

ECR



Environmental Consulting & Restoration, LLC

Specializing in Wetland and Coastal Resource Area Delineation & Permitting

NOTICE OF INTENT

18 Shipyard Lane, Hingham

SUBMITTED TO

Hingham Conservation Commission

April 2026

APPLICANT

**Hingham Launch Property LLC
18 Shipyard Drive
Hingham, MA 02043**

REPRESENTATIVE

**Environmental Consulting & Restoration, LLC
P.O. Box 4012
Plymouth, MA 02361
(617) 529-3792**



Environmental Consulting & Restoration, LLC



April 15, 2026

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

RE: Notice of Intent, Proposed Patio, 18 Shipyard Drive, Hingham

Dear Members of the Conservation Commission:

Please accept this Notice of Intent application for the proposed patio project at 18 Shipyard Drive in Hingham (the site). The Town of Hingham Assessors Department references the site as Map 35 Parcel 54. The proposed project is located within the 100-foot buffer zone to a Coastal Bank and within the 200-foot Riverfront Area.

Prior to the start of work, erosion controls will be installed to protect wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw.

If you have any questions or require additional information, please contact me at (617) 529-3792.

Sincerely,
Environmental Consulting & Restoration, LLC

A handwritten signature in black ink that reads "Brad Holmes". The signature is fluid and cursive.

Brad Holmes, PWS, MCA
Manager

CC: MassDEP – Southeast Region, sero_noi@mass.gov

Michael Fitzpatrick | Samuels & Associates, mfitzpatrick@samuelsre.com

Hingham Launch Property, LLC, 18 Shipyard Drive, Hingham MA 02043

Jeffery Tocchio, Esq., DTM Law, P.C.

NOTICE OF INTENT
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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

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



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

A. General Information

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

18 Shipyard Drive

a. Street Address

Hingham

b. City/Town

02043

c. Zip Code

Latitude and Longitude:

N 42°15'9.064"

d. Latitude

W 70°55'14.41"

e. Longitude

35

f. Assessors Map/Plat Number

54

g. Parcel /Lot Number

2. Applicant:

Michael

a. First Name

Fitzpatrick

b. Last Name

Samuels & Associates

c. Organization

136 Brookline Ave

d. Street Address

Boston

e. City/Town

MA

f. State

02115

g. Zip Code

mfitzpatrick@samuelsre.com

j. Email Address

h. Phone Number

i. Fax Number

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

a. First Name

b. Last Name

Hingham Launch Property LLC

c. Organization

136 Brookline Ave

d. Street Address

Boston

e. City/Town

MA

f. State

02115

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Brad

a. First Name

Holmes

b. Last Name

Environmental Consulting & Restoration, LLC

c. Company

PO Box 4012

d. Street Address

Plymouth

e. City/Town

MA

f. State

02361

g. Zip Code

617-529-3792

h. Phone Number

i. Fax Number

brad@ecrwetlands.com

j. Email address

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

\$750.00

a. Total Fee Paid

\$362.50

b. State Fee Paid

\$387.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposed patio project. The proposed project is located within the 100-foot buffer zone to a Coastal Bank and 200-foot Riverfront Area. Please refer to the Project Narrative for more information.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

45655

c. Book

b. Certificate # (if registered land)

274

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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Bureau of Resource Protection - Wetlands

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet _____	2. linear feet _____
b. ☐ Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. ☐ Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. ☐ Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. ☒ Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project:

Approx. 64,280 s.f.
square feet

4. Proposed alteration of the Riverfront Area:

3,198 s.f.

a. total square feet

3,198 s.f.

b. square feet within 100 ft.

0

c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. ☐ Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet _____	
g. ☐ Rocky Intertidal Shores	1. square feet _____	
h. ☐ Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. ☐ Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. ☐ Land Containing Shellfish	1. square feet _____	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet _____	
4. ☐ Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. ☐ Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

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

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

August 2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

(a) within wetland Resource Area

percentage/acreage _____

(b) outside Resource Area

percentage/acreage _____

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

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

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

(b) ☐ Photographs representative of the site

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

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

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



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

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

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

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

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

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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



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Hingham

City/Town

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

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

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

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Patio Expansion

a. Plan Title

Samuels & Associates

b. Prepared By

4-14-2026

d. Final Revision Date

c. Signed and Stamped by

1"-40'

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

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

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

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

4. Date

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.



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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

18 Shipyard Drive

a. Street Address

Hingham

b. City/Town

\$362.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Michael

a. First Name

Fitzpatrick

b. Last Name

Samuels & Associates

c. Organization

136 Brookline Ave

d. Mailing Address

Boston

e. City/Town

MA

f. State

02215

g. Zip Code

h. Phone Number

i. Fax Number

mfitzpatrick@samuelsre.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

Hingham Launch Property LLC

c. Organization

136 Brookline Ave

d. Mailing Address

Boston

e. City/Town

MA

f. State

02115

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 2j: Commercial Patio Project	1	\$500.00 x 1.5 (RFA)	\$750.00
Hingham Bylaw Fee: \$250.00 (Cat 2 \$250/activity)			
Step 5/Total Project Fee:			\$750.00

Step 6/Fee Payments:

Total Project Fee:	\$750.00
	a. Total Fee from Step 5
State share of filing Fee:	\$362.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	\$387.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

PROJECT NARRATIVE

1. Introduction

This Notice of Intent (NOI) application has been submitted to permit the proposed patio project at 18 Shipyard Drive in Hingham (the site). The Town of Hingham Assessors Department references the site as Map 35 Parcel 54. The proposed project is located within the 100-foot buffer zone to a Coastal Bank and within the 200-foot Riverfront Area. Prior to the start of work, erosion controls will be installed to protect wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw.

2. Site Description

The site is part of the Hingham Shipyard and consists of commercial property that has been redeveloped as part of the overall Hingham Shipyard Riverfront Redevelopment Project (DEP File #SE34-700). The project is focused within a small portion of the site that includes a concrete walkway, maintained lawn, and landscape bed. Environmental Consulting & Restoration, LLC (ECR) performed a review of the site on April 10, 2026. ECR confirmed the site is located within the 100-foot buffer zone to coastal resource areas as well as the 200-foot Riverfront Area associated with the Weymouth Back River. As a result of the field work and review of available environmental databases, ECR can confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 100-foot buffer zone
- 200-foot Riverfront Area

Notes:

1. The site is not located within an area mapped as Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain or is near a Certified Vernal Pool according to the MaNHESP.
3. The site is not located within an area mapped as Land Subject to Coastal Storm Flowage according to the FEMA Maps.
4. The site is not located within an Area of Critical Environmental Concern (ACEC).

3. Proposed Activities

The purpose of this application is to authorize the proposed construction of a pervious patio and seating area to service the commercial use of the site. The proposed project occurs within the 100-foot buffer zone and 200-foot Riverfront Area. The proposed project will involve the following activities:

- Installation of Erosion Controls – Prior to the start of work, erosion/sediment controls will be installed along the limit of work to protect the nearby wetland resource areas.
- Construction of the New Patio – The new pervious patio is proposed within an area that is currently occupied by a concrete walkway, maintained lawn, and landscape beds. The site itself is very flat, so minimal earthwork will be required. The site will be accessed from Shipyard Drive through an already developed area. Material and equipment will be stored landward of the 50-foot buffer zone.
- Site Stabilization & Landscape Activities – All disturbed areas surrounding the proposed patio

will be restored and stabilized as lawn and/or landscape beds. All landscape plant materials proposed at the site will consist of native plant species. The proposed lawn will consist of environmentally friendly grass seed mix that requires little maintenance needs such as irrigation and fertilization. ECR recommends using a grass seed mix with a high content of tall fescues, which requires less irrigation and fertilization needs. Please note that all surfaces associated with the proposed patio will consist of pervious materials such as pervious pavers or alternatives.

4. Hingham Mitigation Requirements

The proposed project was compared to the Town of Hingham Buffer Zone Mitigation Policy. A summary of the impervious vs. pervious areas are documented below.

Work Location in Buffer Zone	Proposed Alteration	Mitigation Required (to Altered Areas)
Within 0-50 foot Buffer Zone	Pervious surface = 87 sq. ft.	1:1 mitigation = 87 sq. ft.
	Impervious surface = 72 sq. ft.	2:1 mitigation = 144 sq. ft.
Within 50-100 foot Buffer Zone	Pervious surface = 572 sq. ft.	No mitigation required
	Impervious surface = 377 sq. ft.	1:1 mitigation = 377 sq. ft.
		TOTAL = 608 sq. ft.

Figure 1 – The table from the Hingham Buffer Zone Mitigation Policy with calculations relevant to the proposed project.

Based on the Hingham Buffer Zone Mitigation Policy, the proposed project requires 608 square feet of mitigation. The proposed mitigation includes converting 574 square feet of exiting impervious material (concrete walkway) to a pervious surface, resulting in a significant net benefit to the buffer zone. The additional 34 square feet of required mitigation will be made up by way of native plantings throughout the site. It is ECR's opinion that the conversion of 574 square feet of impervious area and native plantings adequately offsets the proposed project at the site. Included with this narrative is a plant list containing native species that could be selected for use as part of the landscape enhancements associated with the patio project.

5. Riverfront Area Analysis

The proposed project includes work within the 200-foot Riverfront Area. Since the property was previously determined to be developed with large portions degraded, this proposed project also constitutes a redevelopment project; more specifically, Redevelopment Within Previously Developed Riverfront Area (310 CMR 10.58(5)). See also Hingham Wetlands Regulations (HWR) § 21.1(d)(1) ("Except as stated below, the Commission hereby incorporates 310 CMR 10.58 in its regulations for all matters related to Bylaw jurisdiction in lands within 200 feet of rivers and streams."). DEP defines previously degraded as:

A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds.

The proposed patio project is consistent with previous jurisdictional determination and the issued Orders of Conditions for the site (DEP File Nos. SE 034-700 and SE 034-1135), which authorized redevelopment and improvement of the Riverfront Area at the Hingham Shipyard. The current proposal falls within the scope of work associated with the past redevelopment project and complies with the Riverfront Redevelopment Standards at 310 CMR 10.58(5) as follows:

- (a) The proposed work will result in an improvement over existing conditions of the capacity of the riverfront area to protect the wetland interests identified.
- (b) Stormwater management has been previously provided in connection with the Hingham Shipyard Redevelopment project.
- (c) The proposed work will not be located closer to the river than existing conditions or 100 feet, whichever is less.
- (d) The proposed work shall be located outside of the riverfront area or toward the riverfront area boundary, except in accordance with (f) and (g). The Hingham Redevelopment project provided the required mitigation and no further mitigation or restoration is required under (f) and (g).
- (e) The proposed work does not exceed the amount of the degraded area, which constitutes the majority of the site.
- (f) and (g). See above.

6. Summary

Erosion and sediment control measures will be implemented and maintained throughout the duration of the construction process to prevent the conveyance of sedimentation into environmentally sensitive areas. Disturbed areas will be stabilized upon the completion of work, and if intense rainfall is expected, reinforcing control measures will be installed as needed to protect all wetland resource areas. The stockpiling of materials, if any, shall be located beyond the 50-foot buffer zone and surrounded by erosion controls as necessary. Erosion control measures shall remain in place and be maintained until such time that a Certificate of Compliance has been issued by the Hingham Conservation Commission, stating that the project has been constructed in accordance with the conditions set forth in the Order of Conditions. As a result, it is my opinion that the project protects the Interests of the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw for the adjacent Resource Area and the Applicant is entitled to an Order of Conditions approving the project.

Center for Agriculture, Food, and the Environment

UMass Extension Landscape, Nursery and Urban Forestry Program

Trees and Shrubs for Coastal Environments and Freshwater Resource Buffer Zones

Trees & Shrubs for Coastal Environments

Plants for this section were selected based on their ability to successfully grow in coarse soils and windy environments, and for salt spray tolerance. Plants marked with * will tolerate **direct coastal exposure**.

SOIL MOISTURE	SUN	IND = INDICATOR STATUS	SYMBOLS
W = wet	SU = sun	OBL = Obligate	! = Possible pests
M = moist	PS = part shade	FACW = Facultative wetlands	# = stoloniferous
D = dry	SH= shade	FAC = Facultative	OC = On Center
		FACU = Facultative uplands	c = caliper

<https://www.umass.edu/agriculture-food-environment/landscape/fact-sheets/trees-shrubs-for-coastal-environments-freshwater-resource-buffer-zones>

1/21

4/14/20, 3:28 PM

Trees and Shrubs for Coastal Environments and Freshwater Resource Buffer Zones : Landscape : Center for Agriculture, Food, and the Environment (CAFE) at UMass Amherst

Shrubs, low

SCIENTIFIC NAME	COMMON NAME	IND	W	M	D	SU	PS	SH	H X W	SALT TOL.	OPT. SIZE	SPACING
*Arctostaphylos uvaursi	bearberry				X	X			12" x 4'	Yes	4" pot	12" OC
* #Comptonia peregrina	sweet fern	FACU		X	X	X	X		2' x 3'	Yes	1-2 G	30"-36" OC
Gaylussacia spp.	huckleberry			X	X		X	X	1.5' x 3'		sod	3' OC
Hypericum densiflorum	dense St. John's wort	FAC	X	X	X	X			4' x 4'	Yes	1 G	3' OC
Kalmia angustifolia	sheep laurel			X	X	X	X		2' x 2'		2 G	3' OC
!*Juniperus horizontalis	creeping juniper			X	X	X			12" x 4'	Yes	1-3 G	3'-5' OC
*Prunus maritima	beach plum			X	X	X	X		1-8' x 5'	Yes	5 G.	5' OC

SCIENTIFIC NAME	COMMON NAME	IND	W	M	D	SU	PS	SH	H X W	SALT TOL.	OPT. SIZE	SPACING
Rosa carolina	pasture rose			X	X	X	X		3' x 3'		1 G	4' OC
Viburnum acerifolium	maple-leaved arrowwood			X	X	X	X		6' x 4'		2'-3'	5'-6' OC

shrubs, medium

SCIENTIFIC NAME	COMMON NAME	IND	W	M	D	SU	PS	SH	H X W	SALT TOL.	OPT. SIZE	SPACING
Aronia arbutifolia	red chokeberry	FACW		X	X	X	X		6' x 5'		1'-2'	4 -6' OC
* Baccharis halimifolia	groundsel tree	FACW	X	X		X			6' x 6'	Yes	1 G	4' OC
Cephalanthus occidentalis	buttonbush	OBL	X	X		X			6' x 6'		2'-4'	5'-8' OC
Clethra alnifolia	sweet pepperbush,	FAC+		X	X	X	X	X	6' x 6'		1 G	4' OC

SCIENTIFIC NAME	COMMON NAME	IND	W	M	D	SU	PS	SH	H X W	SALT TOL.	OPT. SIZE	SPACING
Cornus amomum	silky dogwood	FACW		X		X	X		6' x 6'		2'-3'	4'-6' OC
Hamamelis virginiana	witch hazel	FAC-		X	X	X	X		15' x 5'		2'-4'	5' OC
Ilex glabra	inkberry	FACW+		X		X	X		6' x 6'	Yes	5 G	4'-5' OC
Ilex verticillata	winterberry	FACW+	X	X	X	X	X		10' x 10'	Yes	2'-4'	4'-6' OC
! Juniperus communis	pasture juniper				X	X			5' x 8'	Yes	1 G	4'-5' OC
Lindera benzoin	spicebush	FACW-		X			X		6' x 6'		2 G	4'-5' OC
Myrica gale	sweet gale	OBL	X			X	X		4' x 4'		2 G	4'-5' OC
* Myrica pensylvanica	northern bayberry	FAC	X	X	X		X		9' x 9'	Yes	3 G	4' OC

SCIENTIFIC NAME	COMMON NAME	IND	W	M	D	SU	PS	SH	H X W	SALT TOL.	OPT. SIZE	SPACING
Rhododendron viscosum	swamp azalea	OBL	X	X		X			5' x 5'		3'-4'	4'-5' OC
# Rhus aromatica	fragrant sumac			X	X	X	X		6' x 10'		2 G	4' OC
# Rhus glabra	smooth sumac			X	X	X			10' x 0'	Yes	2'-4'	4' OC
Rosa palustris	swamp rose	OBL	X			X	X	X	7' x ?		1 G	4' OC
Sambucus canadensis	common elderberry	FACW-	X	X		X	X	X	6' x 6'		2 G	4' OC
Vaccinium corymbosum	highbush blueberry	FACW-		X	X	X	X		6' x 6'		2 G	6' – 8' OC
Viburnum cassinoides	Witherod viburnum			X	X	X	X		6' x 6'		2 G	6' OC
Viburnum dentatum	arrowwood	FACW-		X	X	X	X		8' x 8'	Yes	2 G	6' OC

SCIENTIFIC NAME	COMMON NAME	IND	W	M	D	SU	PS	SH	H X W	SALT TOL.	OPT. SIZE	SPACING
Viburnum nudum	Smooth witherod			X		X	X		6' x 6'		2 G	6' OC
Viburnum trilobum	Am. Cranberry viburnum	FACW		X		X	X	X	6' x 6'		2 G	6' OC

Shrubs, tall

SCIENTIFIC NAME	COMMON NAME	IND	W	M	D	SU	PS	SH	H X W	SALT TOL.	OPT. SIZE	SPACING
Alnus serrulata	smooth alder	OBL	X	X		X			15' x 15'		2'-3'	8' OC
! Kalmia latifolia	mountain laurel	FACU		X	X	X	X	X	10' x 10'		2 G	6' OC
# Rhus copallina	shining sumac			X	X	X			20' x 20'		2 G	5' OC
*# Rhus typhina	staghorn sumac			X	X				25' x 25'	Yes	2 G	6' OC

Trees, small (understory)

SCIENTIFIC NAME	COMMON NAME	IND	W	M	D	SU	PS	SH	H X W	SALT TOL.	OPT. SIZE	SPACING
Amelanchier canadensis	shadbush	FAC	X	X			X	X	15' x 5'	Yes	4'-6'	8'-12'OC
! Cornus florida	flowering dogwood			X	X	X	X	X	20' x 20'		1½"-2" c	12'-15'OC
Crataegus crus-galli	cockspur hawthorn			X	X	X	X		20' x 0'		1½"-2" c	12'-15'OC
! Ilex opaca	American holly			X		X	X		30' x 5'		4'-5'	12'-15'OC
!* Juniperus virginiana	eastern red cedar	FACU		X	X	X			35' x 5'	Yes	4'-6'	8'-10' OC
Magnolia virginiana	sweetbay magnolia	FACW+	X	X		X	X	X	20' x 20'		3'-4'	15'-20'OC
Ostrya virginiana	ironwood	FACU-		X	X		X	X	25' x 20'		1½" 2" c	20' OC

SITE PHOTOGRAPHS



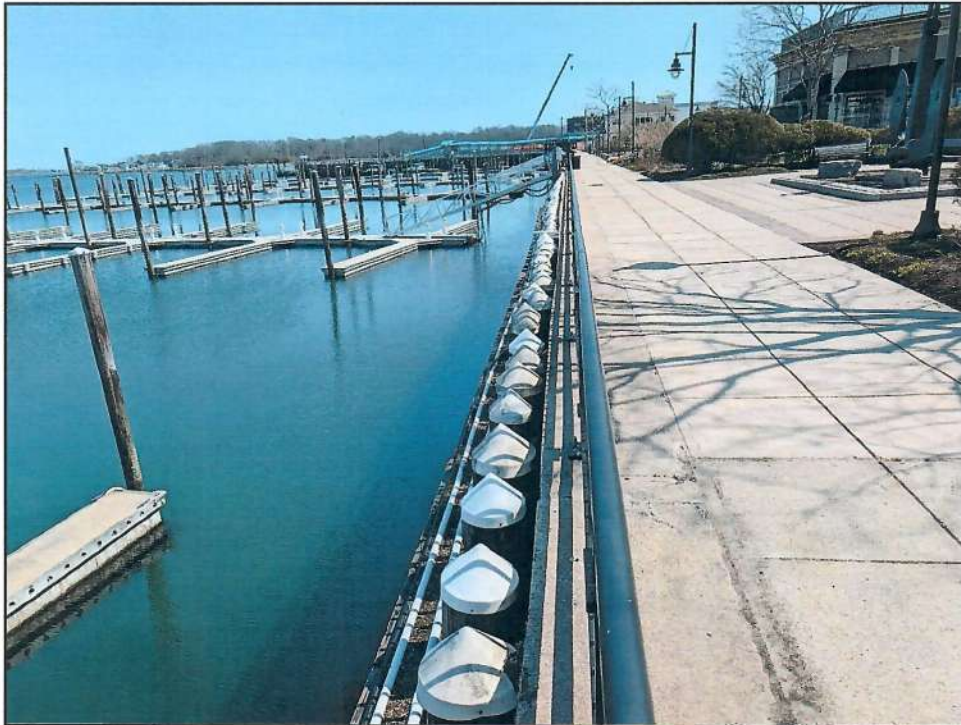
Photograph #1 – View north across the proposed work area.



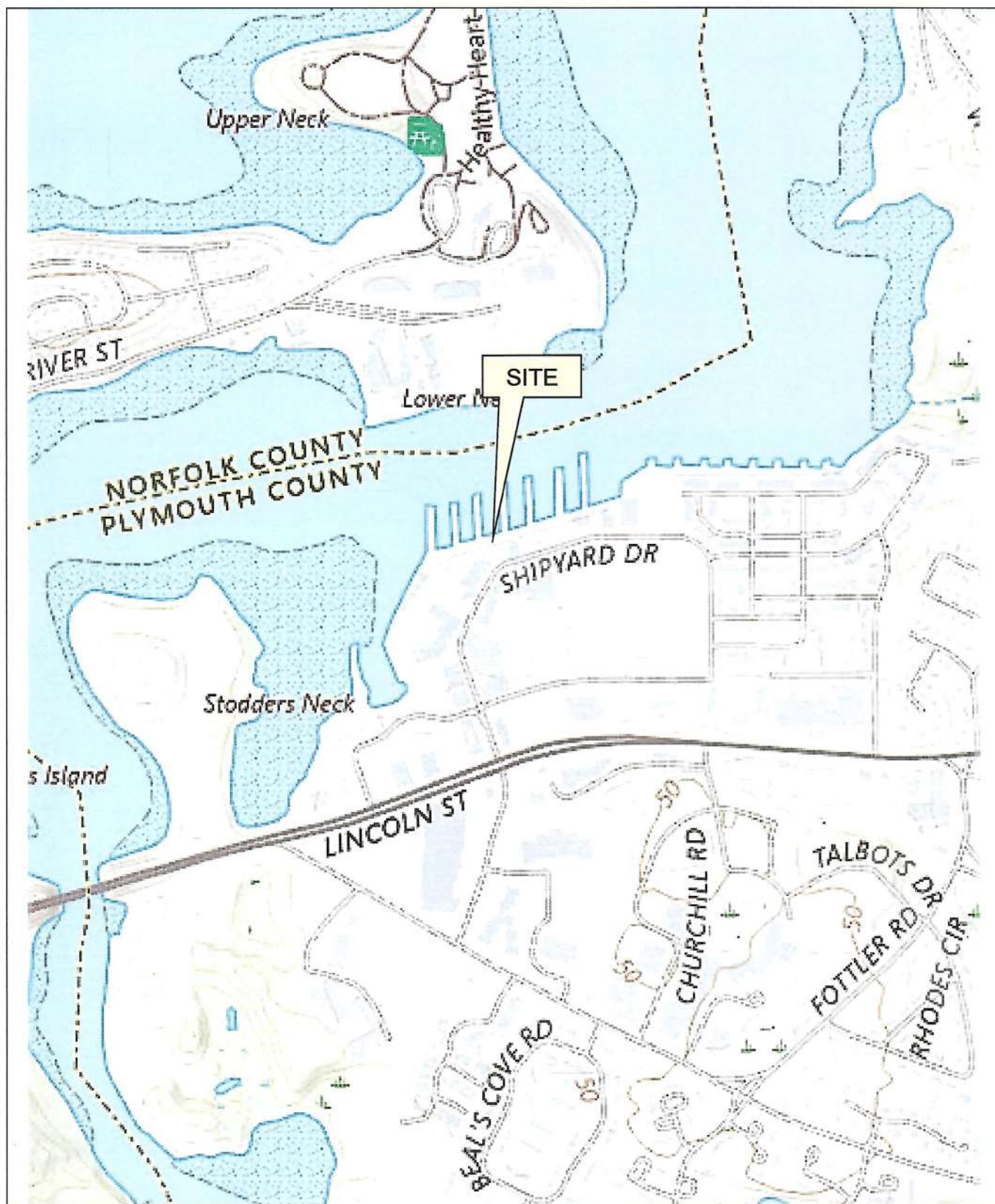
Photograph #2 - View east across the proposed work area.



Photograph #3 – View south across the proposed work area.



Photograph #4 – View along the bulkhead to the north of the work area.



USGS SITE LOCUS MAP
18 Shipyard Drive
Hingham, Massachusetts

Source: USGS Quadrangle Map





**FEMA MAP
18 Shipyard Drive
Hingham, Massachusetts**

Source: FEMA Map 25023C0018J, Eff. 7/17/2012





**Priority Habitats of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pools Map
18 Shipyard Drive
Hingham, Massachusetts**

Source: MassMapper – 15th Edition of the MA Natural Heritage Atlas



**TOWN OF HINGHAM
BOARD OF ASSESSORS**



CERTIFICATION SHEET

Property Address: 18 Shipyard Drive

Parcel ID: 35-0-54

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

Kevin W. Went
John M. R.
Sam Abbott

CERTIFICATION DATE: April 8, 2026

Abutters List[print this list](#)

Date: April 08, 2026

Subject Property Address: 18 SHIPYARD DRIVE Hingham, MA

Subject Property ID: 35-0-54

Search Distance: 300 Feet

Owner: 23 SHIPYARD DR CDM

Prop ID: 35--52

Prop Location: 23 SHIPYARD DRIVE Hingham, MA

Mailing Address:

,

Owner: HINGHAM LAUNCH PROPERTY LLC

Prop ID: 35-0-10

Prop Location: 9 SHIPYARD DRIVE Hingham, MA

Mailing Address:

136 BROOKLINE AVENUE
BOSTON, MA 02215

Owner: PERRY BAC SHIPYARD LLC

Prop ID: 35-0-51

Prop Location: 10 SHIPYARD DRIVE Hingham, MA

Mailing Address:

20 WINTHROP SQUARE
BOSTON, MA 02110

Owner: HINGHAM LAUNCH PROPERTY LLC

Prop ID: 35-0-53

Prop Location: 22 SHIPYARD DRIVE Hingham, MA

Mailing Address:

136 BROOKLINE AVENUE
BOSTON, MA 02215

Owner: TS-GROVE PT MARINAS HSM LLC

Prop ID: 35-0-55

Prop Location: 24 SHIPYARD DRIVE Hingham, MA

Mailing Address:

382 NE 191ST

PMB 50448

MIAMI, FL 33179

Owner: HINGHAM LAUNCH PROPERTY LLC

Prop ID: 35-0-70

Prop Location: 0 SHIPYARD DRIVE Hingham, MA

Mailing Address:

136 BROOKLINE AVENUE

BOSTON, MA 02215

Owner: CIRIGLIANO MARK & REID DANA

Prop ID: 35-100-51

Prop Location: 10 SHIPYARD DRIVE #100 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #100

HINGHAM, MA 02043

Owner: DELANEY PAULA F

Prop ID: 35-101-51

Prop Location: 10 SHIPYARD DRIVE #101 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #101

HINGHAM, MA 02043

Owner: CARR FAMILY LLC

Prop ID: 35-102-51

Prop Location: 10 SHIPYARD DRIVE #102 Hingham, MA

Mailing Address:

13 ACCORD POND DRIVE

HINGHAM, MA 02043

Owner: MCELROY BARBARA

Prop ID: 35-103-51

Prop Location: 10 SHIPYARD DRIVE #103 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #103
HINGHAM, MA 02043

Owner: ASCRIZZI MOLLY M
Prop ID: 35-104-51
Prop Location: 10 SHIPYARD DRIVE #104 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #104
HINGHAM, MA 02043

Owner: NAVIN PETER A & ELISE D TT
Co-Owner: NAVIN FAMILY TRUST
Prop ID: 35-200-51
Prop Location: 10 SHIPYARD DRIVE #200 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #200
HINGHAM, MA 02043

Owner: SAMUELS & ASSOCIATES HINGHAM LLC
Prop ID: 35-200-52
Prop Location: 23 SHIPYARD DRIVE #200 Hingham, MA
Mailing Address:
136 BROOKLINE AVE
BOSTON, MA 02215

Owner: DURGIN MARYANN S TT
Co-Owner: DURGIN FAMILY TRUST
Prop ID: 35-201-51
Prop Location: 10 SHIPYARD DRIVE #201 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #201
HINGHAM, MA 02043

Owner: MCMANUS RICHARD G & CYNTHIA A
Prop ID: 35-201-52
Prop Location: 23 SHIPYARD DRIVE #201 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE 201
HINGHAM, MA 02043

Owner: MELEKHOV VALERI & ELANA
Prop ID: 35-202-51
Prop Location: 10 SHIPYARD DRIVE #202 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #202
HINGHAM, MA 02043

Owner: FLEMING LEE TT
Co-Owner: LEE FLEMING REVOCABLE TRUST
Prop ID: 35-202-52
Prop Location: 23 SHIPYARD DRIVE #202 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #N202
HINGHAM, MA 02043

Owner: WATKINS BARBARA
Prop ID: 35-203-51
Prop Location: 10 SHIPYARD DRIVE #203 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #203
HINGHAM, MA 02043

Owner: CIOLKOSZ THEODORE D & CHRISTY L
Prop ID: 35-203-52
Prop Location: 23 SHIPYARD DRIVE #203 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #203
HINGHAM, MA 02043

Owner: CORSON KENNETH R JR & LINDA N
Prop ID: 35-204-51
Prop Location: 10 SHIPYARD DRIVE #204 Hingham, MA
Mailing Address:
8 FOLEY BEACH ROAD
HINGHAM, MA 02043

Owner: CROWLEY ROBERT F TT
Co-Owner: ROBERT F CROWLEY TRUST
Prop ID: 35-204-52
Prop Location: 23 SHIPYARD DRIVE #204 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #204
HINGHAM, MA 02043

Owner: AGHILI HADY & GINOE K
Prop ID: 35-205-51
Prop Location: 10 SHIPYARD DRIVE #205 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #205
HINGHAM, MA 02043

Owner: LACREN LLC
Prop ID: 35-205-52
Prop Location: 23 SHIPYARD DRIVE #205 Hingham, MA
Mailing Address:
156 STAYNER DRIVE
HINGHAM, MA 02043

Owner: LIGHTFOOT WILLIAM S
Prop ID: 35-206-51
Prop Location: 10 SHIPYARD DRIVE #206 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #206
HINGHAM, MA 02043

Owner: BUCKLEY STEPHEN P & NANCY J
Prop ID: 35-206-52
Prop Location: 23 SHIPYARD DRIVE #206 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE 206
HINGHAM, MA 02043

Owner: WATSON MARY E
Prop ID: 35-207-51

Prop Location: 10 SHIPYARD DRIVE #207 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #207
HINGHAM, MA 02043

Owner: OCONNOR KAITLIN A

Prop ID: 35-207-52

Prop Location: 23 SHIPYARD DRIVE #207 Hingham, MA

Mailing Address:

23 SHIPYARD DRIVE #207
HINGHAM, MA 02043

Owner: POLESZCZUK MARTA & LEWANDOWSKI DAMIAN

Prop ID: 35-208-51

Prop Location: 10 SHIPYARD DRIVE #208 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #208
HINGHAM, MA 02043

Owner: WARNER KATHLEEN

Prop ID: 35-208-52

Prop Location: 23 SHIPYARD DRIVE #208 Hingham, MA

Mailing Address:

23 SHIPYARD DRIVE 208
HINGHAM, MA 02043

Owner: BARRY KEVIN P & MICHELLE M TT

Co-Owner: BARRY FAMILY TRUST

Prop ID: 35-209-51

Prop Location: 10 SHIPYARD DRIVE #209 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #209
HINGHAM, MA 02043

Owner: PARSONS DEBORAH

Prop ID: 35-210-51

Prop Location: 10 SHIPYARD DRIVE #210 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #210
HINGHAM, MA 02043

Owner: MARJOLLET NANCY & JEAN-PIERRE G TT
Co-Owner: THE NANCY MARJOLLET TRUST
Prop ID: 35-211-51
Prop Location: 10 SHIPYARD DRIVE #211 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #211
HINGHAM, MA 02043

Owner: HACKETT MARY SHEILA TT
Co-Owner: MSH TRUST
Prop ID: 35-212-51
Prop Location: 10 SHIPYARD DRIVE #212 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #212
HINGHAM, MA 02043

Owner: WILSON RICHARD & RUTKOSKI CELIA
Prop ID: 35-213-51
Prop Location: 10 SHIPYARD DRIVE #213 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #213
HINGHAM, MA 02043

Owner: CHAPMAN KRISTIN A
Prop ID: 35-214-51
Prop Location: 10 SHIPYARD DRIVE #214 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #214
HINGHAM, MA 02043

Owner: SCHAFFER STEPHEN N TT
Co-Owner: SCHAFFER FAMILY TRUST
Prop ID: 35-215-51
Prop Location: 10 SHIPYARD DRIVE #215 Hingham, MA
Mailing Address:

10 SHIPYARD DRIVE #215
HINGHAM, MA 02043

Owner: DUNN ALAN MAIMUNATON RH
Prop ID: 35-216-51
Prop Location: 10 SHIPYARD DRIVE #216 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #216
HINGHAM, MA 02043

Owner: BRONSON ALAN
Prop ID: 35-217-51
Prop Location: 10 SHIPYARD DRIVE #217 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #217
HINGHAM, MA 02043

Owner: PTCREN LLC
Prop ID: 35-300-51
Prop Location: 10 SHIPYARD DRIVE #300 Hingham, MA
Mailing Address:
156 STAYNOR DRIVE
HINGHAM, MA 02043

Owner: BAILEY GREGORY L & CHRISTA TT
Co-Owner: BAILEY FAMILY LIVING TRUST
Prop ID: 35-301-51
Prop Location: 10 SHIPYARD DRIVE #301 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #301
HINGHAM, MA 02043

Owner: BENOIT WILLIAM F II & TERRI WINSTON TT
Co-Owner: BENOIT SHIPYARD TRUST
Prop ID: 35-301-52
Prop Location: 23 SHIPYARD DRIVE #301 Hingham, MA
Mailing Address:
11 BROADCAST LANE
W YARMOUTH, MA 02673

Owner: ANNESE CHRISTOPHER TT
Co-Owner: ANNESE FAMILY TRUST THE
Prop ID: 35-302-51
Prop Location: 10 SHIPYARD DRIVE #302 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #302
HINGHAM, MA 02043

Owner: STRAUSS KENDRA
Prop ID: 35-302-52
Prop Location: 23 SHIPYARD DRIVE #302 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE 302
HINGHAM, MA 02043

Owner: CROSSEN PATRICIA ANN
Prop ID: 35-303-51
Prop Location: 10 SHIPYARD DRIVE #303 Hingham, MA
Mailing Address:
C/O DEBORAH OLLERHEAD
11328 BRIGHT POND LANE
RESTON, VA 20194

Owner: EVANS SUZANNE M
Prop ID: 35-303-52
Prop Location: 23 SHIPYARD DRIVE #303 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #303
HINGHAM, MA 02043

Owner: SHAN LITAO
Prop ID: 35-304-51
Prop Location: 10 SHIPYARD DRIVE #304 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #304
HINGHAM, MA 02043

Owner: CARROLL JOHN & KELLY
Prop ID: 35-304-52
Prop Location: 23 SHIPYARD DRIVE #304 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE 304
HINGHAM, MA 02043

Owner: STRUZI KRISTEN A TT
Co-Owner: MANNING IRREVOCABLE TRUST
Prop ID: 35-305-51
Prop Location: 10 SHIPYARD DRIVE #305 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #305
HINGHAM, MA 02043

Owner: GREEN LYNN S TT
Co-Owner: LYNN S GREEN LIVING TRUST
Prop ID: 35-305-52
Prop Location: 23 SHIPYARD DRIVE #305 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #305
HINGHAM, MA 02043

Owner: WONG BERNARD & ZHENG MINGYUE Y
Prop ID: 35-306-51
Prop Location: 10 SHIPYARD DRIVE #306 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #306
HINGHAM, MA 02043

Owner: HAHESEY PAUL F & GERALYN M TT
Co-Owner: HAHESEY REVOCABLE TRUST THE
Prop ID: 35-306-52
Prop Location: 23 SHIPYARD DRIVE #306 Hingham, MA
Mailing Address:
1 THE MARSHES
DUXBURY, MA 02332

Owner: POLESZCZUK MARTA & ELZBIETA
Prop ID: 35-307-51
Prop Location: 10 SHIPYARD DRIVE #307 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #307
HINGHAM, MA 02043

Owner: KIJEWski PETER K
Prop ID: 35-307-52
Prop Location: 23 SHIPYARD DRIVE #307 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE 307
HINGHAM, MA 02043

Owner: NOONAN JOHN & BARBARA
Prop ID: 35-308-51
Prop Location: 10 SHIPYARD DRIVE #308 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #308
HINGHAM, MA 02043

Owner: CAHILL VALERIE & MICHAEL
Prop ID: 35-308-52
Prop Location: 23 SHIPYARD DRIVE #308 Hingham, MA
Mailing Address:
31 MANN STREET
HINGHAM, MA 02043

Owner: DINGS SANDRA H TT
Co-Owner: SANDRA H DINGS REVOCABLE TRUST AGREEMENT
Prop ID: 35-309-51
Prop Location: 10 SHIPYARD DRIVE #309 Hingham, MA
Mailing Address:
4501 GULF SHORE BLVD N APT 1103
NAPLES, FL 34103

Owner: LANNING LOIS A TT
Co-Owner: LOIS A LANNING TRUST

Prop ID: 35-310-51
Prop Location: 10 SHIPYARD DRIVE #310 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #310
HINGHAM, MA 02043

Owner: KINNEALEY STEPHEN A & MARY ELLEN
Prop ID: 35-311-51
Prop Location: 10 SHIPYARD DRIVE #311 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #311
HINGHAM, MA 02043

Owner: KIRKENDALL MAGGIE LEE TT
Co-Owner: MAGGIE LEE KIRKENDALL REVOCABLE TRUST
Prop ID: 35-312-51
Prop Location: 10 SHIPYARD DRIVE #312 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #312
HINGHAM, MA 02043

Owner: KIRKENDALL CORINNE M & WILLIAM B TT
Co-Owner: KIRKENDALL FAMILY REVOCABLE LIVING TRUST
Prop ID: 35-312-51
Prop Location: 10 SHIPYARD DRIVE #312 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #312
HINGHAM, MA 02043

Owner: DICIZENZO JOSEPH NICHOLAS & DENISE MARIE
Prop ID: 35-313-51
Prop Location: 10 SHIPYARD DRIVE #313 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #313
HINGHAM, MA 02043

Owner: BOVOSO ANTONIO L R TT
Co-Owner: ANTONIO L R BOVOSO REVOCABLE TRUST
Prop ID: 35-314-51

Prop Location: 10 SHIPYARD DRIVE #314 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #314

HINGHAM, MA 02043

Owner: PEYTON STEPHEN & BEVERLY A

Prop ID: 35-315-51

Prop Location: 10 SHIPYARD DRIVE #315 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #315

HINGHAM, MA 02043

Owner: MALOOF KATHLEEN

Prop ID: 35-316-51

Prop Location: 10 SHIPYARD DRIVE #316 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #316

HINGHAM, MA 02043

Owner: MCKENNA MICHELL TT

Co-Owner: BARBARA D ESCOFFIER REVOCABLE TRUST AGREEMENT

Prop ID: 35-317-51

Prop Location: 10 SHIPYARD DRIVE #317 Hingham, MA

Mailing Address:

25 STAGECOACH ROAD

HINGHAM, MA 02043

Owner: TROUPE MARY E TT

Co-Owner: MARY E TROUPE 2014 TRUST THE

Prop ID: 35-400-51

Prop Location: 10 SHIPYARD DRIVE #400 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #400

HINGHAM, MA 02043

Owner: WILLIAMS MICHAEL & DANIELLE

Prop ID: 35-401-51

Prop Location: 10 SHIPYARD DRIVE #401 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #401
HINGHAM, MA 02043

Owner: RAVITZ AMY S TT
Co-Owner: 23 SHIPYARD DRIVE UNIT 401 REALTY TRUST
Prop ID: 35-401-52
Prop Location: 23 SHIPYARD DRIVE #401 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #401
HINGHAM, MA 02043

Owner: KULKA CONNOR R.
Prop ID: 35-402-51
Prop Location: 10 SHIPYARD DRIVE #402 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE
UNIT 402
HINGHAM, MA 02043

Owner: STILES CHARLES DEAN & RUTHANN TALBOT TT
Co-Owner: STILES 2019 REVOCABLE TRUST THE
Prop ID: 35-402-52
Prop Location: 23 SHIPYARD DRIVE #402 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #402
HINGHAM, MA 02043

Owner: FITZGERALD JAMES AND DOCKENDORFF TT
Co-Owner: FITZGERALD FAMILY IRREVOCABLE TRUST
Prop ID: 35-403-51
Prop Location: 10 SHIPYARD DRIVE #403 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #403
HINGHAM, MA 02043

Owner: MAGNER BRIAN J & MAUREEN L
Prop ID: 35-403-52
Prop Location: 23 SHIPYARD DRIVE #403 Hingham, MA
Mailing Address:

23 SHIPYARD DRIVE 403
HINGHAM, MA 02043

Owner: MAGUIRE JUDITH ANN TT
Co-Owner: JUDITH ANN MAGUIRE REVOCABLE TRUST
Prop ID: 35-404-51
Prop Location: 10 SHIPYARD DRIVE #404 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #404
HINGHAM, MA 02043

Owner: LARSON JEROLD B & LARSON PAULA M TT
Co-Owner: JEROLD B LARSON REVOCABLE TRUST THE
Prop ID: 35-404-52
Prop Location: 23 SHIPYARD DRIVE #404 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #404
HINGHAM, MA 02043

Owner: LARSON PAULA M & LARSON JEROLD B TT
Co-Owner: PAULA M LARSON REVOCABLE TRUST THE
Prop ID: 35-404-52
Prop Location: 23 SHIPYARD DRIVE #404 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #404
HINGHAM, MA 02043

Owner: MCDERMOTT CAROLE W TT
Co-Owner: CAROLE W MCDERMOTT 2019 TRUST AGREEMENT
Prop ID: 35-405-51
Prop Location: 10 SHIPYARD DRIVE #405 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE
UNIT 405
HINGHAM, MA 02043

Owner: RIIHIMAKI JULIA
Prop ID: 35-405-52

Prop Location: 23 SHIPYARD DRIVE #405 Hingham, MA

Mailing Address:

23 SHIPYARD DRIVE #405
HINGHAM, MA 02043

Owner: SHAFER JOHN D TT

Co-Owner: JOHN D SHAFER JR 2025 TRUST

Prop ID: 35-406-51

Prop Location: 10 SHIPYARD DRIVE #406 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #406
HINGHAM, MA 02043

Owner: SHAW SCOTT W & WALTON-SHAW KELLY

Prop ID: 35-406-52

Prop Location: 23 SHIPYARD DRIVE #406 Hingham, MA

Mailing Address:

23 SHIPYARD DRIVE #406
HINGHAM, MA 02043

Owner: FRICK ANNE F TT

Co-Owner: ANNE F FRICK REALTY TRUST THE

Prop ID: 35-407-51

Prop Location: 10 SHIPYARD DRIVE #407 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #407
HINGHAM, MA 02043

Owner: HUTTON CHRISTINA B TT

Co-Owner: CHRISTINA B HUTTON 1991 TRUST

Prop ID: 35-408-51

Prop Location: 10 SHIPYARD DRIVE #408 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #408
HINGHAM, MA 02043

Owner: SCHNURE FREDERICK W TT

Co-Owner: FREDERICK W SCHNURE 1991 TRUST

Prop ID: 35-408-51

Prop Location: 10 SHIPYARD DRIVE #408 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #408
HINGHAM, MA 02043

Owner: LEVINE PAUL H & MARY LOFTUS

Prop ID: 35-409-51

Prop Location: 10 SHIPYARD DRIVE #409 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #409
HINGHAM, MA 02043

Owner: MALOOF SUSAN A & GEORGE J

Prop ID: 35-410-51

Prop Location: 10 SHIPYARD DRIVE #410 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #410
HINGHAM, MA 02043

Owner: BENT ASTRID G

Prop ID: 35-411-51

Prop Location: 10 SHIPYARD DRIVE #411 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #411
HINGHAM, MA 02043

Owner: CURRAN KEVIN G & CLAUDINE B

Prop ID: 35-412-51

Prop Location: 10 SHIPYARD DRIVE #412 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #412
HINGHAM, MA 02043

Owner: RAE JASON JAMES

Prop ID: 35-413-51

Prop Location: 10 SHIPYARD DRIVE #413 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #413
HINGHAM, MA 02043

Owner: BAILEY CHRISTA TT
Co-Owner: PHILIPPOPOULOS FAMILY TRUST OF 2023
Prop ID: 35-414-51
Prop Location: 10 SHIPYARD DRIVE #414 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #414
HINGHAM, MA 02043

Owner: GIADONE JEFFREY M & LAURA S
Prop ID: 35-415-51
Prop Location: 10 SHIPYARD DRIVE #415 Hingham, MA
Mailing Address:
354 OCEAN CREST DRIVE
PALM COAST, FL 32137

Owner: CRAY SHAWN TT
Co-Owner: SHAWN CRAY LIVING TRUST THE
Prop ID: 35-416-51
Prop Location: 10 SHIPYARD DRIVE #416 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #416
HINGHAM, MA 02043

Owner: PERL TIMOTHY & MONICA
Prop ID: 35-417-51
Prop Location: 10 SHIPYARD DRIVE #417 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #417
HINGHAM, MA 02043

Owner: DELLORFANO FRED M JR TT
Co-Owner: ISLOA CAPRI TRUST II
Prop ID: 35-500-51
Prop Location: 10 SHIPYARD DRIVE #500 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #500
HINGHAM, MA 02043

Owner: GANNON FRANCES D
Prop ID: 35-501-51
Prop Location: 10 SHIPYARD DRIVE #501 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #501
HINGHAM, MA 02043

Owner: DALTON MAUREEN E
Prop ID: 35-501-52
Prop Location: 23 SHIPYARD DRIVE #501 Hingham, MA
Mailing Address:
94 ISLAND AVENUE
MADISON, CT 06443

Owner: KRUPSKI STEPHEN E & SUSAN L
Prop ID: 35-502-51
Prop Location: 10 SHIPYARD DRIVE #502 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #502
HINGHAM, MA 02043

Owner: MARYLOU E. SANDRY, TT
Co-Owner: MARYLOU REALTY TRUST
Prop ID: 35-502-52
Prop Location: 23 SHIPYARD DRIVE #502 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #502
HINGHAM, MA 02043

Owner: BLANKENSHIP MICHAEL W TT
Co-Owner: MICHAEL W BLANKENSHIP SURVIVORS TRUST
Prop ID: 35-503-51
Prop Location: 10 SHIPYARD DRIVE #503 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #503
HINGHAM, MA 02043

Owner: SOO HOO RICHARD & WANDA
Prop ID: 35-503-52
Prop Location: 23 SHIPYARD DRIVE #503 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #503
HINGHAM, MA 02043

Owner: LAFOND ROBERT
Prop ID: 35-504-51
Prop Location: 10 SHIPYARD DRIVE #504 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #504
HINGHAM, MA 02043

Owner: MARSDEN VALIA G, MEEHAN SARA G & MONAGHAN IMELDA TT
Co-Owner: 20 SHIPYARD DRIVE UNIT N504 REALTY TRUST
Prop ID: 35-504-52
Prop Location: 23 SHIPYARD DRIVE #504 Hingham, MA
Mailing Address:
23 SHIPYARD DRIVE #504
HINGHAM, MA 02043

Owner: LAFOND ROBERT
Prop ID: 35-505-51
Prop Location: 10 SHIPYARD DRIVE #505 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #505
HINGHAM, MA 02043

Owner: PLATONOV NIKOLAI S & PLATONOVA OLGA M
Prop ID: 35-506-51
Prop Location: 10 SHIPYARD DRIVE #506 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #506
HINGHAM, MA 02043

Owner: SINGLETON HEIDI A

Prop ID: 35-507-51
Prop Location: 10 SHIPYARD DRIVE #507 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #507
HINGHAM, MA 02043

Owner: SARGENT GIRARD R & KATHLEEN D
Prop ID: 35-508-51
Prop Location: 10 SHIPYARD DRIVE #508 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #508
HINGHAM, MA 02043

Owner: WOLLAM MARGIE R TT
Co-Owner: MARGIE R WOLLAM 2002 FAMILY TRUST
Prop ID: 35-509-51
Prop Location: 10 SHIPYARD DRIVE #509 Hingham, MA
Mailing Address:
406 EDEN BAY DRIVE
NAPLES, FL 34110

Owner: COYNE JOHN T & LISA M TT
Co-Owner: COYNE FAMILY REALTY TRUST
Prop ID: 35-510-51
Prop Location: 10 SHIPYARD DRIVE #510 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #510
HINGHAM, MA 02043

Owner: DOYLE DAVID & KERZEL JOANN
Prop ID: 35-511-51
Prop Location: 10 SHIPYARD DRIVE #511 Hingham, MA
Mailing Address:
10 SHIPYARD DRIVE #511
HINGHAM, MA 02043

Owner: DIXON PHYLLIS L TT PHYLLIS LEE DIXON 2006 LIVING TRUST
Co-Owner: RUBIN DIANA R TT DIANA RUBIN 2006 LIVING TRUST
Prop ID: 35-512-51

Prop Location: 10 SHIPYARD DRIVE #512 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #512

HINGHAM, MA 02043

Owner: UNDERHILL JONATHAN & BARBARA

Prop ID: 35-513-51

Prop Location: 10 SHIPYARD DRIVE #513 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #513

HINGHAM, MA 02043

Owner: IMENNOVA ALLA & IMENNOV SERGEY

Prop ID: 35-514-51

Prop Location: 10 SHIPYARD DRIVE #514 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #514

HINGHAM, MA 02043

Owner: MCGINN DANIEL C & ICKES STACY A TT

Co-Owner: TWO YARDS REALTY TRUST OF 2024

Prop ID: 35-515-51

Prop Location: 10 SHIPYARD DRIVE #515 Hingham, MA

Mailing Address:

10 SHIPYARD DRIVE #515

HINGHAM, MA 02043

Owner: BERKELEY WILLIAM F & KELLY G

Prop ID: 35-516-51

Prop Location: 10 SHIPYARD DRIVE #516 Hingham, MA

Mailing Address:

137 STAYNER DRIVE

HINGHAM, MA 02043

Owner: FATIMAS LLC

Prop ID: 35-517-51

Prop Location: 10 SHIPYARD DRIVE #517 Hingham, MA

Mailing Address:

25 WEST ELM ST #47
GREENWICH, CT 06830

Owner: PERRY BAC SHIPYARD LLC
Prop ID: 8533-CDM
Prop Location: 10 SHIPYARD DRIVE Hingham, MA
Mailing Address:
20 WINTHROP SQUARE
BOSTON, MA 02110

NOTIFICATION TO ABUTTERS

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

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

Hingham Launch Property LLC 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: 18 Shipyard Drive

The proposed work includes: Patio construction project within the 100-foot buffer zone to the top of Coastal Bank and 200 foot Riverfront Area. Please refer to the NOI application on file with the Conservation Commission for more information.

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 Brad Holmes | Environmental Consulting & Restoration at (617) 529 3792 between the hours of 9am and 4pm on the following days: Mon-Tues-Wed-Thurs-Fri.

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

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

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

AFFADAVIT OF SERVICE

Under the MA Wetlands Protection Act and
Hingham Wetlands Protection Bylaw

(To be submitted to the Hingham Conservation Commission and the MA Department of
Environmental Protection when filing an application requiring abutter notification)

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

of perjury that on _____ I gave notification to abutters in compliance with the
Date

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

Wetlands Protection Bylaw and Wetland Regulations, by **Certificate of Mailing** in
Type of Service

connection with the following matter:

A Notice of Intent ☒ or Abbreviated Notice of Resource Area Delineation ☐ was filed under the
MA Wetlands Protection Act and/or Hingham Wetlands Protection Bylaw with the Hingham
Conservation Commission on:

_____ for property located at **18 Shipyard Drive** .
Date *Property Address*

The form of the notification and a list of abutters to whom notice was given and their addresses are
attached to this Affidavit of Service.

Signature

Date

HINGHAM WETLAND REGULATIONS

APPENDIX C

Policy on Receipt of Information (Revised March 4, 2024)

1. New applications/filings must be submitted to the Conservation office (by certified mail or hand delivery) two weeks prior to the meeting date, on Monday by noon, to facilitate the placement of the legal ad and to allow timely review by the Conservation Officer (if the office is closed on Monday due to a holiday, then the information is due on the preceding Friday by noon). Conservation staff will review the application for administrative completeness. Upon receipt of a complete application, a hearing or meeting will be scheduled in accordance with the 310 CMR 10.05(5) and the Wetland Regulations, Section 7.6.
2. If deemed necessary, based on the Commission's meeting schedule, Conservation staff may request the applicant *voluntarily* waive the 21 day statutory deadline for holding a public hearing or issuing a Determination of Applicability.
3. Requests for additional information may be made by the Commission members or their agent to clarify the scope of the project or determine compliance with the 310 CMR 10.00 and/or the Hingham Wetland Regulations. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative as promptly as possible.
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office a minimum of 7 days prior to the meeting date, on Monday by noon. If the office is closed on Monday due to a holiday, the information is due on the preceding Friday by noon. *Revisions submitted after the established deadline may not receive a review, thereby resulting in a continuance to the next available meeting.*
5. The Commission may engage the peer review services of an outside consultant as provided by M.G.L. Ch. 44, § 53G, to be paid for by the applicant, for specific expert review deemed necessary to come to a final decision on a submitted application. Specific consultant services may include but are not limited to, review of a Notice of Intent, Wetland Resource Area Delineation, Stormwater/Drainage Reports, etc. The consultant shall be chosen by the Conservation Commission by vote at the public hearing, and report only to the Commission or its agent. *Requested additional information revisions by the peer reviewer is required a minimum of two weeks prior to the hearing date.*
5. All supplemental documentation and revised plans must include a revision date and must be date stamped by the Conservation office upon receipt. If this information is not present, the documents may be considered incomplete and may not receive a timely review, thereby resulting in a continuance to the next available meeting.
6. Please note that all supplemental documentation and revised plans submitted to the Commission for a pending application, subject to the MA Wetlands Protection Act, must also be sent to the DEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign and include with your filing. Thank you.


Applicant or Applicant's Representative Signature

4/15/20
Date



**TOWN OF HINGHAM
CONSERVATION COMMISSION**

**VOLUNTARY 21 DAY WAIVER
(Public Hearing or Meeting)**

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

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

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


Applicant Signature

MICHAEL FITZPATRICK
Print

4/15/20
Date

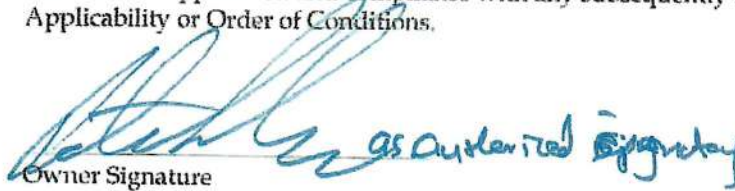


TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 18 Shipyard Drive; 35-0-54

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.

 as authorized signatory

Owner Signature

PETER SUBARIOTES

Print

4/15/26

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
 - Abutters within 100 feet of a property line where work is proposed for inland projects
 - Abutters within 300 feet of a property line where work is proposed for coastal projects
- ☒ Narrative describing the property location, existing conditions, wetland resources, proposed work, and any other details necessary for the Commission to properly evaluate the proposal. The narrative should also include a performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations (including Buffer Zone); a description of existing/proposed impervious area and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), proposed trees to be removed and replaced (per the [Tree Removal and Replacement Policy](#)); and stormwater management features.
- ☐ DEP BVW Field Data/Determination Forms, ORAD, or other methodology used for wetland delineation (per the Commission's [Resource Area Delineation Policy](#))

- ☒ Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11" x 17" plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:
- All wetland resource area boundaries including the 50 and 100 foot Buffer Zone (showing sequentially numbered flags as applicable)
 - FEMA Floodplain boundaries, as applicable
 - A note indicating the date the wetland delineation was completed and who performed the delineation. If the wetland boundaries were previously approved by the Commission a note should be included indicating the date of approval and DEP File Number, if applicable.
 - All plans shall be colored coded or highlighted with transparent marker pen as follows: freshwater or coastal wetland boundary in blue; 50 foot buffer zone in green; 100 foot buffer zone in yellow; 200 Foot Riverfront Area in pink; and Bordering Land Subject to Flooding (100 year flood plain where NFIP data available) or Land Subject to Coastal Storm Flowage in orange.
 - Location of existing and proposed site amenities above and below the ground
 - Topography in 2 foot contour intervals
 - Limit of work/erosion and sediment control line
 - Stockpile locations and other Stormwater BMPs as applicable
 - Edge of lawn/tree line, and impacted trees of 6 inches or greater DBH in the buffer zone, riverfront area, and/or other resource area
 - The drainage basin in which the site is located

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

- ☐ For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards
- ☒ Proof of sending the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)
- ☐ Proof of sending the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) if applicable (certified mail receipt from the post office)
- ☐ Proof of sending the complete NOI to the MA Division of Marine Fisheries (DMF) Gloucester office, if applicable (copy of email sent to dmf.envreview-north@mass.gov.)
- ☐ For projects proposing any work on a dock or pier or other work in the harbor, email copy of application and plan to the Town of Hingham Harbor Master at CorsonK@hpd.org (with email copy to conservation@hingham-ma.gov)
- ☒ The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or applicant's representative
- ☒ Optional: [Voluntary 21 Day Waiver](#) and [Permission for Site Access](#)

136 BROOKLINE AVE
BOSTON, MA 02115

**THE LAUNCH AT HINGHAM SHIPYARD
HINGHAM, MA**

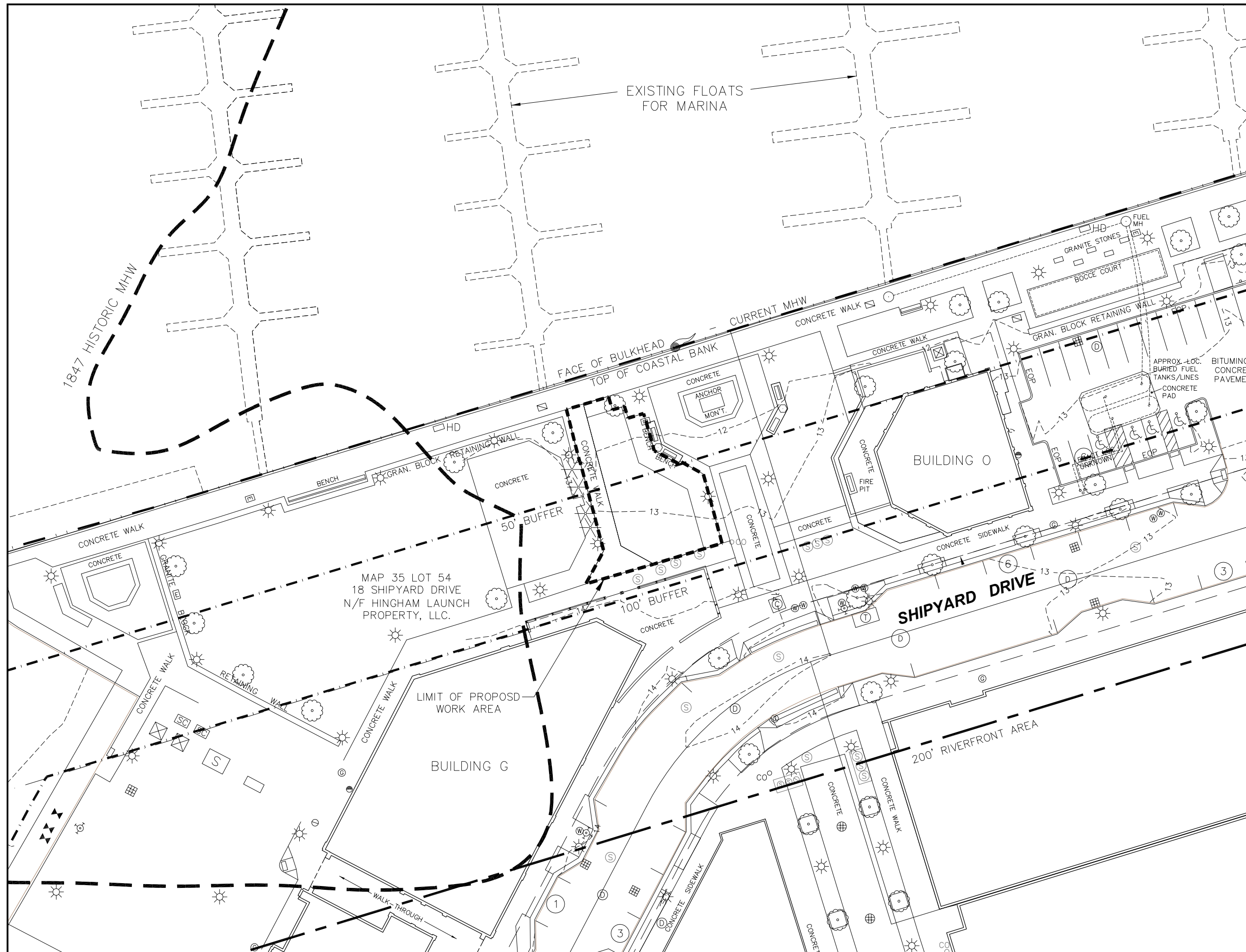
EXISTING CONDITIONS PLAN

REVISIONS:		
NO.	DATE	DESC.

SHEET NUMBER
EC-101

SCALE: 1" = 40'

0 20 40 80 FEET





**THE LAUNCH AT HINGHAM SHIPYARD
HINGHAM, MA**

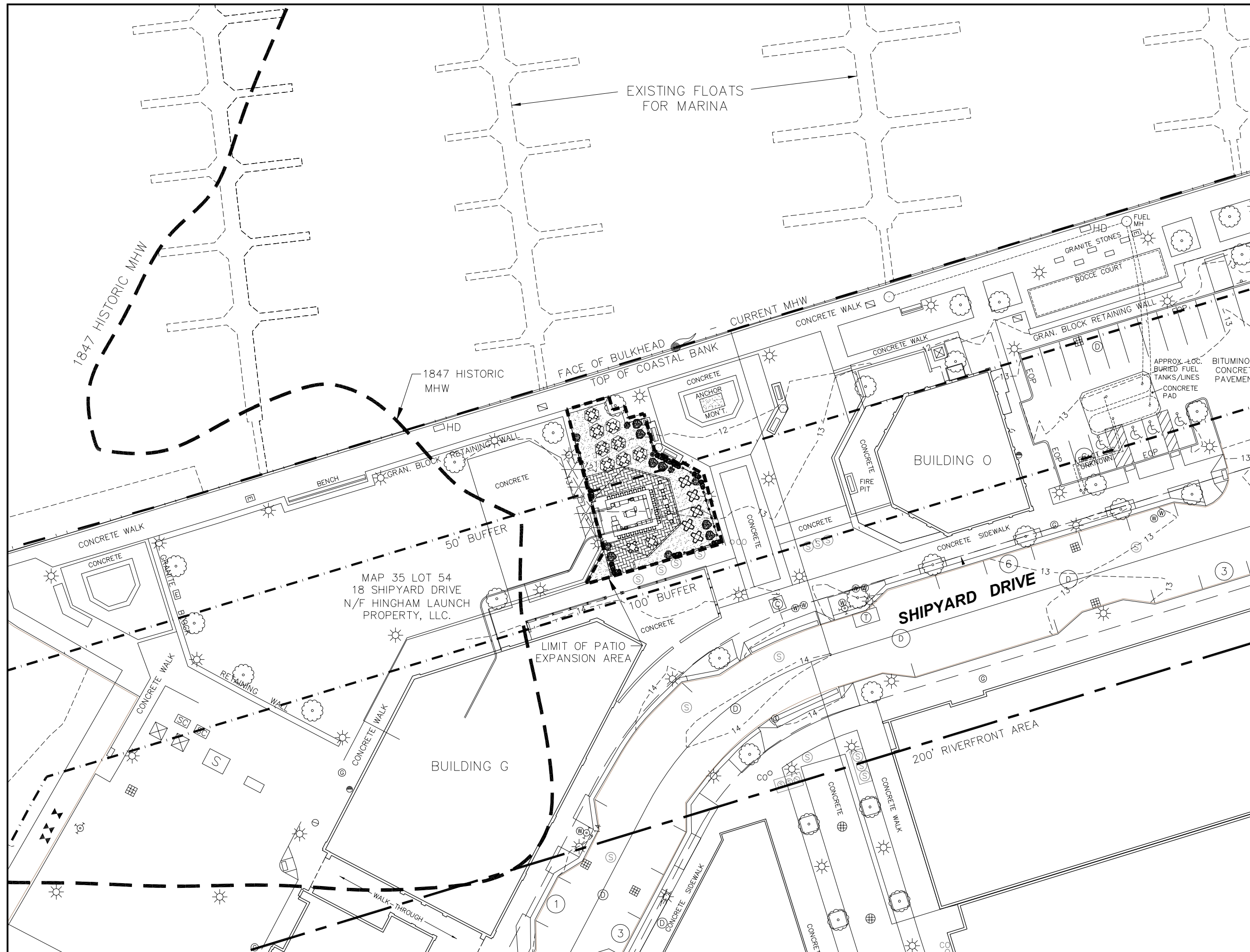
**PROPOSED PATIO
EXPANSION**

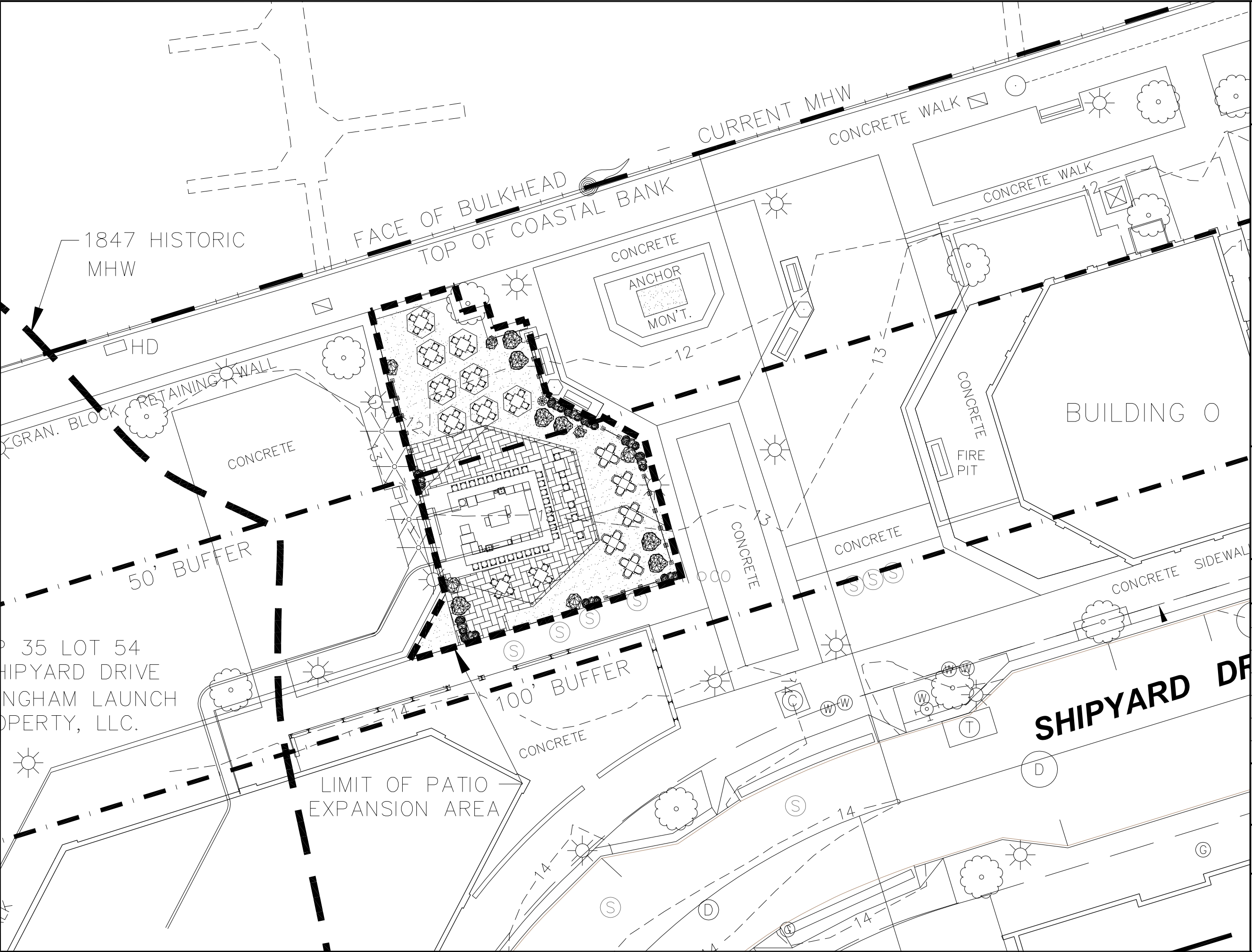
REVISIONS:

[illegible]

SHEET NUMBER
C-101

A horizontal number line is shown with tick marks at 0, 20, 40, and 80. The word "FEET" is written at the right end. A rectangular region is shaded between the 20 and 40 marks.





Samuels &

136 BROOKLINE AVE
BOSTON, MA 02115

HINGHAM LAUNCH PROPERTY, LLC
18 SHIPYARD DRIVE
HINGHAM, MA

THE LAUNCH AT HINGHAM SHIPYARD
HINGHAM, MA

SHEET TITLE:

**PROPOSED PATIO
EXPANSION**

DATE: 04/14/2026

REVISIONS:

NO.	DATE	DESC.

ISSUANCE:

**FOR PERMITTING
PURPOSES ONLY**

SHEET NUMBER

C-101

SCALE: 1" = 20'

0 20 40 80 FEET