

ECR



Environmental Consulting & Restoration, LLC

Specializing in Wetland and Coastal Resource Area Delineation & Permitting

REQUEST FOR DETERMINATION OF APPLICABILITY

25 Mill Lane, Hingham

SUBMITTED TO

Hingham Conservation Commission

March 2026

APPLICANT

**Jared Krieger
25 Mill Lane
Hingham, MA 02043**

REPRESENTATIVE

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



Environmental Consulting & Restoration, LLC



March 25, 2026

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

RE: Request for a Determination of Applicability, Proposed Pool, Deck & Appurtenances Project, 25 Mill Lane, Hingham

Dear Ms. Palmer & Members of the Conservation Commission:

Please accept this Request for a Determination of Applicability application for the proposed pool, deck and appurtenances project associated with the existing single-family home located at 25 Mill Lane in Hingham (the Site). Portions of the proposed project are located within the 100-foot buffer zone to Bordering Vegetated Wetlands and the 200-foot Riverfront Area. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act Regulation and Town of Hingham Wetlands Bylaw.

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

Sincerely,
Environmental Consulting & Restoration, LLC

A handwritten signature in blue ink that reads "Brad Holmes".

Brad Holmes, PWS, MCA
Manager

CC: MassDEP – SERO, sero_noi@state.ma.us

Hoyt Land Surveying, robrosa@gmail.com

Jared Krieger, jfkarch1728@gmail.com

REQUEST FOR DETERMINATION OF APPLICABILITY
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Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Hingham
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:
Jared Krieger
First Name Last Name
25 Mill Lane
Address
Hingham MA 02043
City/Town State Zip Code
jfkarch1728@gmail.com
Phone Number Email Address
2. Property Owner (if different from Applicant):
same as applicant
First Name Last Name
Address
City/Town State Zip Code
Phone Number Email Address (if known)
3. Representative (if any)
Brad Holmes
First Name Last Name
Environmental Consulting & Restoration LLC
Company Name
PO Box 4012
Address
Plymouth MA 02361
City/Town State Zip Code
617-529-3792
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):
25 Mill Lane Hingham
Street Address City/Town
42.20877 -70.88655
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)
136-0 26
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)
Plan Showing Proposed Pool and Deck Location, prepared by Hoyt Land Surveying
Rev 3-24-26
Date
Title Date

[How to find Latitude
and Longitude](#)

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



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Hingham

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

Municipality

B. Project Description (cont.)

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

Proposed construction of an inground pool, deck, and appurtenances such as fencing at the existing single-family home located 25 Mill Lane in Hingham (the Site). A portion of the proposed project at the site is located within the 100-foot buffer zone to Bordering Vegetated Wetlands and 200 foot Riverfront Area. Please refer to the attached Project Narrative for more information.

- 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).

Project will not alter wetland resource areas. Therefore, in accordance with 310 CMR 10.02(2)(b), the proposed activities will not alter an Area Subject to Protection under the Wetlands Protection Act.

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.)

Not applicable



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Hingham
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

C. Determinations

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

- ☐ 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:
- Hingham
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.

[Signature]
Signature of Applicant

3.25.20
Date

[Signature]
Signature of Representative (if any)

3/25/20
Date

PROJECT NARRATIVE

1. Introduction

The purpose of this application is to authorize the proposed pool, deck, and appurtenances project associated with the existing single-family home located at 25 Mill Lane in Hingham (the Site). A portion of the proposed project at the site is located within the 100-foot buffer zone to Bordering Vegetated Wetlands and 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

Environmental Consulting & Restoration, LLC (ECR) performed a site review on March 10, 2026 to locate the closest limit of wetland resource areas near the proposed project area. Please refer to the attached Wetland Delineation Memo for more information. As shown on the site plan, ECR delineated the limit of a Bordering Vegetated Wetland (BVW) and Inland Bank of a perennial stream located to the west of the project area. As a result of the field work and review of available environmental databases, ECR is able to confirm that a portion of the proposed project occurs within the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 100-foot buffer zone to BVW
- 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 does not contain a U.S.G.S. mapped perennial stream.
4. The site does not contain an area mapped as Land Subject to Flooding according to the FEMA Maps.
5. The site is not located within an Area of Critical Environmental Concern (ACEC).

3. Proposed Activities

A small portion of the proposed construction project occurs within jurisdictional areas. More specifically, a small portion of the proposed deck occurs within the 100-foot buffer zone to BVW and a small portion of the deck and inground pool occurs within the 200-foot Riverfront area. The proposed deck and pool are within the general footprint of an existing deck. Associated with the proposed project is the installation of a fence within the 100-foot buffer zone and 200-foot Riverfront Area. The remaining components of the project such as pool equipment are located outside of jurisdictional areas. The project is proposed as follows:

- Installation of Erosion Controls – Prior to the start of work, a siltsock or alternative will be installed along the proposed limit of work to protect the downgradient resource areas.
- Demolition – The existing deck is proposed for removal and area prepared for construction.
- Inground Pool – The new swimming pool with .
- Deck - Install new deck along the back of the house and pool. The proposed deck will be pile supported.
- Fence – Install fence along the back yard as shown on the plan.
- Landscape – Stabilize any disturbed surfaces with loam and seed. Any landscape plant materials should consist of native plants selected from the Hingham Conservation Commission native plant list.
- Notify the Conservation office that the proposed project has been completed.

4. Summary

Erosion and sediment control measures will be implemented and maintained throughout the duration of the project to prevent the conveyance of sedimentation into environmentally sensitive areas. Disturbed areas

Request for Determination of Applicability
25 Mill Lane, Hingham

will be stabilized upon the completion of work, and in the event that intense rainfall is expected, reinforcing control measures will be installed as needed to protect all wetland resource areas. Stockpiling of materials, if any, shall be located beyond the 100-foot buffer zone and 200-foot Riverfront Area and surrounded by erosion controls, as necessary.



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Jared Kreiger
FROM: Cameron Larson, Wetland Scientist
DATE: March 23, 2026
RE: 25 Mill Lane, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 25 Mill Lane in Hingham (the site) on March 10, 2026. The purpose of the review was to identify wetland resource areas on and near the site. The site is located at the western end of Mill Lane and consists of a single-family home with an associated paved driveway, deck to the rear, maintained lawn, landscaped areas, etc. The site sits atop a hill that slopes away to the north, west and south. Wetland resource areas were delineated within the immediate vicinity of the site in order to identify the buffer zones and Riverfront Area that extend over portions of the site.

ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped ribbons) #A1 to #A6 along the vegetated wetland associated with Cushing Pond to the west of the site. Wetland flags #B1 to #B4 were placed along the nearest limit of a vegetated wetland offsite to the north. The wetlands were delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetlands contain hydric soils, saturated soils, and dominant wetland indicator plants.

Also note, Crooked Meadow River – a USGS mapped perennial stream – is located to the west of the site. The stream itself is located on an abutting property, so flags were not placed in the field, but the Bank of the stream is obvious and can easily be located by survey. The stream flows north from Cushing Pond, roughly parallel to the western property line of the site. The obvious Bank of the stream must be surveyed in order to identify the extent of the associated 200-foot Riverfront Area that extends over a portion of the site.

ECR also identified an old mill complex located offsite to the west and north, associated with the Crooked Meadow River. The mill itself is located to the northwest of the site and includes a "headrace" that flows from Cushing River to the mill, and a "tailrace" that flows from the mill back to the Crooked Meadow River. Both the headrace and tailrace are part of the mill complex. In accordance with 310 CMR 10.58(6), certain activities are exempt from the Riverfront Area regulations, which include activities associated with a historic mill complex. Additionally, human made canals do not carry Riverfront Areas. Therefore, any plans depicting the existing conditions of the site should include a 200-foot Riverfront Area from the Crooked Meadow River, but not from the headrace or tailrace associated with the historic mill complex.



Environmental Consulting & Restoration, LLC



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

- 100-foot Buffer Zone to BVW
- 200-foot Riverfront Area

Also, a review of the MassMapper database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain mapped Certified or Potential Vernal Pools according to the MaNHESP.
3. The site does not contain areas mapped as Land Subject to Flooding (FEMA flood zone).
4. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (508) 648-3957 or cameron@ecrwetlands.com with any questions or requests for additional information.

SITE PHOTOGRAPHS



Photograph 1 – Aerial view of the existing site conditions. Proposed pool and deck are located along the rear of the house over the existing decks.



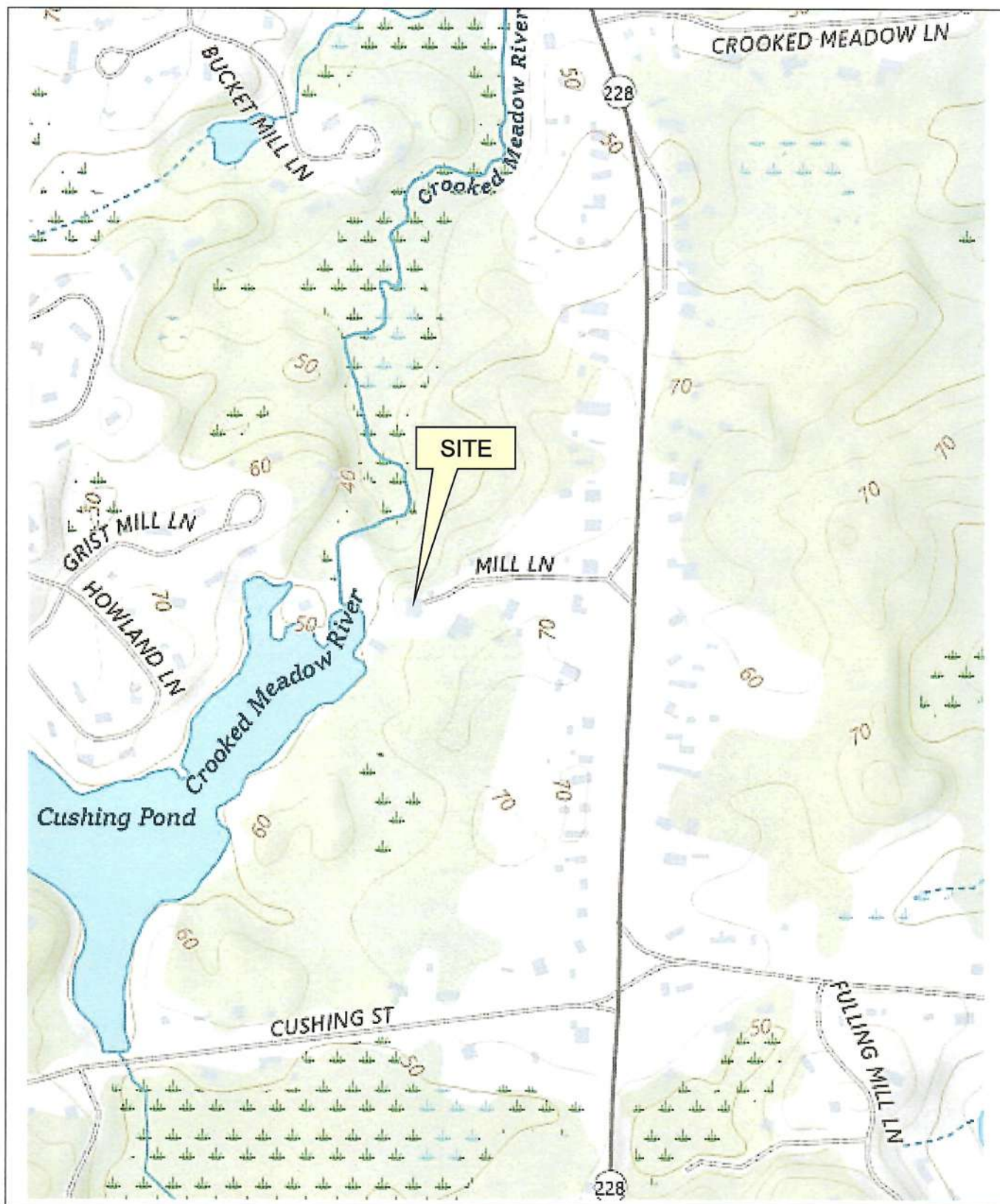
Photograph 2 – View of the Crooked Meadow River



Photograph 3 - View of stream outlet from Cushing Pond



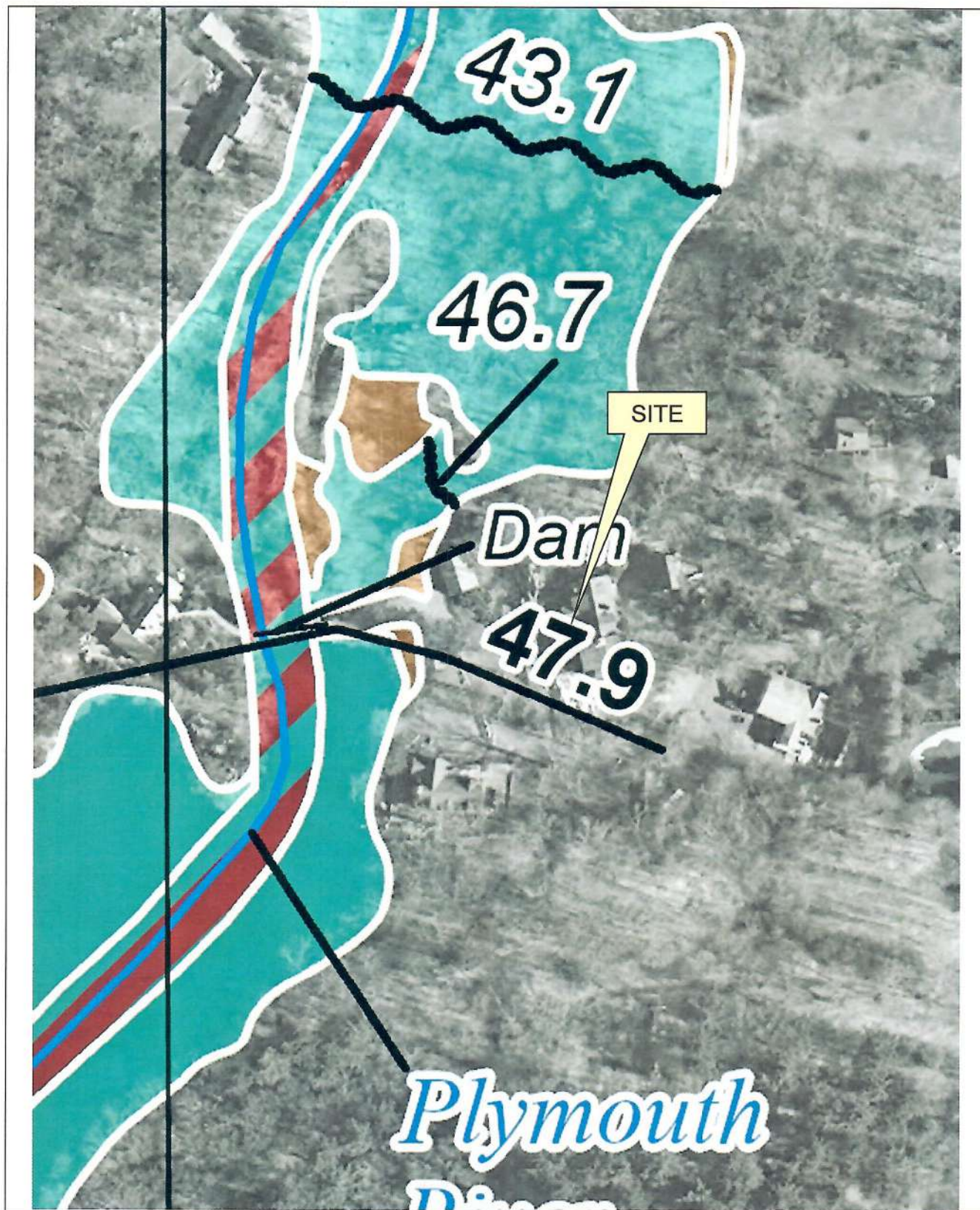
Photograph 4 – Example of the historic mill complex channels.



USGS SITE LOCUS MAP
25 Mill Lane
Hingham, Massachusetts

Source: USGS – topoBuilder Application





FEMA F.I.R.M MA
25 Mill Lane
Hingham, Massachusetts

Source: FEMA Map 25023C0084K, Effective 7/3/2024





**Priority Habitat of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pool Map
25 Mill Lane
Hingham, Massachusetts**

Source: MassGIS Data- NHESP Priority Habitats of Rare Species (August 2021)



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

3/25/26
Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 25 Mill Lane, Hingham; Parcel #13-0-26

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.

A handwritten signature in black ink, appearing to read "J. Krieger", written over a horizontal line.

Owner Signature

The name "JARED KRIEGER" printed in a stylized, outlined font, positioned above a horizontal line.

Print

The date "3.25.20" handwritten in black ink, positioned above a horizontal line.

Date



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST REQUEST FOR DETERMINATION OF APPLICABILITY (RDA)

The following checklist should be used when submitting a Request for Determination of Applicability (RDA) 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 1- Request for Determination of Applicability](#). Submit one (1) hard copy of the following to the Conservation office by hand delivery or certified mail and one electronic copy of the complete application to conservation@hingham-ma.gov

- ☒ WPA Form 1- *Request for Determination*: [WPA Form 1 Department of Environmental Protection](#)
- ☒ A check payable to the Town of Hingham for the [Town of Hingham Wetlands Protection Bylaw fee](#)
 - \$50 base fee for ancillary work on an existing single family house and all other requests for the first acre of land, \$40 for each additional acre of land
 - 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
- ☒ Narrative describing the area, proposed activity, the on-site wetland resources, existing/proposed impervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement request (per the [Tree Removal and Replacement Policy](#)), and stormwater management features, as applicable.
- ☒ Project plan of adequate size, scale, and detail to describe the site, resource areas, and proposed work including the following information:
 - All wetland resource area boundaries including the 50 and 100 foot Buffer Zone*
 - FEMA Floodplain boundaries, as applicable
 - Location of existing and proposed structures
 - Proposed mitigation areas, as applicable
 - Limit of work/erosion and sediment control line
 - Stockpile locations and other stormwater BMPs, as applicable
 - Trees of 6 inches or greater DBH in the Buffer Zone to be removed, as applicable

** If a professional wetland delineation has not been performed, the most current GIS DEP wetlands layer may be used [MapsOnline Site Hingham, MA SimpliCITY Mapping by PeopleGIS](#) to estimate the resource area boundaries, in coordination with Conservation staff.*

Please note the Commission may require supporting plans or materials be prepared by professionals including, but not limited, to a registered professional engineer, land surveyor, wetland scientist, etc.

- ☒ Proof of mailing the RDA 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)
- ☒ The Conservation Commission's [Policy on Receipt of Information](#)
- ☒ Optional - [Voluntary Waiver of Deadlines](#) and [Permission to Access Site](#)



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.

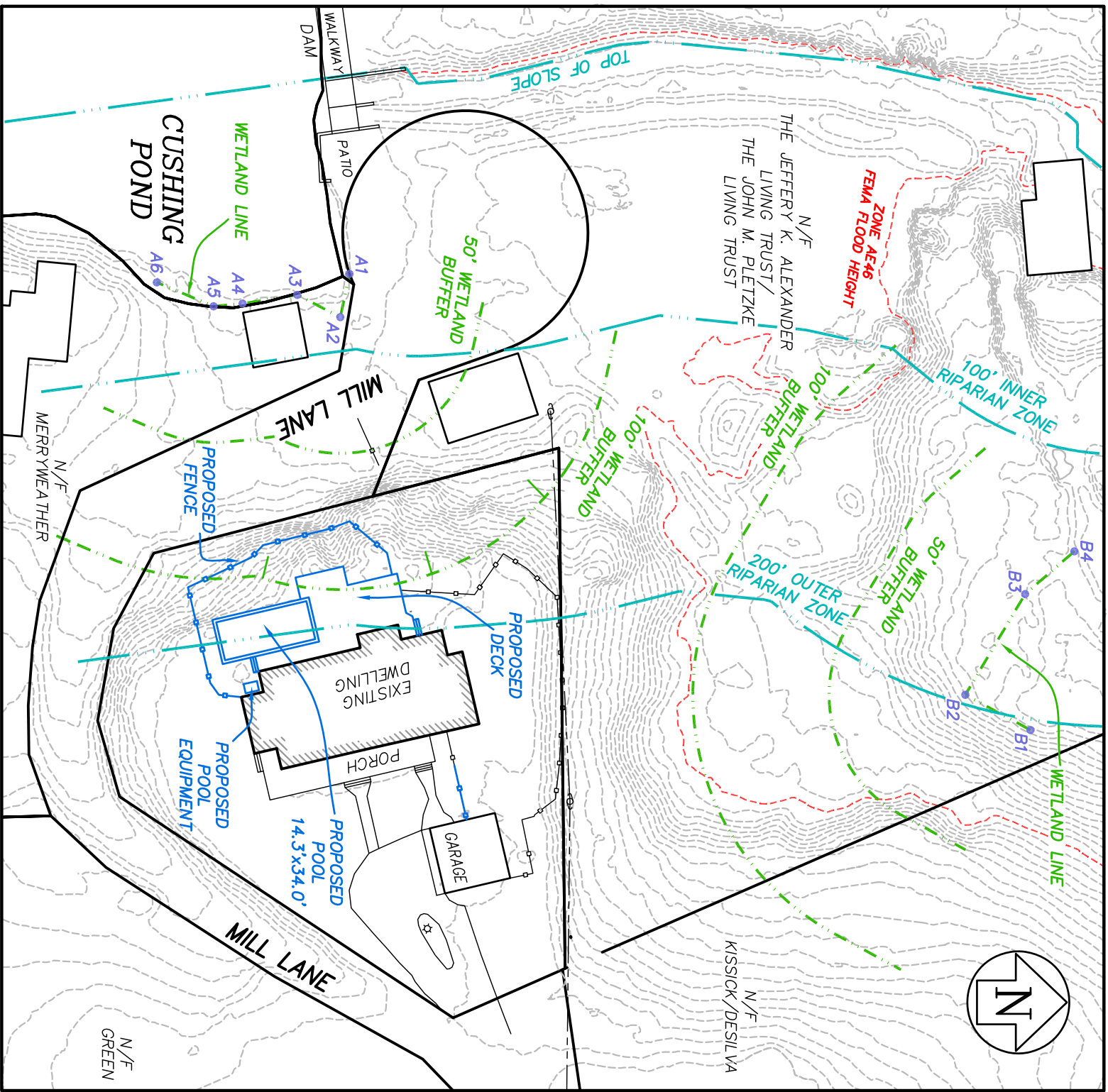
Due to the Commission's established meeting schedule, the Conservation Commission is unable meet the statutory deadline for holding a meeting or hearing and hereby requests the applicant waive the aforementioned 21 day requirement. This is a voluntary option and if you choose to waive this deadline, 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:
25 Mill Lane, Hingham _____ (address).


Applicant Signature

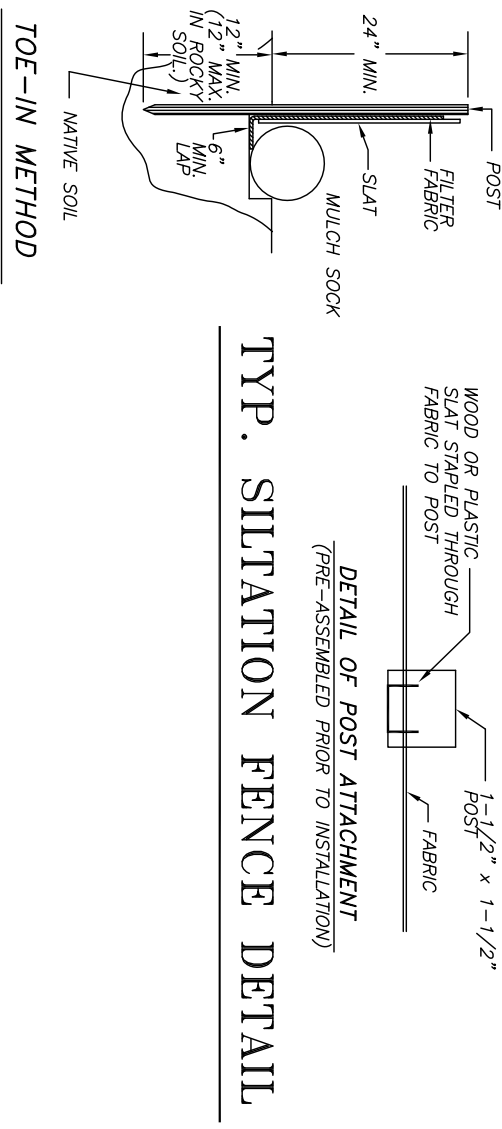
JARED KRIEGER
Print

3.25.20
Date



50 25 0 50 100
GRAPHIC SCALE SCALE: 1"=50'

- INSTALLATION**
1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
 2. UNROLL SILTATION FENCE AND POSITION THE POSTS TO FOLLOW THE LINE OF THE TRENCH. THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION), DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CANP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.



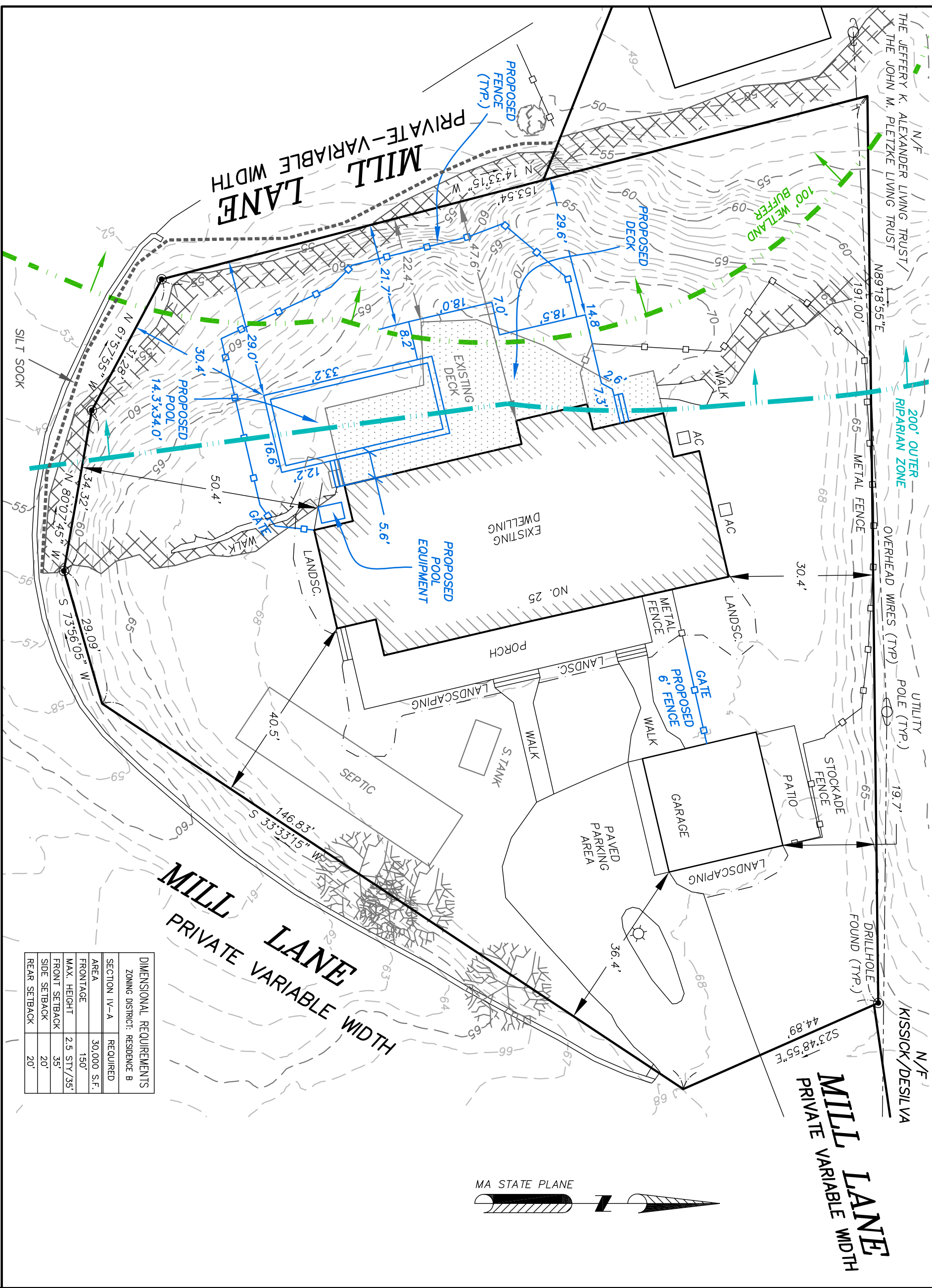
TYP. SILTATION FENCE DETAIL

WETLAND BUFFER AREA IMPERVIOUS SURFACE AND DISTURBED GROUND AREA TABLE (OVERALL)

EXISTING	PROPOSED (NEW WORK)
0-50' WETLAND BUFFER AREA	0-50' WETLAND BUFFER AREA
0 S.F.	0 S.F.
EXISTING	PROPOSED (NEW WORK)
50-100' WETLAND BUFFER AREA	50-100' WETLAND BUFFER AREA
78 S.F. (DECKING)	167 S.F. (DECKING)

LOT AREA WITHIN WETLAND BUFFERS

0-50' WETLAND BUFFER AREA	0 S.F.
50-100' WETLAND BUFFER AREA	3,671 S.F.



20 10 0 20 40
GRAPHIC SCALE SCALE: 1"=20'

DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE B	
SECTION IV-A	REQUIRED
AREA	30,000 S.F.
FRONTAGE	150'
MAX. HEIGHT	2.5 STY/25'
FRONT SETBACK	35'
SIDE SETBACK	20'
REAR SETBACK	20'

EXISTING SEPTIC NOTE:
THE LOCATIONS OF EXISTING SEPTIC COMPONENTS AS SHOWN WERE TAKEN FROM RECORDS AVAILABLE WITH THE HINGHAM HEALTH DEPARTMENT AND NOT SURVEYED BY THIS OFFICE. THE LOCATIONS ARE NOT WARRANTED TO BE CORRECT.

PLAN TO ACCOMPANY CONSERVATION FILING SHOWING PROPOSED POOL AND DECK LOCATION 25 MILL LANE HINGHAM, MA

SCALE: 1" = 20' DATE: 3-19-26 REV: 3-24-26

HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192

RESOURCE AREA NOTES:

1. THE 100' WETLAND BUFFER AS SHOWN WAS CALCULATED FROM WETLAND FLAGS ESTABLISHED BY ENVIRONMENTAL CONSULTING AND RESTORATION ON 3-10-26 AND SUBSEQUENTLY LOCATED BY THIS FIRM.
2. THE 200' RIVERFRONT AREA WAS MEASURED FROM THE SURVEYED EASTERLY BANK OF THE CROOKED MEADOW RIVER.

LOCUS INFORMATION

CURRENT OWNER:
JARED AND ERIN KRIEGER

LOT AREA:
25,411 S.F.

ZONE:
RB

OWNERS REFERENCE:
BOOK 58004 PAGE 194

PLAN REFERENCES:
PLAN BOOK 4 PLAN 806
PLAN BOOK 21 PLAN 471
LCP 16783A
LCP 16783B

DATUM REFERENCE:
HORIZONTAL - NAD 1983
MASS MAIN 2001
VERTICAL - NAVD 1988

ASSESSORS REFERENCE:
MAP 136 LOT 26

DENOTES AREAS OF EXPOSED LEDGE



I CERTIFY:
1. THIS PLAN IS THE RESULT OF AN ACTUAL
ON THE GROUND SURVEY.

PETER G. HOYT
REGISTERED LAND SURVEYOR

