetland Determination Data Forms were completed and are included with this letter. Wetland resource areas are identified on the attached Plans (See Attachment 12). Photographic documentation of the resource areas and the BVW Determination Forms for Wetland A are included within the Attachments.

Stream 1 – Unnamed Intermittent Stream

The unnamed and unmapped intermittent stream flows through a central channel and culvert across the parcel. The Bank was field delineated with blue survey flagging numbered sequentially from BF1-1 to BF1-6 and BF1-100 to BF1-102. The channel features defined Banks, and a substrate composed of fine sediments and organic material with overlain leaf litter. Generally, the Bank to the intermittent stream channel was armored with a rock wall or other rocks and hardscape landscape features along the eastern banks. At the time of the initial site investigation was conducted in December of 2024, most, if not all the herbaceous vegetation within the Bank limits were observed to be dormant.

Wetland A – BVW

Wetland A is a freshwater emergent wetland bordering Stream 1. The wetland west of the driveway is delineated with pink survey tape numbered sequentially with flag series WFA-1 to WFA-16. Common vegetation within this wetland includes river birch (*Betula nigra*), smooth arrowwood (*Viburnum dentatum*), highbush blueberry (*Vaccinium corymbosum*), elderberry (*Sambucus canadensis*), soft rush (*Juncus effusus*), woolgrass (*Scirpus cyperinus*), and sensitive fern (*Onoclea sensibilis*). Wetland soils exhibit saturated conditions with a mucky A1 horizon (0–8", 10YR 2/1) and depleted matrix indicators below.

South across the driveway, Wetland A continues as a manicured wet meadow delineated with series WFA-100 to WFA-116 (terminating at the concrete headwall near the railroad tracks). Dominant vegetation in this section of wetland area includes weeping willow (*Salix babylonica*), soft rush, creeping buttercup (*Ranunculus repens*), and unidentified grasses. Hydrologic wetland indicators include standing surface water, saturated soils, and hydric soil morphology.

Common upland vegetated includes pignut hickory, bitternut hickory saplings, burning bush (*Euonymus alatus*), Amur honeysuckle (*Lonicera maackii*), Japanese knotweed (*Fallopia japonica*), and wild garlic (*Allium vineale*).

3.0 PROPOSED WORK

The Applicants propose to construct a 2-story addition to the existing single-family residence, extend the paved driveway to accommodate access, and make associated utility and site modifications. All proposed work is confined to existing manicured lawn, paved/hardscape surfaces, and upland Buffer Zone. No direct alteration or disturbance is proposed within any wetland resource areas (BVW or Inland Bank).

Prior to the start of work, a continuous sediment barrier (straw wattles or silt fence) will be installed along the limit of work landward of the wetland boundary to protect adjacent resource areas during construction.

The proposed work involves the demolition of the existing single-story studio building with a loft that currently resides within the 50-Foot Buffer Strip on a foundation and removal of an existing wooden deck off the single-family residence with a staircase and retaining walls, followed by the construction of a new two-story addition over a full basement foundation attached to the existing single-family dwelling.

As shown on the Proposed Conditions Plan, the project will replace existing developed footprint with the new residential addition while expanding total building coverage to approximately 2,593 square feet. All work, including structural removal, foundation excavation, and framing, will take place within the designated work limits, maintaining the required zoning setbacks and integrating erosion control measures to protect adjacent buffer zones during construction. Straw wattles are proposed for erosion controls as shown on the Site Plans. Blasting is not anticipated for this minimal work.

Based on the Architectural Plans (Sheets EMBR 101 and EMBR 102,) dated May 27, 2026, the proposed interior layout establishes a standard room count and flow designed to maintain a three (3)-bedroom Title 5 septic compliance status under Town of Hingham Regulations.

By adhering to Hingham's Board of Health (BOH) guidelines regarding room access and egress, the proposed layout ensures that all secondary spaces, such as the office and upper-level recreation room, are legally categorized as non-bedroom living areas to strictly align with the Property's overall septic capacity.

3.1 Waiver Request

Because Section 2B explicitly prohibits new construction, additions, and site disturbance within the 50-Foot Buffer Strip (50-Foot Buffer) without commission authorization, and in evaluating the impact and effects of Hingham Wetlands Protection Rules & Regulations, the Applicant is respectfully requesting a waiver for the above-mentioned activities within the 50-Foot Buffer.

The Applicants are proposing activities within this area that are already pre-disturbed. The proposed work includes the removal of approximately 242 square feet of an existing 1-story house currently sitting on a foundation, approximately 95 square feet of deck/stairs area and 5 square feet of an existing stone wall. The construction includes a proposed 2-story attached addition on a foundation to match the existing dwelling foundation, and a small section of driveway extension leading towards the addition, all within the 50-Foot Buffer. Alternatives for work in the 50-Foot Buffer consist of the following:

1. The No-Build would leave the property in its current condition. Under this option, no construction, driveway extension, or structural additions would occur within the Buffer. While this alternative avoids all new Buffer Zone alterations, it fails to meet the Applicants' basic project purpose of updating and expanding the living space of the existing single-family residence to accommodate modern residential needs. Furthermore, the No-Build alternative would leave the existing 1-story detached studio structure in place within close proximity to the wetland resource areas. Finally, this alternative would forego the opportunity to provide 490 square feet of native Buffer Zone restoration contiguous to Wetland A, which will improve function, wildlife habitat, and runoff attenuation over existing manicured lawn conditions;
2. Utilization / Expansion of Existing 1-Story Detached Structure alternative evaluates retaining and expanding or modifying the existing 1-story detached studio/house structure located in the central portion of the lot. As shown on the existing Site Plans, this existing accessory structure is situated closer to the BVW (Wetland A) than the main single-family residence. Utilizing or expanding this structure to achieve the desired residential space would concentrate structural density and daily human activity closer within the 50-Foot Buffer and immediately adjacent to the delineated wetland boundary. This option would require greater temporary disturbance directly adjacent to the wetland edge during construction and would preclude the establishment of a continuous, contiguous native planting buffer between the home and Wetland A; and
3. Preferred Demolition of 1-Story Structure & Construction of 2-Story Addition, which involves demolishing the existing 1-story detached studio structure sitting on a foundation, removing the existing staircase, and constructing a 2-story attached addition attached directly to the existing primary single-family residence. By attaching the addition to the main dwelling and removing the detached accessory structure, the project consolidates the overall structural footprint on the property and pulls building massing further landward away from the closest wetland resource areas. Although the addition and minor driveway extension result in approximately 245 square feet of new impervious area within the 50-Foot Buffer, all proposed work is restricted to existing

manicured lawn and hardscape surfaces. To fully mitigate for this 50-Foot Buffer encroachment, the Applicants propose 490 square feet of 2:1 native buffer zone mitigation (restoring existing lawn to a permanently vegetated native shrub and herbaceous buffer adjacent to Wetland A) in strict accordance with the Hingham Buffer Zone Mitigation Policy. This preferred alternative achieves the project goals while minimizing adverse impacts, improving wetland edge protection, and resulting in a net benefit to the functions and values of the adjacent resource areas.

The Applicant respectfully requests authorization under Section 2B of the Town of Hingham Wetlands Protection Bylaw to permit the demolition of an existing detached one-story house structure and the construction of a new attached addition on a foundation. The proposed redevelopment represents a direct and quantifiable net improvement to the 50-Foot Buffer and its associated wetland values.

While the existing detached structure resides entirely within the 50-Foot Buffer strip, its complete removal allows for structural retreat, positioning the new attached addition significantly further from the wetland boundary and locating a portion of its footprint completely outside the 50-Foot Buffer. Furthermore, the new addition is sited directly over previously disturbed, developed areas, specifically replacing an existing deck and stone walls, thereby avoiding any loss of naturally vegetated buffer or undisturbed soil.

Additional alternative construction methods, such as utilizing piles or maintaining a detached footprint, are structurally unfeasible for an integrated dwelling expansion and present significant family safety concerns regarding isolated living spaces for young children. By removing the existing non-conforming detached footprint, restoring the vacated area with native Buffer vegetation, and implementing robust erosion controls, the project demonstrates by clear and convincing evidence that the proposed work will not adversely affect the wetland values protected under the Bylaw.

3.2 Buffer Zone Mitigation

Pursuant to the Town of Hingham Conservation Commission Buffer Zone Mitigation Policy (revised September 30, 2024), activities resulting in new impervious surfaces within the 0–50-foot Buffer Zone require 2:1 mitigation in the form of naturally vegetated native buffer plantings.

To fulfill this requirement, the Applicant proposes approximately 490 square foot native Buffer Restoration planting area split between two (2) separate areas (Area 1 & 2) as described on the Plans.

Mitigation Area 1 is approximately 186 square feet and is positioned alongside both the concrete headwall, Inland Bank and the existing paved driveway. Area 2 is approximately 304 square feet and is positioned along the edge of an existing rock wall to the southeastern corner of the Property, contiguous to Wetland A. Both proposed Mitigation Areas are within the 50-Foot Buffer and as close to the resource areas as possible.

The mitigation areas will be prepared by removing existing lawn/herbaceous non-native/invasive species (if any are present) by hand and raking topsoil and installing a mix of native shrubs and installation of native seed to provide ample groundcover for the area.

Shrub planting

The shrubs used for re-vegetation are drought tolerant and will be obtained from a reputable wetland plant nursery. Shrubs will measure approximately two to three (2-3) feet in height (one-gallon containers) and five to six (5-6) foot off-centering or spacing. Rootstock will be grouped within the mitigation areas to approximate natural communities and provide food and/or cover for wildlife.

Plantings should be performed by hand and be placed under the supervision of a qualified professional after invasive species removal. The proposed vegetation identified in Table 3-1 on the following page is to be located in the field. The number of plants and locations of the plantings will be determined by a Professional Wetland Scientist in the field.

TABLE 3-1 PROPOSED MITIGATION AREAS 1 & 2*				
Common Name	Latin Name	NWI Status	Size (in feet)	# of Plants
Shrubs				
Highbush blueberry	<i>Vaccinium corybosum</i>	FACW	2-3	6
Smooth arrowwood	<i>Viburnum dentatum</i>	FAC	2-3	6
Black elderberry	<i>Sambucus nigra</i>	FACW	2-3	6
Seeding				
The New England Conservation/Wildlife Mix (or equivalent)			1 lb./1,750 s.f.	1/2 lb.

*Total includes 490 square feet of mitigation within two (2) separate areas.

Seeding

The New England Conservation/Wildlife Mix or an equivalent will be used for additional stabilization at an application rate of one (1) pound per 1,750 square feet to establish ground cover. The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes to provide both good erosion control and wildlife habitat value. Table 3-2 on the next page contains the list of species in the seed mix.

TABLE 3-2 NEW ENGLAND CONSERVATION/WILDLIFE MIX		
Common Name	Botanical Name	Indicator Species Status
Little Bluestem	<i>Schizachyrium scoparium</i>	FACU
Big Bluestem	<i>Andropogon gerardii</i>	FAC
Virginia Wild Rye	<i>Elymus virginicus</i>	FACW-
Indian Grass	<i>Sorghastrum nutans</i>	UPL
Creeping Red Fescue	<i>Festuca rubra</i>	FACU
Switch Grass	<i>Panicum virgatum</i>	FAC
Partridge Pea	<i>Chamaecrista fasciculata</i>	FACU
Panicledleaf Tick Trefoil	<i>Desmodium paniculatum</i>	FACU
Indian Grass	<i>Sorghastrum nutans</i>	FACU
Blue Vervain	<i>Verbena hastata</i>	FACW
Butterfly Milkweed	<i>Asclepias tuberosa</i>	NL
Black Eyed Susan	<i>Rudbeckia hirta</i>	FACU
Heath Aster	<i>Symphyotrichum pilosum</i>	FACU

This mix does not require maintenance and is appropriate for cut and fill slopes, detention basin slopes, and disturbed areas adjacent to commercial and residential projects. The mix should be applied to clean, bare soil. The mix should be spread by hand. The areas where the mix is applied should be lightly raked or rolled to ensure proper soil-seed contact. Late fall and winter dormant seeding require an increase in the seeding rate. If conditions are drier than usual, watering may be required. Fertilization is not required unless the soils are infertile and the preparation of a clean, weed free soil surface is necessary for optimal results.

4.0 WETLANDS AND WATERWAYS IMPACT ASSESSMENT

This section describes and quantifies temporary and permanent primary and secondary impacts to the Buffer Zones associated with the proposed project. The site layout has been designed to avoid wetlands and watercourses to the maximum extent practicable. Measures such as utilizing proper erosion control barriers (ECBs) have been implemented to avoid and minimize resource area impacts.

As designed, there are no adverse impacts to Inland Bank or the existing BVW resource areas. Currently the Buffer Zone to both Inland Bank and BVW consists of non-natural disturbed areas inhabited by impervious structures (i.e., structures, a pool, paved driveway etc..) and altered landscape features (i.e., ornamental beds, rock walls etc..). Despite considerable efforts to avoid and minimize direct resource area impacts, work is required within the Buffer Zone, and more specifically the 50-Foot Buffer Strip. Temporary impacts will be restored in kind with loam and seed.

The project will not impact Inland Bank or BVW, therefore it complies with the WPA and local Bylaw for those resource areas and no further discussion is warranted.

5.0 SUMMARY

It is LE's opinion, based on our professional education, training, and familiarity with the project site, that the proposed work will not have any adverse effect on any interests identified in the Wetlands Protection Act or the Town of Hingham Wetlands Protection By-law. LE believes that the proposed design will result in a net-benefit and achieve the goals of the Applicant, while being sensitive to regulated wetland resource areas.

Accordingly, the Applicant respectfully requests that the Hingham Conservation Commission consider a finding that the proposed design is adequately protective of the interests identified in the Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw and issue an Order of Conditions (OOC) approving the project as described in this NOI and as shown on the attached Plans.

Enclosed please find one (1) original and one (1) copy of the NOI submittal and two (2) copies of the full-size plans and one (1) copy of reduced 11x17 plan(s). The NOI application package includes the WPA Form 3, project narrative, figures, photographic documentation, abutter notification, filing fees and wetland data forms. The Plans are provided separately. A link to an electronic copy of the pdf file of the NOI application and supporting documentation will be provided concurrently with this submittal. We respectfully request that you place this matter on your agenda for the September 15, 2026, Public Hearing.

If you have any questions, please do not hesitate to contact me at 617.405.4641 or dmt@lucasenviro.com. Thank you for your consideration in this matter.

LUCAS ENVIRONMENTAL, LLC



Devon M. Taber, PWS, CERP
Environmental Consultant/Senior Wetland Scientist

Enclosures:

1. WPA Form 3 (copy of eDEP Filing)
2. Hingham NOI Checklist & Policy on Receipt of Information
3. Figures 1 & 2 – USGS Map & Aerial/NHESP Map
4. FEMA Firmette Map
5. Photographic Documentation
6. Abutter Information
7. NOI Wetland Fee Transmittal Form (copy of eDEP Payment)
8. Town of Hingham Local Filing Fee Calculation Worksheet
9. Filing Fees/Copy of Checks
10. BVW Delineation Data Forms
11. Plans (2 Sheets) by Nantasket Survey Engineering LLC, dated August 19, 2026



500A Washington Street, Quincy, MA 02169

cc: MassDEP – SERO (eDEP)
Jessica and Morgan Sandell – Owners and Applicants (electronic copy)
Michael Bernard Rocino AIA, RA, NCARB Architect (electronic copy)
David Ray, Nantasket Survey Engineering, LLC (electronic copy)



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

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Username: **DEVONMORSE**

Transaction ID: **2046175**

Document: **WPA Form 3 - NOI**

Size of File: **274.23K**

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Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:2046175
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	146 FORT HILL STREET		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.22887N	e. Longitude	70.90819W
f. Map/Plat #	87	g.Parcel/Lot #	23

2. Applicant:

☒ Individual ☐ Organization

a. First Name	JESSICA AND MORGAN	b.Last Name	SANDELL
c. Organization			
d. Mailing Address	146 FORT HILL STREET		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	508-523-7473	i. Fax	
j. Email	jsandell908@gmail.com		

3.Property Owner:

☐ more than one owner

a. First Name	JESSICA AND MORGAN	b. Last Name	SANDELL
c. Organization			
d. Mailing Address	146 FORT HILL STREET		
e. City/Town	HINGHAM	f.State	MA
g. Zip Code	02043		
h. Phone Number	508-523-7473	i. Fax	
j.Email	jsandell908@gmail.com		

4.Representative:

a. First Name	DEVON M.	b. Last Name	TABER
c. Organization	LUCAS ENVIRONMENTAL, LLC		
d. Mailing Address	500A WASHINGTON STREET		
e. City/Town	QUINCY	f. State	MA
g. Zip Code	02169		
h.Phone Number	617-405-4641	i.Fax	617-405-4465
j.Email	dmt@lucasenviro.com		

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

a.Total Fee Paid	110.00	b.State Fee Paid	42.50	c.City/Town Fee Paid	67.50
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6.General Project Description:

PROPOSED RESIDENTIAL IMPROVEMENTS WITHIN BUFFER ZONE TO JURISDICTIONAL WETLAND RESOURCE AREAS.

7a.Project Type:

- | | |
|---|--|
| 1. ☒ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Limited Project Driveway Crossing | 4. ☐ Commercial/Industrial |
| 5. ☐ Dock/Pier | 6. ☐ Utilities |
| 7. ☐ Coastal Engineering Structure | 8. ☐ Agriculture (eg., cranberries, forestry) |
| 9. ☐ Transportation | 10. ☐ Other |

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310





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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MassDEP File #:
eDEP Transaction #:2046175
City/Town:HINGHAM

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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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a. ☐ Designated Port Areas	Indicate size under	Land under the ocean below,
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b. ☐ Land Under the Ocean

1. square feet

2. cubic yards dredged

c. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
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d. ☐ Coastal Beaches

1. square feet

2. cubic yards beach nourishment

e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
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f. ☐ Coastal Banks

1. linear feet

g. ☐ Rocky Intertidal Shores	1. square feet	
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h. ☐ Salt Marshes

1. square feet

2. sq ft restoration, rehab, crea.

i. ☐ Land Under Salt Ponds	1. square feet	
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1. square feet

2. cubic yards dredged

j. ☐ Land Containing Shellfish

1. square feet

k. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
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Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above

1. cubic yards dredged

l. ☐ Land Subject to Coastal Storm Flowage

1. square feet

4.Restoration/Enhancement

☐ Restoration/Replacement

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 entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

☐ Project Involves Streams Crossings



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 #:
eDEP Transaction #:2046175
City/Town:HINGHAM

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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

b. Date of map:AUGUST 1, 2021

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

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

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

b. Date submitted to NHESP



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 #:
eDEP Transaction #:2046175
City/Town:HINGHAM

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

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

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1. ☒ Single Family Home

2. ☐ Emergency Road Repair



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 #:
eDEP Transaction #:2046175
City/Town:HINGHAM

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

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 by regular mail delivery.

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.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).)
4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

EXISTING AND
PROPOSED
CONDITIONS (2
SHEETS)

NANTASKET
SURVEY
ENGINEERING, LLC

DAVID RAY, P.L.S.

August 19, 2026

1" = 20'

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.



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 #:
eDEP Transaction #:2046175
City/Town:HINGHAM

E. Fees

1.

Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payer name on check: First Name

7. Payer name on check: Last Name

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.

Jessica Sandell

8/25/2026

1. Signature of Applicant

2. Date

3. Signature of Property Owner(if different)

4. Date

Lucas Environmental, LLC

8/25/2026

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

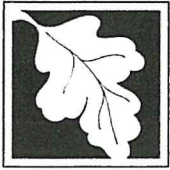
For MassDEP:

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

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, 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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Hingham

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Jessica Sandell
1. Signature of Applicant

7/23/26
2. Date

3. Signature of Property Owner (if different)

[Signature]

4. Date

07-27-26

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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

HINGHAM WETLAND REGULATIONS
APPENDIX C
Policy on Submittal of New Information

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.*
6. 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.
7. 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.


Applicant or Applicant's Representative Signature

7/23/26
Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 146 Fort Hill St, Hingham MA

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

Jessica Sandell
Owner Signature

Jessica Sandell
Print

7/23/26
Date



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

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

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

- ☒ Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11" x 17" plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:

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

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

N/A For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards

- ☒ Proof of sending the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)

N/A Proof of sending the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) if applicable (certified mail receipt from the post office)

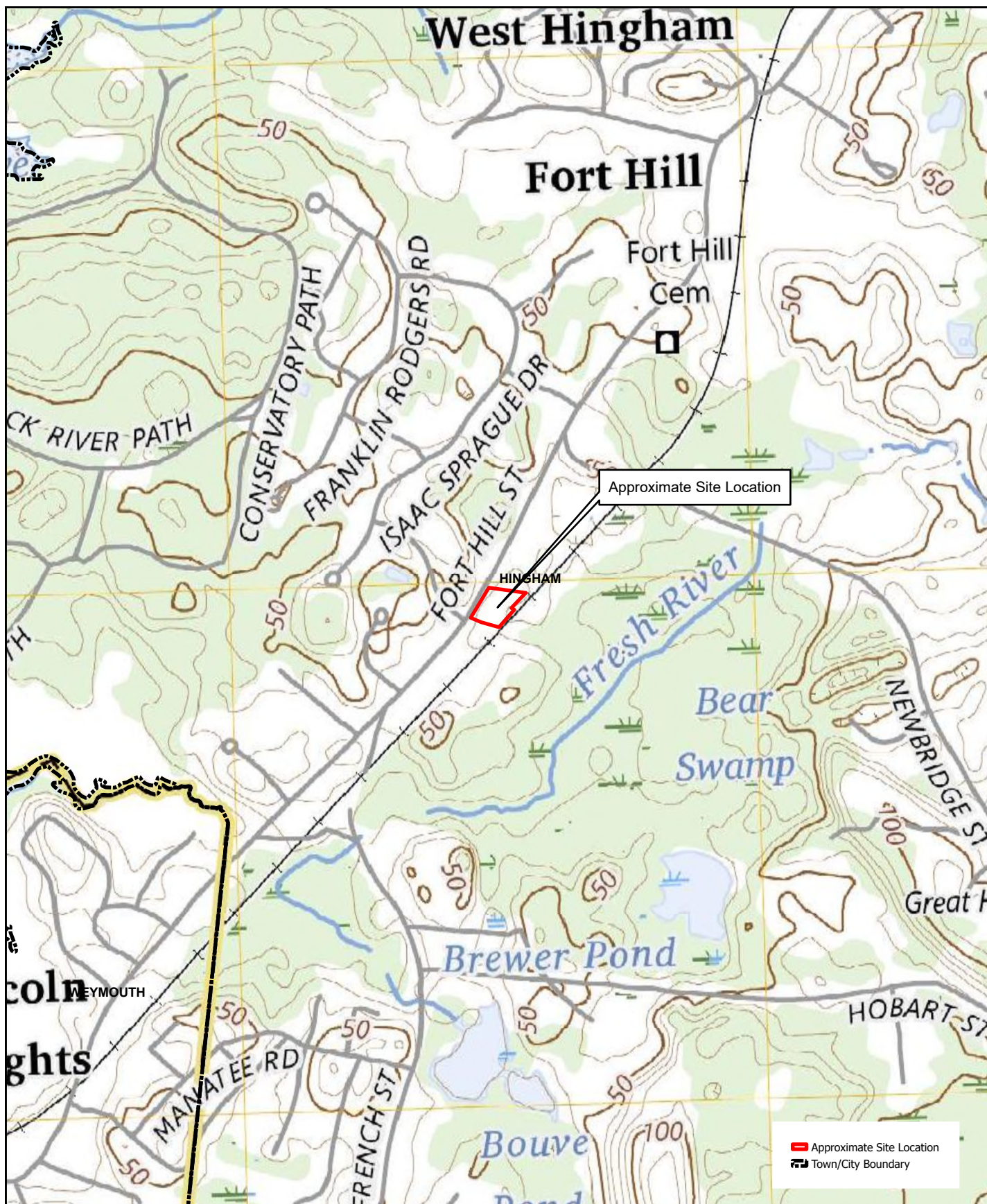
N/A Proof of sending the complete NOI to the MA Division of Marine Fisheries (DMF) Gloucester office, if applicable (copy of email sent to dmf.envreview-north@mass.gov.)

N/A For projects proposing any work on a dock or pier or other work in the harbor, email copy of application and plan to the Town of Hingham Harbor Master at CorsonK@hpd.org (with email copy to conservation@hingham-ma.gov)

- ☒ The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or applicant's representative

- ☒ Optional: [Voluntary 21 Day Waiver](#) and [Permission for Site Access](#)

**Permission for
Site Access only**



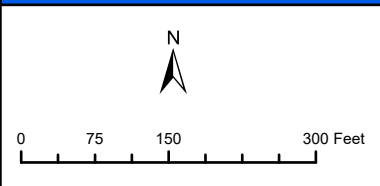
USGS Map
 Notice of Intent
 146 Fort Hill Street
 Hingham, Massachusetts

FIGURE 1





Source: MassGIS: 2025 Aerial Imagery (Apr. 2026); NHESP Priority & Estimated Habitat of Rare Species (Aug. 2021); NHESP Certified Vernal Pools (Jan. 2020); NHESP Potential Vernal Pools (July 2013); MassDOT Roads (Jan. 2025)



Aerial/NHESP Map
Notice of Intent
146 Fort Hill Street
Hingham, Massachusetts

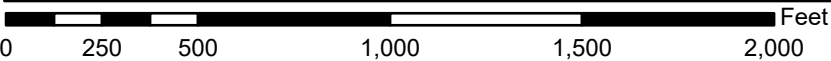
FIGURE 2



National Flood Hazard Layer FIRMette



70°54'48"W 42°13'57"N



1:6,000

70°54'11"W 42°13'31"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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		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 **7/27/2026 at 7:36 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.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 3, 2024



Photograph 1: Existing northern section of intermittent stream Bank with armored rock wall along the eastern Banks & proposed Mitigation Area 1 (right) on lawn.



Photograph 2: Existing culvert stream pipe along northern section of Inland Bank facing south.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 3, 2024



Photograph 3: View of southern section of Inland Bank to the intermittent stream, facing south.



Photograph 4: View of concrete headwall, culverted intermittent stream over the southern section, facing north/northwest.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 3, 2024



Photograph 5: View of existing structure on a foundation to be removed from the Property.



Photograph 6: View of proposed area where driveway will be extended, deck will be removed and a detached addition will be constructed.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 3, 2024



Photograph 7: Existing conditions of proposed Mitigation Area 2 (non-vegetated lawn areas).



Photograph 8: Existing detached structure on a foundation (left) to be removed and proposed addition will be attached to the residence on the right.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 3, 2024



Photograph 9: Existing wetland delineation, including a portion of existing maintained lawn that presented with hydric soil indicators (i.e., wet meadow).

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:

Jessica and Morgan Sandell 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: 146 Fort Hill Street

The proposed work includes: construct a 2-story addition to the existing single-family dwelling, extend the paved driveway, and install associated utilities, grading,
and native Buffer Zone mitigation. Portions of the proposed work are located within the 100-Foot Buffer Zone to Bordering Vegetated Wetlands (BVW) and Inland Bank to an intermittent stream.

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 Lucas Environmental, LLC - Devon M. Taber at (617) 405 4641 between the hours of 9 AM and 5 PM on the following days: Monday through Friday.

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

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

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

NOTE: To preserve your appeal rights you must submit comments/concerns in writing. Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

TOWN OF HINGHAM

BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 146 Fort Hill Street

Parcel ID: 87-0-23

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

Keith M. Went
John M. R.
Sam Abbott

CERTIFICATION DATE July 14, 2026

Parcel ID: 87-0-23
SANDELL MORGAN & JESSICA
146 FORT HILL STREET
HINGHAM, MA 02043

Parcel ID: 54-0-9.A
COMMONWEALTH OF
MBTA REAL ESTATE DEPT
10 PARK PLAZA, RM. 5750
BOSTON, MA 02116-3969

Parcel ID: 87-0-20.B
GIACCHETTI LOUIS F TT
FISHKING REALTY TRUST
130 FORT HILL STREET
Hingham, MA 02043

Parcel ID: 87-0-21
HOUGHTON CHARLES A &
136 FORT HILL STREET
HINGHAM, MA 02043

Parcel ID: 87-0-22
MORIARTY JOHN J JR
140 FORT HILL ST
HINGHAM, MA 02043

Parcel ID: 87-0-24
GRIFFIN POLLY
156 FORT HILL STREET
HINGHAM, MA 02043

Parcel ID: 87-0-25
COSTANTINO ANDREA
164 FORT HILL STREET
HINGHAM, MA 02043

Parcel ID: 87-0-31
TOWN OF HINGHAM-CONS
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 87-0-4
HUFFMAN LISA R & HUFFMAN
143 FORT HILL STREET
HINGHAM, MA 02043

Parcel ID: 87-0-44
OLEKSAK PATRICK MICHAEL
OLEKSAK FAMILY TRUST
1 DWIGGINS PATHE
HINGHAM, MA 02043

Parcel ID: 87-0-54
LYNCH LINDA A TT
LINDA A LYNCH TRUST
161 FORT HILL STREET
HINGHAM, MA 02043



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

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

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT: CONSERVATION

REQUESTED BY: Devon M. Taber

EMAIL: dmt@lucasenviro.com

TELEPHONE: 617-405-4641

PROPERTY LOCATION: MAP(S): 87 **BLOCK(S):** 0 **LOT(S):** 23

PROPERTY ADDRESS: 146 Fort Hill Street

OWNER OF RECORD: Jessica Sandell

PURPOSE OF LIST: Notice of Intent

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal Form

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:2046175
City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name	JESSICA AND MORGAN	b. Last Name	SANDELL
c. Organization			
d. Mailing Address	146 FORT HILL STREET		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	5085237473	i. Fax	
j. Email	jsandell908@gmail.com		

2. Property Owner:(if different)

a. First Name	JESSICA AND MORGAN	b. Last Name	SANDELL
c. Organization			
d. Mailing Address	146 FORT HILL STREET		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	5085237473	i. Fax	
j. Email	jsandell908@gmail.com		

3. Project Location:

a. Street Address	146 FORT HILL STREET	b. City/Town	HINGHAM
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Are you exempted from Fee? ☐ (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	1	110.00		110.00
		City/Town share of filing fee	State share of filing fee	Total Project Fee
		\$67.50	\$42.50	\$110.00

NOTICE OF INTENT FEE CALCULATION WORKSHEET

Submit with the Application and Fee

Category/ Type of Activity	Number of Activities	Fee per Activity	Multiplier	Subtotal Activity Fee
1- Construction of addition to SFH	1	\$200	N/A	\$200.00
2-		\$500		
3-		\$1000		
4-		\$1500		
5-		\$10/LF		
			TOTAL FEE	\$200.00



JESSICA L. SANDELL
MORGAN SANDELL
146 FORT HILL ST.
HINGHAM, MA 02043

449

62-7611/311

DATE 7/22/26



PAY TO THE
ORDER OF

Town of Hingham
Sixty-seven and 50/100

\$ 67.50

DOLLARS



Photo
Safe
Deposit®
Details on back



MEMO

Local portion - state fee

Jessica Sandell

MP



JESSICA L. SANDELL
MORGAN SANDELL
146 FORT HILL ST.
HINGHAM, MA 02043

448

62-7611/311

DATE 7/22/26



PAY TO THE
ORDER OF

Town of Hingham
Two hundred and 00/100

\$ 200.00

DOLLARS



Photo
Safe
Deposit®
Details on back



MEMO

Local Bylaw Fee

Jessica Sandell

MP

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 146 Fort Hill Street City/Town: Hingham Sampling Date: 12/03/26
 Applicant/Owner: Jessica Sandell Sampling Point or Zone: WFA-2 (UPL)
 Investigator(s): Lucas Environmental, LLC Latitude / Longitude: 42.232296 ° , -70.90657°
 Soil Map Unit Name: 52A - Freetown muck & 262B - Quonset sandy loam NWI or DEP Classification: PEM1E

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

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

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

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

Wetland vegetation criterion met?	Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soils criterion met?	Yes ☐ No ☒	
Wetlands hydrology present?	Yes ☐ No ☒	
Remarks, Photo Details, Flagging, etc.: Level 1 - Mild Drought Status declared for the Southeast Region of Massachusetts		

HYDROLOGY

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

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

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u> Plot size <u>30'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. None					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			0.0 = Total Cover		
<u>Shrub/Sapling Stratum</u> Plot size <u>15'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Burning-bush	Euonymus alatus		10.5	Yes	No
2. Amur honeysuckle	Lonicera maackii		10.5	Yes	No
3. Bitternut hickory	Carya cordiformis	FAC	10.5	Yes	No
4.					
5.					
6.					
7.					
8.					
9.					
			31.5 = Total Cover		
<u>Herb Stratum</u> Plot size <u>5'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Japanese knotweed	Fallopia japonica	FACU	38.0	Yes	No
2. Wild garlic	Allium vineale	FACU	3.0	No	No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			41.0 = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1. None					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

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

Definitions of Vegetation Strata

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

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

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
1-0								Leaf litter
0-2	5YR 3/4	100.00					fibric	O
2-6	10YR 2/1	100.00					fine sandy loam	A1; mixed with organics
6-8	5YR 3/4	100.00					loamy	E
8-30	10YR 2/1	100.00					loamy	Buried A2

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

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

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks:

Hydric Soils criterion met? Yes ☐ No ☒

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 146 Fort Hill Street City/Town: Hingham Sampling Date: 12/03/24
 Applicant/Owner: Jessica Sandell Sampling Point or Zone: WFA-2 WET
 Investigator(s): Lucas Environmental, LLC Latitude / Longitude: 42.232296 ° , -70.90657°
 Soil Map Unit Name: 52A - Freetown muck & 262B - Quonset sandy loam NWI or DEP Classification: PEM1E

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

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

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

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

Wetland vegetation criterion met?	Yes ☒	No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soils criterion met?	Yes ☒	No ☐	
Wetlands hydrology present?	Yes ☒	No ☐	
Remarks, Photo Details, Flagging, etc.: Level 1 - Mild Drought Status declared for the Southeast Region of Massachusetts			

HYDROLOGY

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

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

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u> Plot size <u>30'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. River birch	Betula pumila	OBL	3.0	Yes	Yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			<u>3.0</u> = Total Cover		
<u>Shrub/Sapling Stratum</u> Plot size <u>15'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. American hazelnut	Corylus americana	FACU	3.0	No	No
2. Rambler rose	Rosa multiflora	UPL	3.0	No	No
3. Bitternut hickory	Carya cordiformis	FAC	3.0	No	Yes
4. Black elderberry	Sambucus nigra	FACW	10.5	Yes	Yes
5. Smooth arrowwood	Viburnum dentatum	FAC	10.5	Yes	Yes
6. American elm	Ulmus americana	FACW	20.5	Yes	Yes
7.					
8.					
9.					
			<u>50.5</u> = Total Cover		
<u>Herb Stratum</u> Plot size <u>5'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Soft rush	Juncus effusus	OBL	38.0	Yes	Yes
2. Wild garlic	Allium vineale	FACU	10.5	Yes	No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			<u>48.5</u> = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1. None					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

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

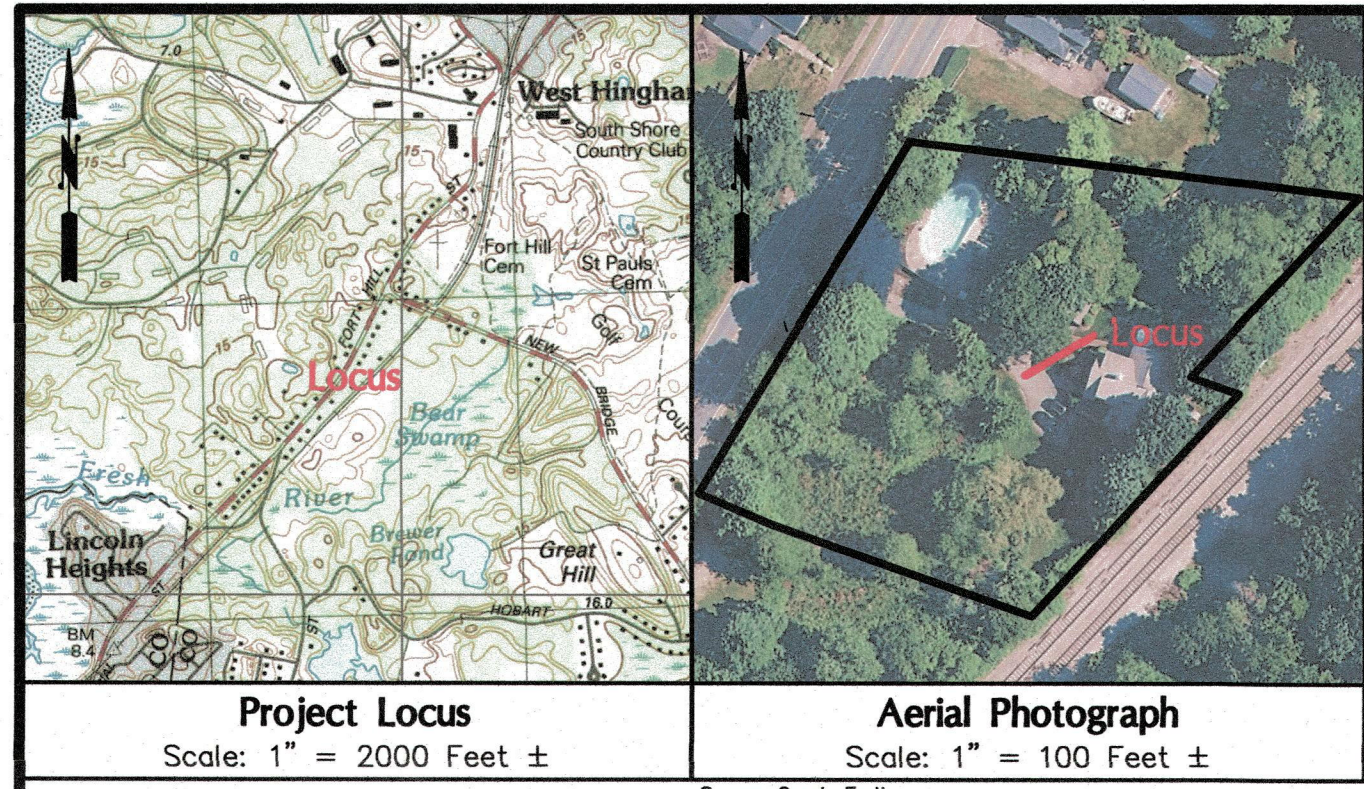
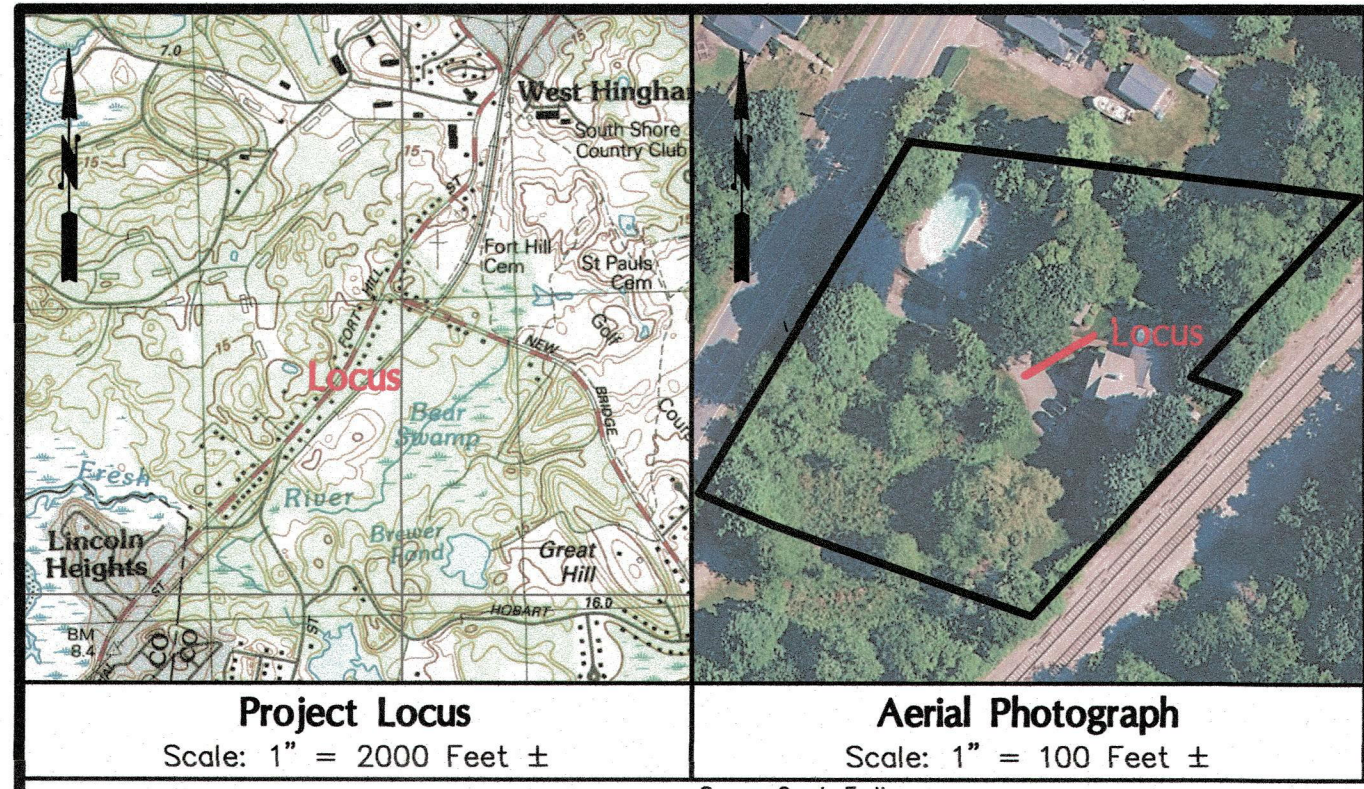
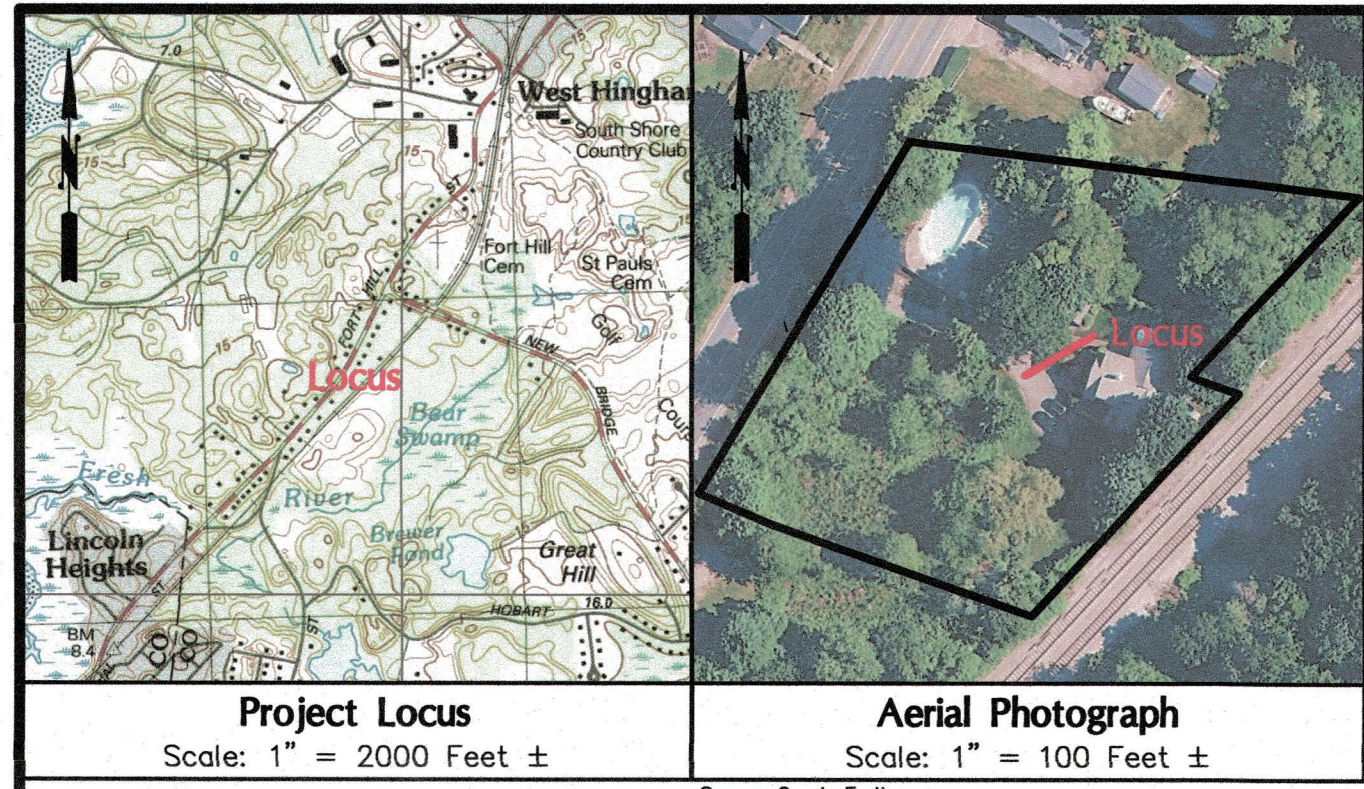
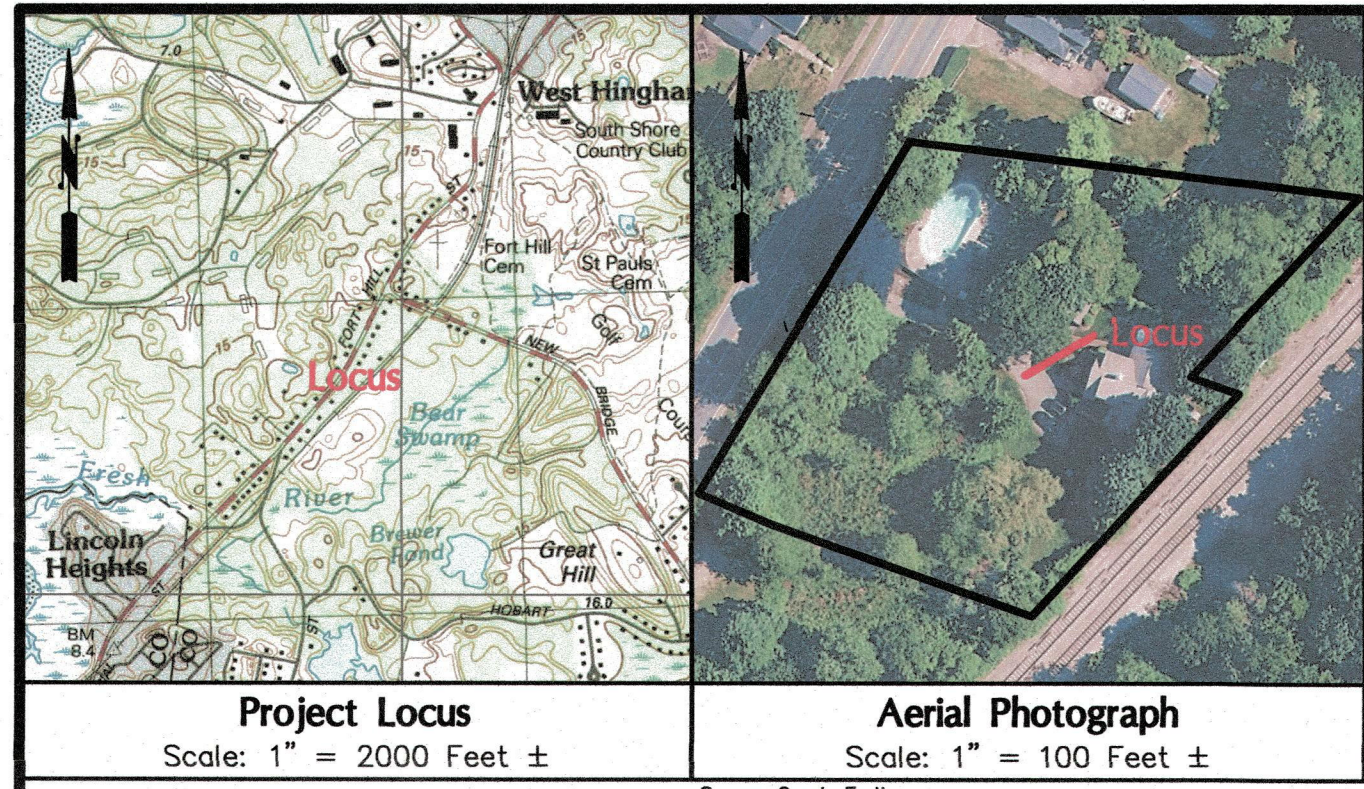
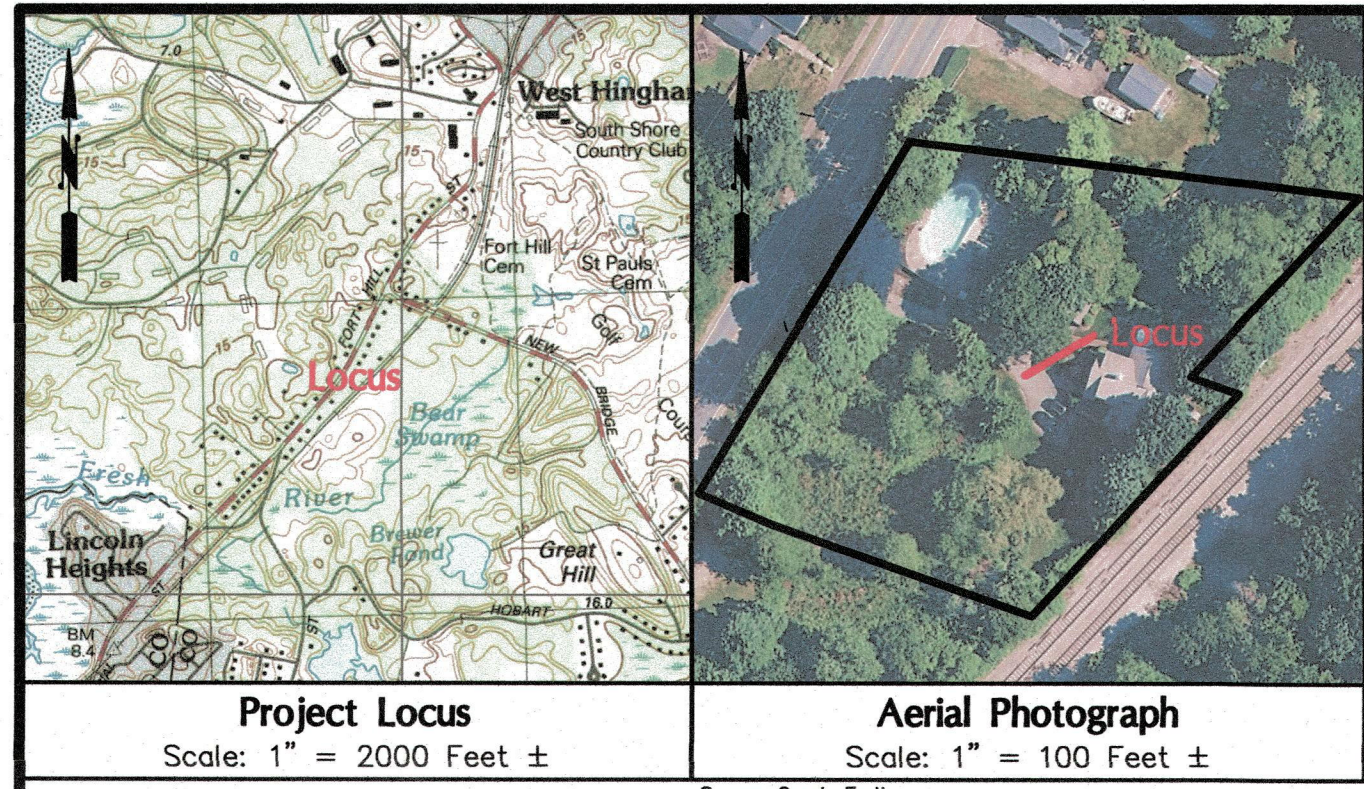
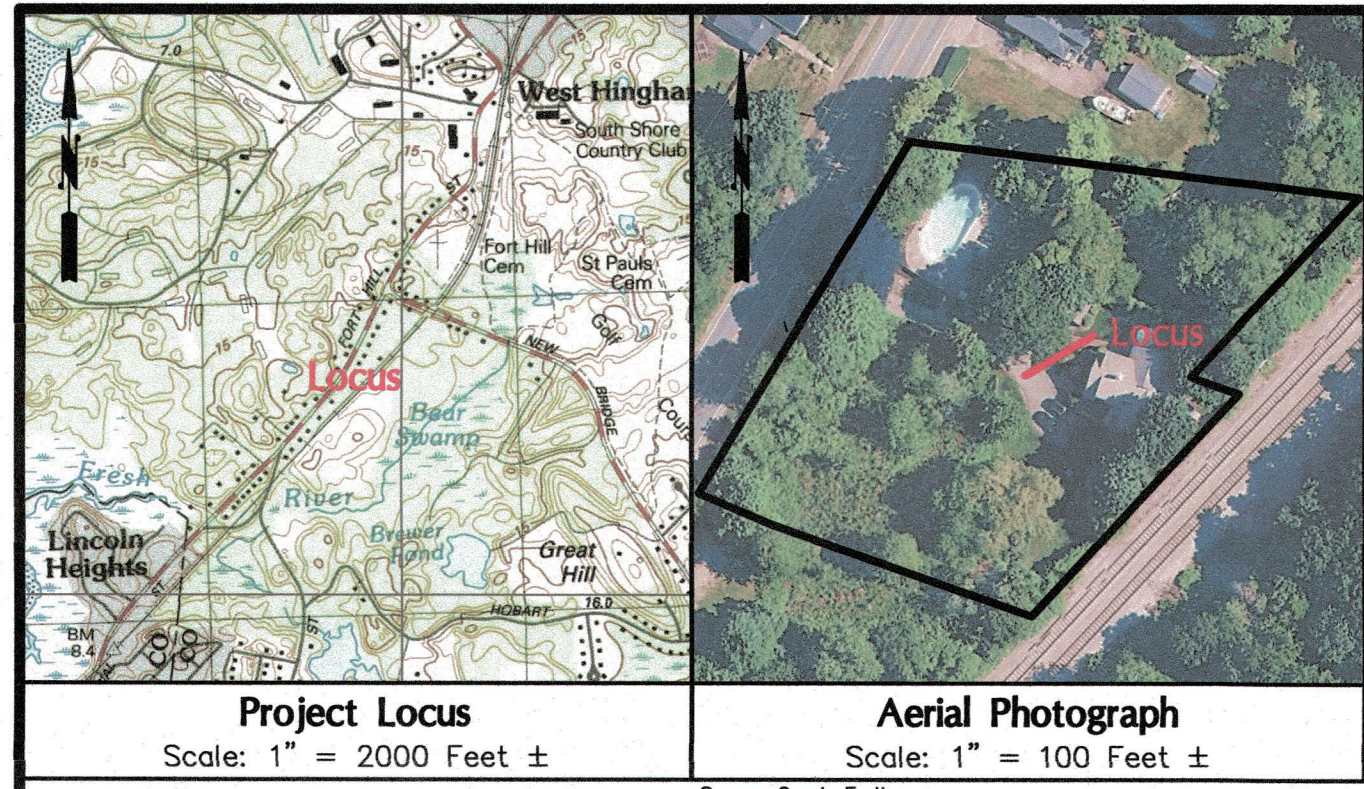
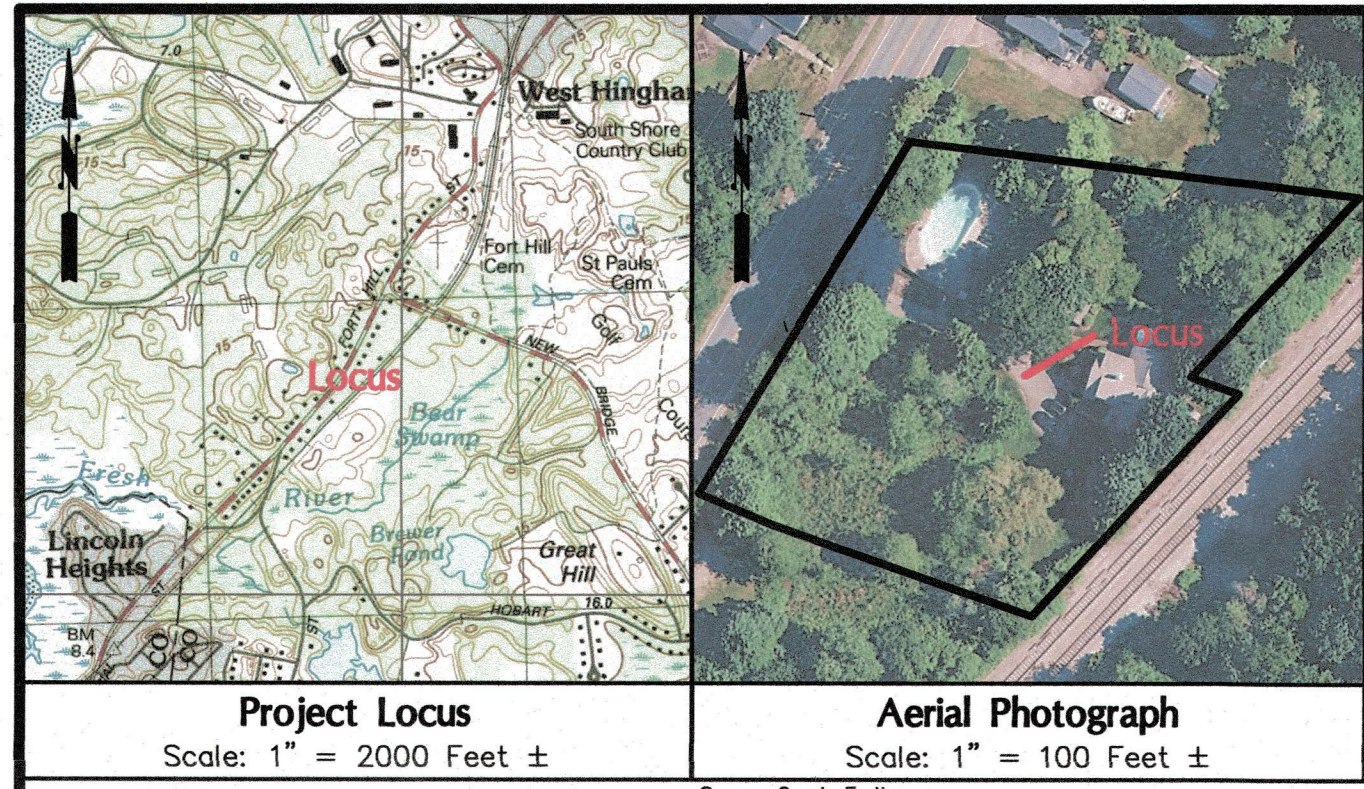
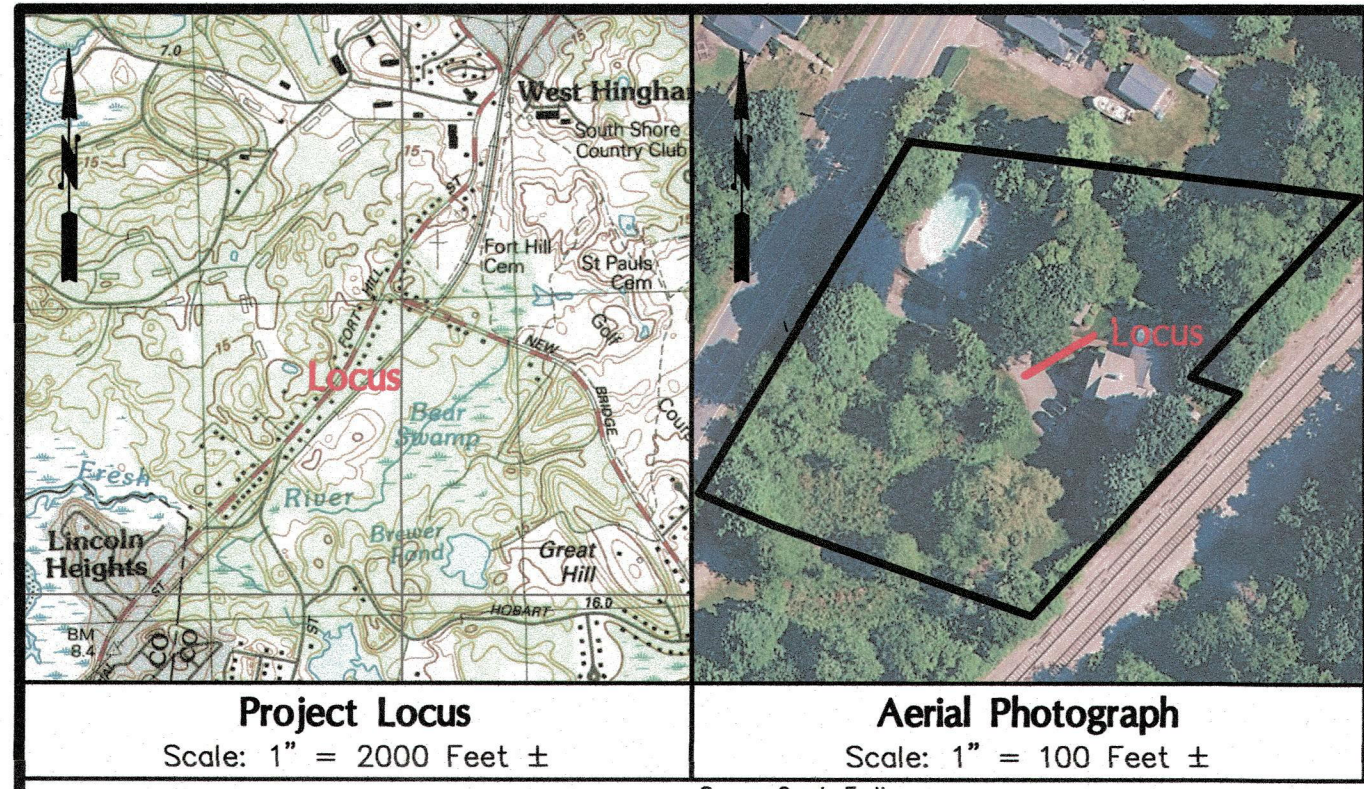
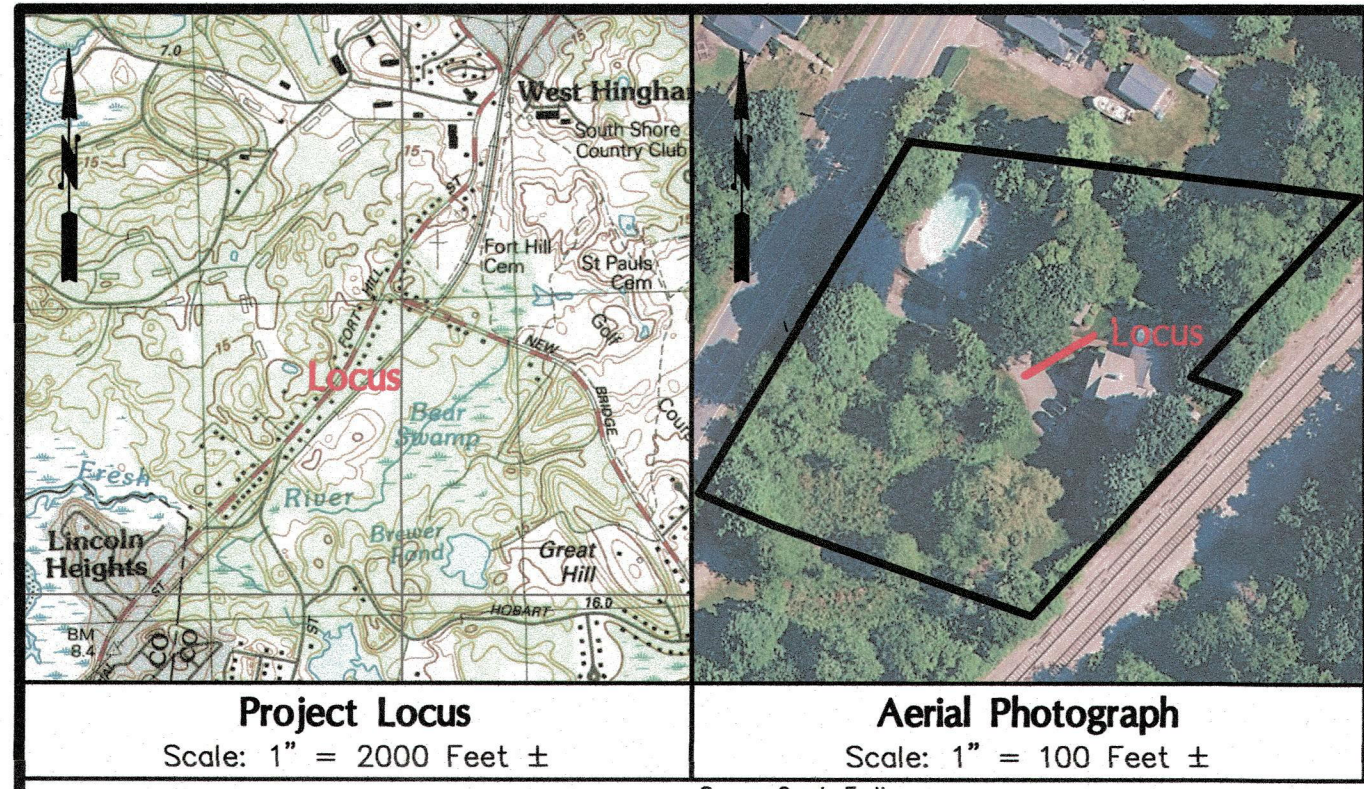
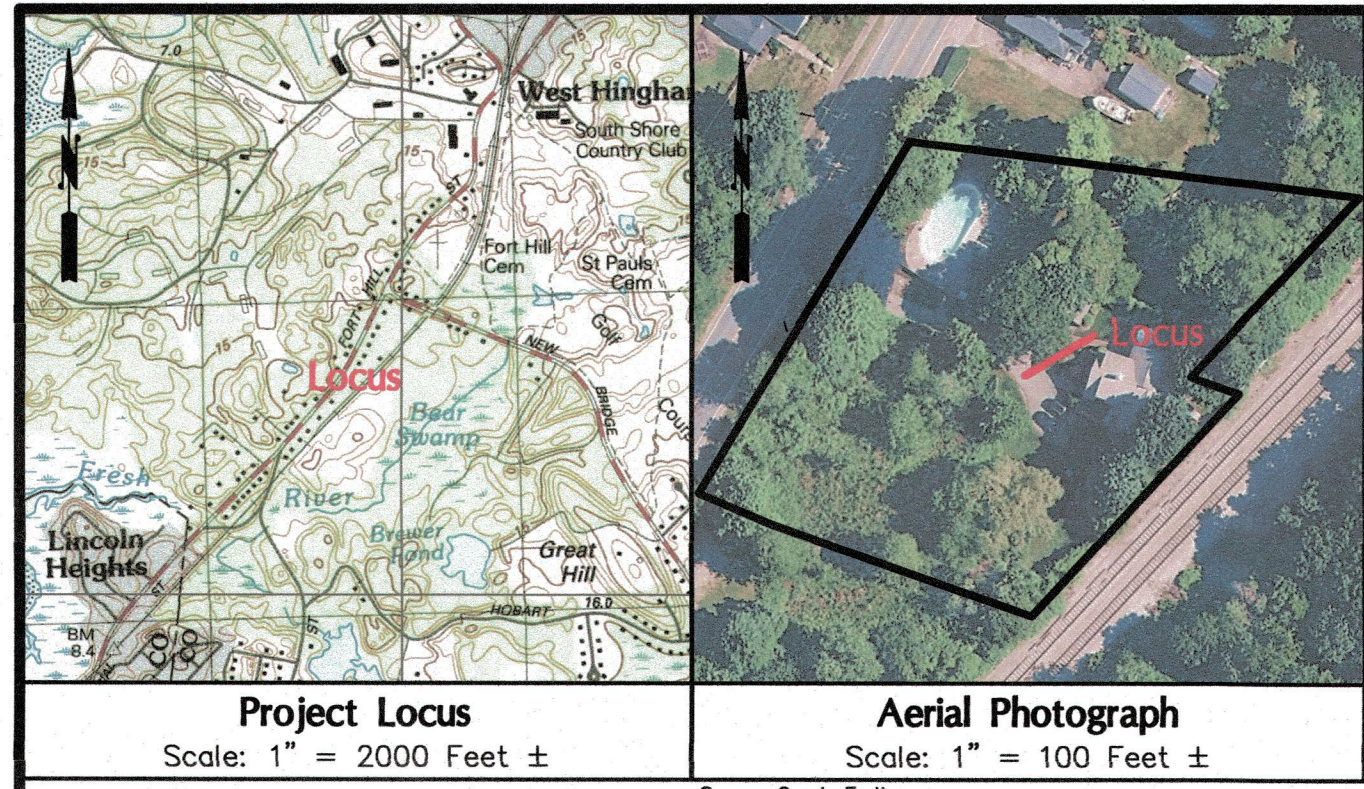
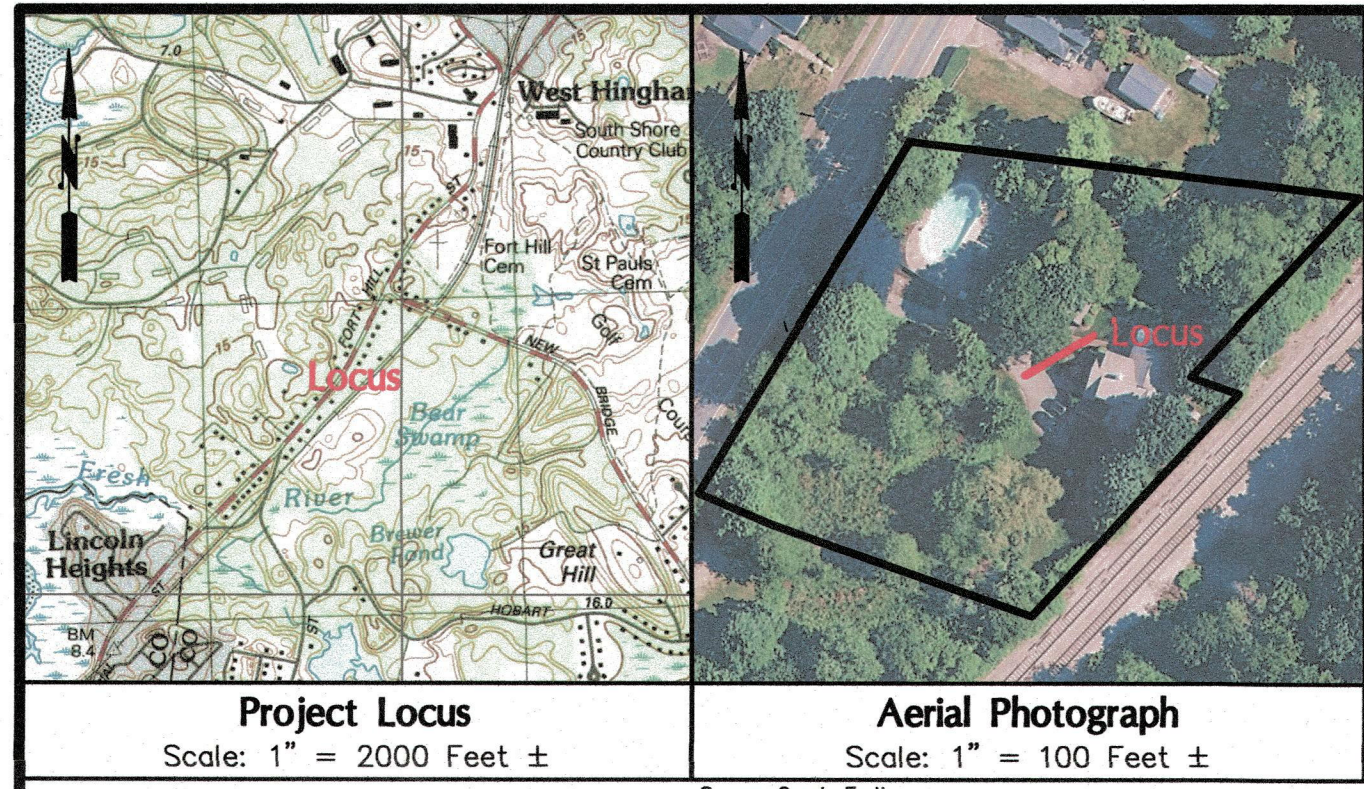
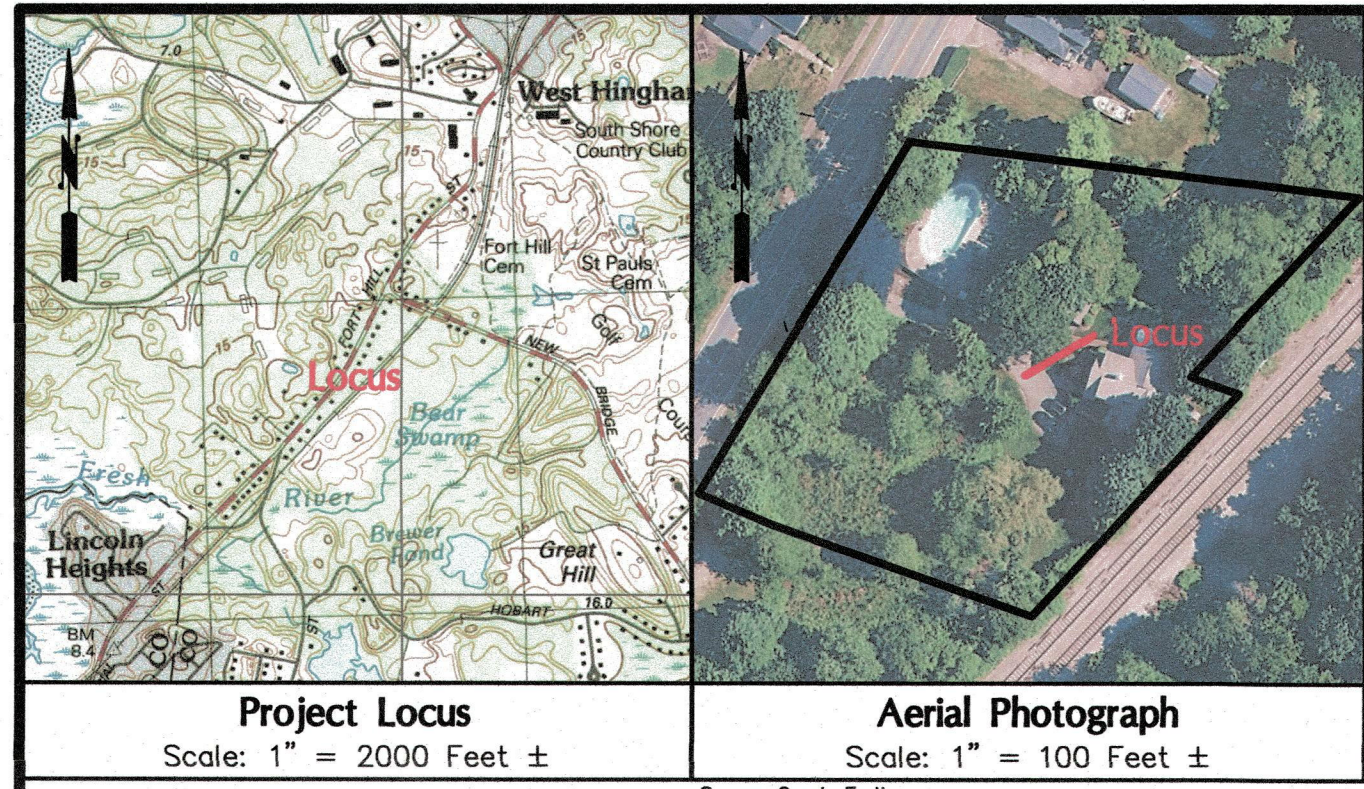
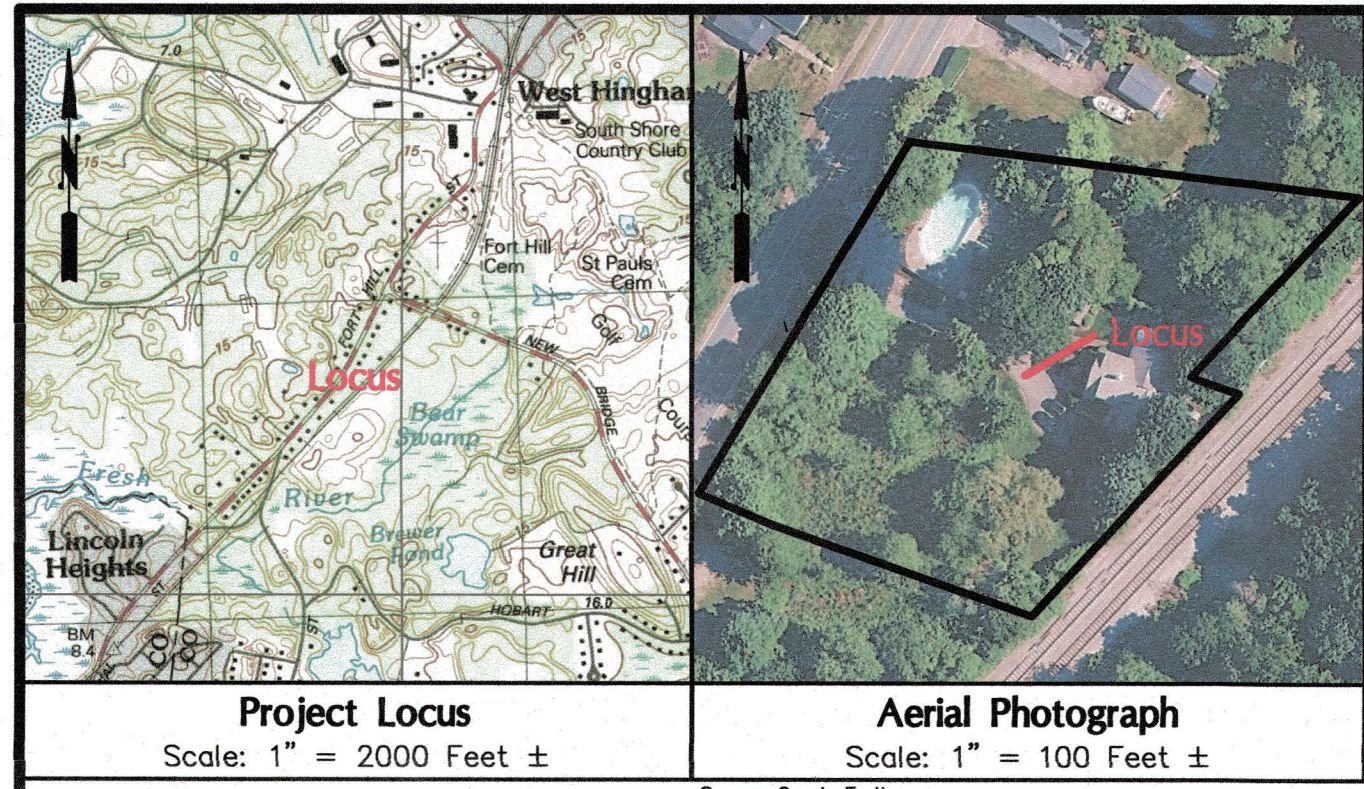
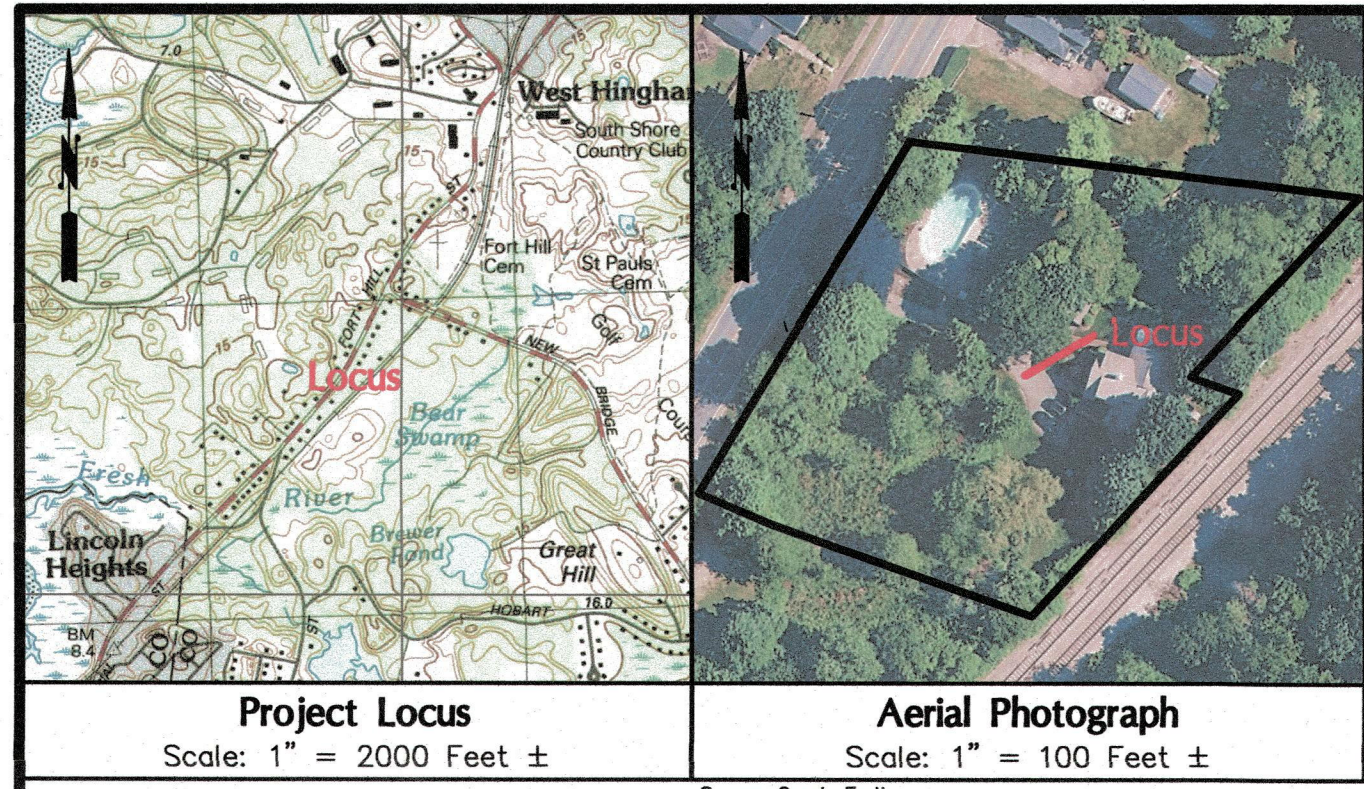
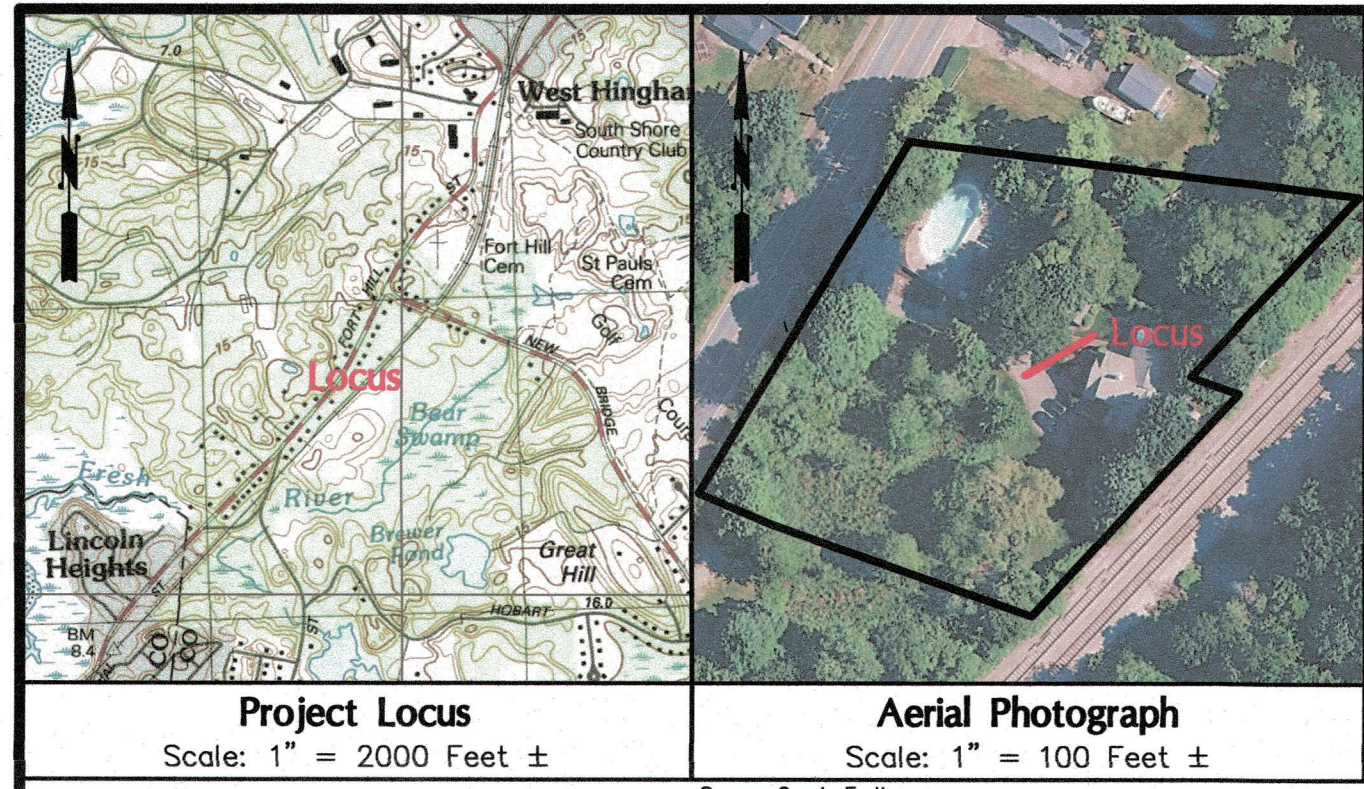
Definitions of Vegetation Strata

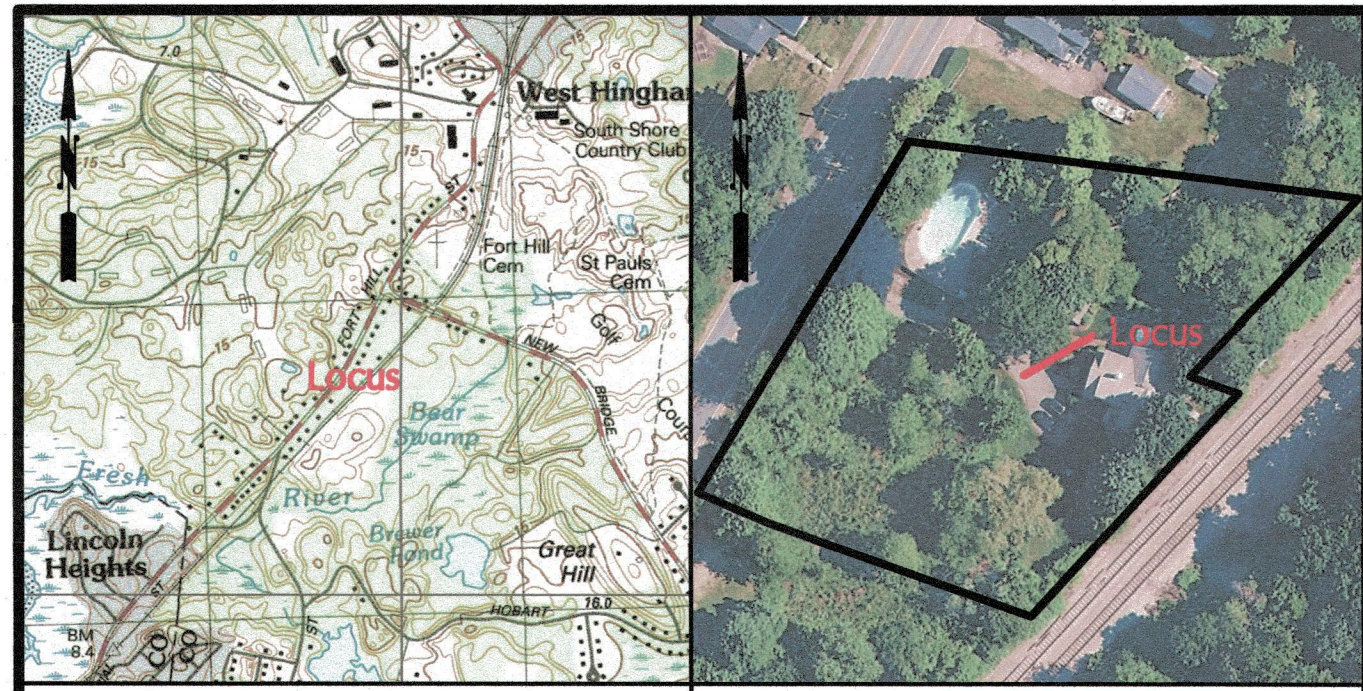
- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than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

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

SOIL

[illegible]





Project Locus
Scale: 1" = 2000 Feet ±

Aerial Photograph
Scale: 1" = 100 Feet ±

LOT AREA = 47,772 SQ.FT.

EXISTING IMPERVIOUS AREA
Existing 2-Story House Area = 1,320 sq.ft.
Existing 1-Story House Area = 242 sq.ft.
Existing Garage Area = 250 sq.ft.
Existing Pool/Shed Area = 63 sq.ft.
Total Pool/Walks/Patios = 2,912 sq.ft.
Total Deck/Stairs Area = 187 sq.ft.
Total Driveways = 2,356 sq.ft.
Total Solid Stone/Concrete Walls = 112 sq.ft.
Total AC Units/Propane Tanks/Pool Equipment = 26 sq.ft.

TOTAL EXISTING IMPERVIOUS = 7,468 sq.ft. (15.6%)

REMOVED IMPERVIOUS AREA
Existing 1-Story House Area = 242 sq.ft.
Deck/Stairs = 95 sq.ft.
Solid Stone Wall = 5 sq.ft.

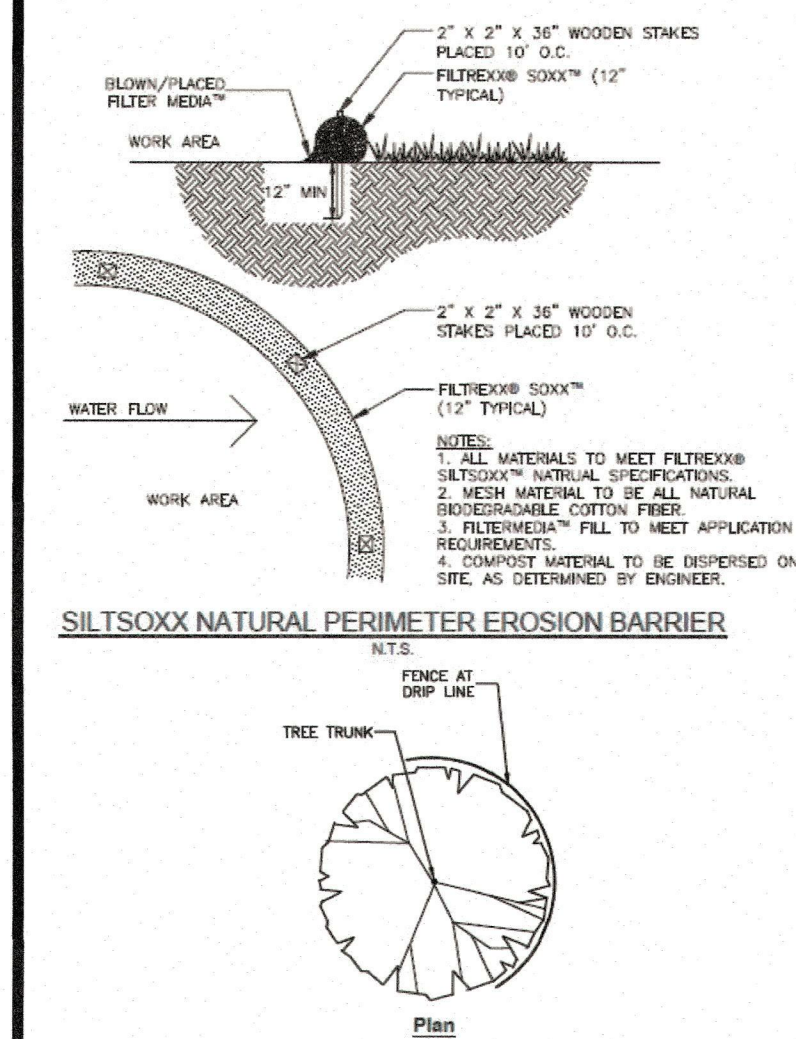
TOTAL REMOVED IMPERVIOUS = 342 sq.ft.

REMAINING IMPERVIOUS AREA
Total Remaining Impervious = 7,126 sq.ft.

PROPOSED IMPERVIOUS AREA
Proposed 2-Story Addition Area = 503 sq.ft.
Proposed Driveway Addition = 84 sq.ft.

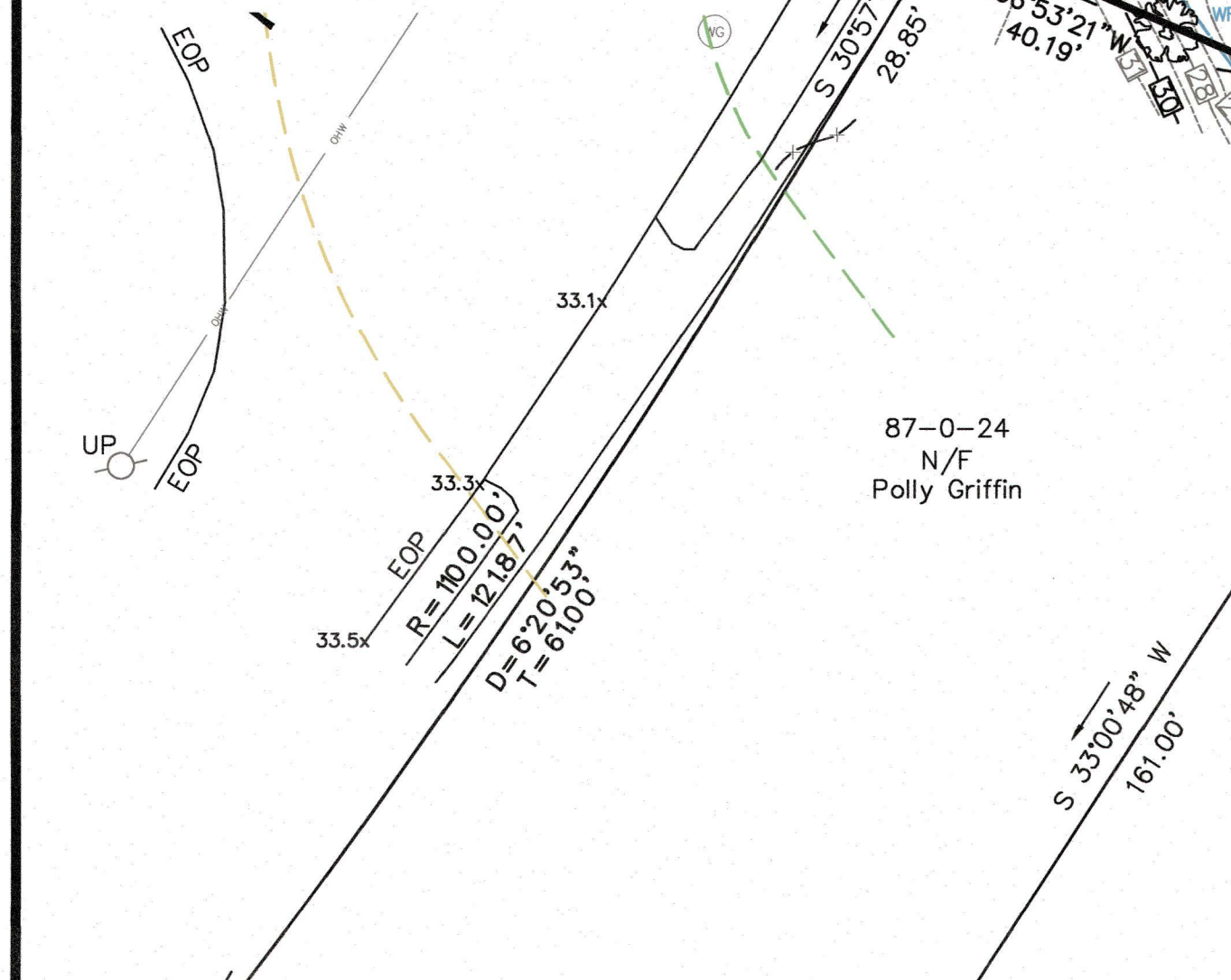
TOTAL PROPOSED IMPERVIOUS = 587 sq.ft.

TOTAL REMAINING + PROPOSED IMPERVIOUS AREA = 7,713 sq.ft. (16.1%)



CONSTRUCTION NOTES

1. METAL TREE PROTECTION FENCE AT THE DROP LINE OF EXISTING TREES TO REMAIN
2. F. DROP LINES OVERLAP. INSTALL CONTINUOUS PROTECTION FENCE FOR MULTIPLE EXISTING TREES TO REMAIN.



- LEGEND**
- STONE BOUND W/ DRILL HOLE FOUND
 - REBAR W/ CAP FOUND
 - REBAR FOUND
 - NOW OR FORMERLY OVERHEAD WIRES
 - CONTOUR
 - SPOT GRADE
 - CATCH BASIN
 - UTILITY POLE
 - EDGE OF PAVEMENT
 - FIRST FLOOR ELEVATION
 - GARAGE FLOOR ELEVATION
 - DECK FLOOR ELEVATION
 - WETLAND FLAG
 - BANK FLAG (LIMIT OF INLAND BANK)
 - BORDERING VEGETATED WETLANDS
 - 50 FOOT BUFFER ZONE
 - 100 FOOT BUFFER ZONE
 - AREA OF CRITICAL ENVIRONMENTAL CONCERN
 - OUTSTANDING RESOURCE WATER
 - DECIDUOUS TREE
 - CONIFER TREE

- GENERAL NOTES**
1. Record Property Owner: Morgan A. & Jessica Sandell
 2. Property Location: 146 Fort Hill Street, Hingham, MA
 3. Hingham Assessors Parcel ID 87-0-23, Zoned Residence A.
 4. Plymouth County Registry of Deeds: Book 48339, Page 5.
 5. Elevations are based upon NAVD 88.
 6. FEMA Flood Zone X Panel 81 of 650: 250268 0081 K July 3, 2024.
 7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
 8. Mean grade of the existing house is 30.4'.
 9. All buildings locations are to the outside edge of the exterior walls.
 10. Septic information taken from Plan Titled "As-Built Plan For Septic System" Dated May 22, 1999 on file at Hingham Board of Health.
 11. Weymouth Back River ACEC & Outstanding Resource Water (ORW) limits taken from Mass. GIS.

ZONING AND LOT STATISTICS

SITE IS ZONED RESIDENCE A

	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	20,000 SQ.FT.	47,772 SQ.FT.	47,772 SQ.FT.
MIN FRONTAGE:	125 FT.	213.00 FT.	213.00 FT.
FRONT SETBACK:	25 FT.	113.0 FT.(GAR.)	113.0 FT.(GAR.)
RIGHT SIDE SETBACK:	15 FT.	72.1 FT.	89.4 FT.
LEFT SIDE SETBACK:	15 FT.	60.7 FT.(GAR.)	60.7 FT.(GAR.)
REAR SETBACK:	15 FT.	6.7 FT.	6.7 FT.
HEIGHT	35 FT.	26.8 FT.	26.8 FT.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY EMBR ARCHITECTS, LLC.

Project Address

146 Fort Hill Street

Hingham Massachusetts

Drawing Title

PROPOSED CONDITIONS PLAN

Prepared For

Jessica Sandell
146 Fort Hill Street
Hingham, MA 02043

DAVID G. RAY
REGISTERED LAND SURVEYOR
8-19-26
David G. Ray #35412

Nantasket Survey Engineering, LLC

46 Edgewater Road, Hull, MA 02045
(781) 773-1701 (781) 773-1702 (fax)
www.nantasketsurvey.com

Scale: 1"=20'

0 10 20 40 50 FEET

Revisions

Date	8-19-2026	Drawing
Proj. Mgr.	DGR	1 of 1
Design	N/A	
Check	DGR	
Drawn	AMS/DGR	
Job #	1-3073	

1-3073 146 Fort Hill Street, Hingham.DWG