

January 27, 2026

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

EMAIL conservation@hingham-ma.gov & MAIL

RE: 206 Cushing Street (Assessors ID 156-000-048-000)
Request for Determination of Applicability
Applicant – Christi L. Fried

Dear Commission Members:

On behalf of the owner we hereby submit this Request for Determination of Applicability for the proposed addition at the above referenced address. Enclosed please find the following:

Enclosed please find the following:

1. 2 sets of the Plot Plan dated January 27, 2026.
2. Original + 1 copies of the WPA Form 1.
3. Hingham Conservation Commissions Policy on Receipt of Information
4. Check for \$50 -Payable to Town of Hingham.

If you have any questions, please do not hesitate to contact us.

Sincerely,

GRADY CONSULTING, L.L.C.

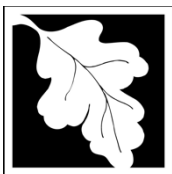


Richard Grady, P.E.
Principal Engineer

Cc: Christi L. Fried EMAIL cfried@continental-trust.com

Department of Environmental Protection Southeast Regional Office
Email SERO_NOI@mass.gov
Subject Line: Hingham – RDA – 206 Cushin Street – Christi L. Fried

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Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality _____

A. General Information

Important:

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



1. Applicant:

First Name _____

Last Name _____

Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Email Address _____

2. Property Owner (if different from Applicant):

First Name _____

Last Name _____

Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Email Address (if known) _____

3. Representative (if any)

First Name _____

Last Name _____

Company Name _____

Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Email Address (if known) _____

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Street Address _____

City/Town _____

Latitude (Decimal Degrees Format with 5 digits after decimal
e.g. XX.XXXXX)

Longitude (Decimal Degrees Format with 5 digits after
decimal e.g. -XX.XXXXX)

Assessors' Map Number _____

Assessors' Lot/Parcel Number _____

b. Area Description (use additional paper, if necessary):

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title _____

Date _____

Title _____

Date _____

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



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B. Project Description (cont.)

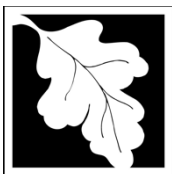
2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary).



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Municipality _____

C. Determinations

1. I request the _____ make the following determination(s). Check any that apply:
Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☐ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☐ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).
- _____

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Christi L. Fried

Signature of Applicant

Date

Richard Grady

Signature of Representative (if any)

2/15/2026

Date



TOWN OF HINGHAM CONSERVATION COMMISSION

Buffer Zone Mitigation Policy

Purpose. The Buffer Zone is the area within 100 horizontal feet of wetland Resource Areas specified in the Hingham Wetland Regulations (HWR) Section 2.0 (1-4). The Buffer Zone is presumed to be significant to the following wetland values in accordance with HWR 22.0 (b): protection of public or private water supply; protection of groundwater; flood control; erosion and sedimentation control; storm damage prevention, including coastal storm flowage; prevention of water pollution; protection of fisheries, protection of wildlife and wildlife habitat; protection of rare species habitat, including rare plant and animal species; protection of recreation; and protection of aesthetics. These presumptions and the importance of naturally vegetated buffers are further supported by well-documented science in the MACC Wetlands Buffer Zone Guidebook (2019).

This policy is intended to ensure that permitted work meets the performance standards for the Buffer Zone in HWR 22.0 (d)(1-5). The policy also supports the General Provisions in 310 CMR 10.24(1) and 10.53(1) for work in the Buffer Zone, and imposing conditions for the preservation and restoration of natural vegetation.

Policy. The Commission requires mitigation plantings and/or restoration of the Buffer Zone for permitted activities resulting in new impervious surfaces and/or structures. Mitigation is required where existing conditions are maintained areas, such as lawn and landscape beds, areas with bare soil or naturally occurring rocks, naturally vegetated areas, and other pervious surfaces and structures, as defined in the table below. Mitigation is not required where existing conditions are impervious surfaces or structures, as defined in the table below. Mitigation is not typically required for fences. Mitigation shall be required as follows:

Work Location	Proposed Conditions**	Mitigation Required
Within 100 foot Buffer Zone (50-100 feet from Resource Area, not a Vernal Pool)	Impervious surfaces/structures	One to one (1:1) mitigation area to altered area
	Pervious surfaces/structures	No mitigation required
Within 100 foot Buffer Zone (0-100 feet from Vernal Pool*)	Impervious surfaces/structures and pervious surfaces/structures (all alterations)	Two to one (2:1) mitigation area to altered area
Within 50 foot Buffer Zone (0-50 feet from Resource Area, not a Vernal Pool)	Impervious surfaces/structures	Two to one (2:1) mitigation area to altered area
	Pervious surfaces/structures	One to one (1:1) mitigation area to altered area

*Vernal Pool is defined in HWR 19.1 (c).

****Impervious surfaces/structures** shall include, but not be limited to, buildings, houses, additions, covered porches, garages, sheds, pavilions, swimming pools, hot tubs, walls, and driveways, patios, and walkways (depending on type). **Pervious structures/surfaces** shall include, but not be limited to, decks (with gaps between planks and pervious surface beneath), pergolas (with open roof), patios (depending on type), and outdoor showers. Applicants should provide summary calculations of the existing and proposed conditions by surface/structure type, within the 50 foot and 100 foot Buffer Zones.

1. Prior to permitting Buffer Zone alteration, the Commission may require applicants to demonstrate that impacts have been avoided and/or minimized, and that there are no feasible alternatives with less impact to the Buffer Zone and/or Resource Areas.
2. Mitigation planting plans shall be submitted in advance for review and approval by the Commission and shall include a minimum square feet of mitigation area, including a mix of trees, shrubs, and herbaceous species, as specified by the Commission. All mitigation plantings shall be native species; no cultivars, non-native species, or invasive species shall be allowed. The Commission may require minimum plant sizing.
3. Locations closest to Resource Areas shall be prioritized for mitigation areas. Mitigation areas shall be located in previously altered or developed areas, such as existing lawn, yard waste disposal/composting areas, or areas where structures or impervious surfaces are being removed. At the discretion of the Commission, restoration of degraded, naturally vegetated areas may be allowed as mitigation; for example, removing non-native invasive species and planting with native species, or planting sparsely vegetated areas.
4. Mitigation shall include preparing the area for planting by removing any debris and existing lawn or vegetation if applicable, minor grading and coverage by topsoil if necessary, planting woody and herbaceous species, and seeding the remaining area with a conservation/wildlife seed mix or similar, unless other methods are approved or specified by the Commission. Mulch shall generally only be allowed around individual plants that are still establishing roots. The Commission may require mitigation or restoration to be overseen by a wetland scientist or other appropriate professional.
5. Mitigation area plantings shall survive at least two full growing seasons with a minimum of 75% survival rate. If a 75% survival rate is not achieved, replacement plantings of the same species shall be made by the applicant. The Commission may require monitoring reports at the end of each growing season. Mitigation planting areas are intended to remain as naturally revegetated following planting and seeding, or be maintained with native plantings, as specified by the Commission.

Exemptions. At the discretion of the Commission, projects may be fully or partially exempt from this policy based on lot constraints (e.g., insufficient area to install mitigation plantings as required by this policy) or scope of work, or the Commission may allow mitigation outside of the Buffer Zone, or alternative forms of mitigation.