



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:
Lucas Dumke
First Name Last Name
99 Derby St Suite 200
Address
Hingham MA 02043
City/Town State Zip Code
(508)496-3060 contact2northlegacybuilders.com
Phone Number Email Address
2. Property Owner (if different from Applicant):
Thomas & Azita MCDERMOTT
First Name Last Name
26 Westmoreland
Address
Hingham MA 02043
City/Town State Zip Code
(202)253-1336 azitapars@gmail.com
Phone Number Email Address (if known)
3. Representative (if any)
Lucas Dumke
First Name Last Name
North Legacy BuildersInc
Company Name
99 Derby St Suite 200
Address
Hingham MA 02043
City/Town State Zip Code
(508)496-3060 contact@northlegacybuilders.com
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):
26 Westmoreland Hingham
Street Address City/Town
42.20123 -70.89234
Latitude (Decimal Degrees Format with 5 digits after decimal) Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
168/0/110// 168/0/110//
Assessors' Map Number Assessors' Lot/Parcel Number

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

Site addition, partial second-floor extension, new deck, and minor interior work within existing disturbed areas; may be within 100-ft buffer, no wetland impact.

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

Site Plan Showing exiting Conditions, poposed work, and wet land buffer zones

Title	Date
Title	Date

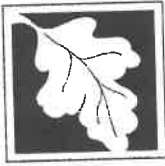
How to find Latitude
and Longitude

and how to convert
to decimal degrees

RECEIVED

APR 30 2026

TOWN OF HINGHAM
CONSERVATION



Massachusetts Department of Environmental Protection
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Municipality

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B. Project Description (cont.)

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

Residential side addition measuring approximately 23 feet 7½ inches by 10 feet to extend the existing first floor living room and partially extend the second floor by approximately 5 feet. Construction of a new exterior deck with composite decking and vinyl railing. Interior renovations include mudroom expansion, installation of new cabinetry, selective wall framing modifications.

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

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

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

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



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C. Determinations

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

☒ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.

☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.

☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.

☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Town 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

4/30/2026
Date

[Signature]
Signature of Representative (if any)

4/30/2026
Date

PROJECT OVERVIEW & ENGINEERING NARRATIVE 26 Westmoreland Rd – Hingham, MA

1. PROJECT OVERVIEW

This project consists of a residential addition and interior renovations to an existing single-family home. The scope includes expansion of the living space, structural framing modifications, foundation work, and exterior improvements. The addition is designed to integrate with the existing structure, maintaining architectural consistency and structural integrity.

2. EXISTING CONDITIONS

The existing residence includes a basement foundation and wood framing system. The property is located within regulated wetland buffer zones (50 ft and 100 ft), requiring compliance with local Conservation Commission regulations.

3. PROPOSED ADDITION AND RENOVATIONS

The project includes selective demolition, new foundation construction, framing of new living areas, installation of windows and doors, roofing modifications, and interior finish work. The addition extends usable living space while preserving existing structural elements where feasible.

4. STRUCTURAL DESIGN SUMMARY

All structural work is based on conventional wood framing supported by reinforced concrete foundations. Load-bearing elements including beams, headers, and posts are designed to safely transfer loads to the foundation system in accordance with Massachusetts State Building Code (780 CMR).

5. EXCAVATION AND EARTHWORK

Excavation will be limited to the footprint of the addition and foundation improvements. Proper shoring and stabilization measures will be implemented. Excavated material will be managed on-site or removed as required.

6. EROSION AND SEDIMENT CONTROL PLAN

Temporary erosion control measures will be installed prior to construction: - Silt fence installed along downgradient edges, especially near buffer zones - Stabilized construction entrance with crushed stone - Protection of stockpiles - Runoff diversion techniques - Routine inspection and maintenance

7. STORMWATER MANAGEMENT

Stormwater runoff will be controlled to prevent sediment transport into adjacent properties and wetland areas. Existing drainage patterns will be preserved where possible.

8. SITE STABILIZATION

All disturbed areas will be restored with loam and seed or equivalent stabilization immediately following construction activities.

9. CONSTRUCTION SEQUENCING

1. Install erosion controls 2. Perform excavation 3. Install foundation 4. Complete framing 5. Install utilities and finishes 6. Final grading and stabilization

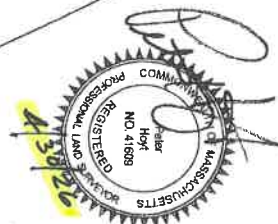
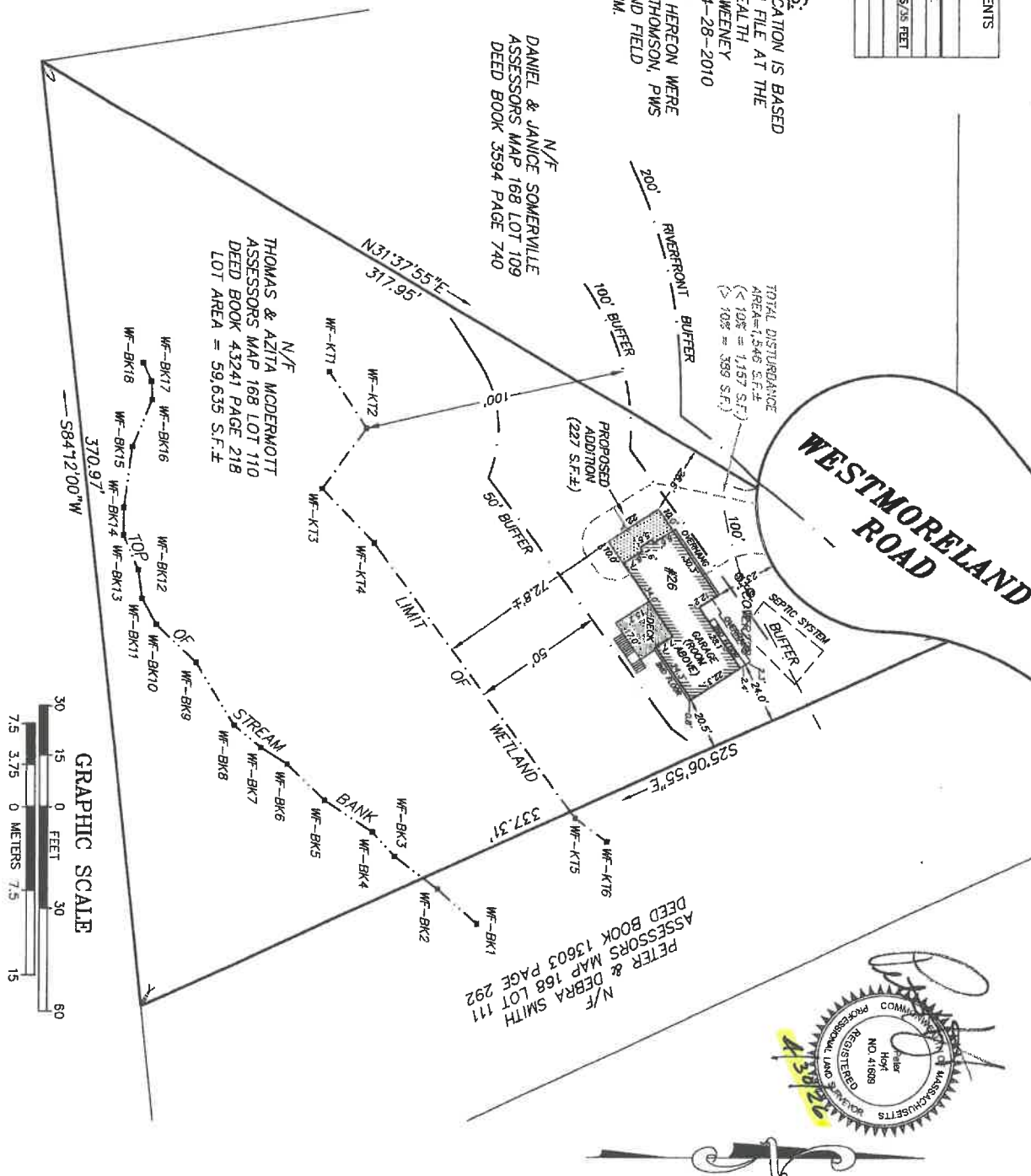
10. REGULATORY COMPLIANCE

The project complies with: - Massachusetts State Building Code (780 CMR) - Massachusetts Wetlands Protection Act - Local Conservation Commission requirements - DEP filing requirements (eDEP submission or certified mailing proof)

DIMENSIONAL REQUIREMENTS		
ZONING DISTRICT: RESIDENCE B		
SECTION VI, TABLE B	REQUIRED	
AREA	30,000 S.F.	
FRONTAGE	150 FEET	
MAX. HEIGHT	2.5 STORIES/25 FEET	
FRONT SETBACK	35 FEET	
SIDE SETBACK	20 FEET	
REAR SETBACK	20 FEET	

GENERAL NOTES:

1. SEPTIC SYSTEM LOCATION IS BASED ON ASBUILT PLAN ON FILE AT THE TOWN OF HINGHAM HEALTH DEPARTMENT BY MCSWENEY ASSOCIATES, DATED 4-28-2010
2. WETLANDS SHOWN HEREON WERE DELINEATED BY KEN THOMSON, PWS OF ROCKLAND, MA AND FIELD LOCATED BY THIS FIRM.



Plot Title PLOT PLAN OF LAND PERKINS ENGINEERING, INC. 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS TEL: 781-749-3600	Project Name 26 WESTMORELAND ROAD HINGHAM, MASSACHUSETTS		Prepared for THOMAS MCDERMOTT
	Scale 1"=40'	Date APRIL 30, 2026	Fig. No. 1



ACCORD
28 WHITING ST
HINGHAM, MA 02043-9991
www.usps.com

05/04/2026

08:12 AM

TRACKING NUMBERS
9589 0710 5270 3773 1050 85

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.78
Lakeville, MA 02347			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Wed 05/06/2026			
Certified Mail®			\$5.30
Tracking #:			
9589 0710 5270 3773 1050 85			
Total			\$6.08

Grand Total: \$6.08

Credit Card Remit \$6.08

Card Name: VISA
Account #: XXXXXXXXXXXX4893
Approval #: 04753G
Transaction #: 158
AID: A0000000031010 Contactless
AL: VISA CREDIT