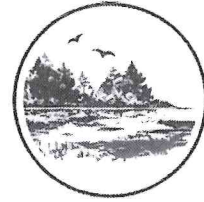




Environmental Consulting & Restoration, LLC



May 18, 2026

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

**RE: Waiver Request to Support Notice of Intent, Proposed Patio, 18 Shipyard Drive,
Hingham
DEP File #SE034-1560**

Dear Members of the Conservation Commission:

On behalf of the Applicant, we respectfully request a waiver pursuant to Section 2B of the Hingham Wetlands Protection By-law for proposed work within the fifty (50) foot buffer strip associated with the above-referenced property.

The proposed project consists of improvements to an existing developed area to allow construction of an open-air dining patio accessory to The Beth restaurant at the Hingham Shipyard. The project area is located within the 100-foot buffer zone to a Coastal Bank and within the 200-foot Riverfront Area associated with the Weymouth Back River. The site is part of the previously approved Hingham Shipyard Redevelopment Project and consists of previously developed and degraded Riverfront Area containing an existing concrete seawall, walkways, lawn, landscaping, and associated commercial waterfront improvements.

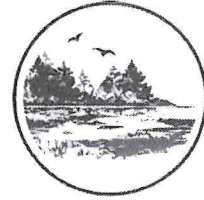
The proposed work includes redevelopment of existing lawn and concrete areas with a combination of pervious pavers, synthetic turf seating areas, landscaping improvements, utility connections, lighting, seating, and accessory open canopy/bar features. The project will also remove portions of existing impervious walkway areas and replace them with pervious surfaces and native landscape plantings.

The Applicant proposes to transplant existing plantings that will be relocated and supplement them with additional native species. Additionally, the Applicant proposes to remove an additional 530 square feet of lawn area within the 50-foot buffer and replace it with a mix of native shrubs and grasses. This new planting proposal replaces maintained lawn with native planting bed, representing more than a 2:1 ration of enhancement versus the 127 square feet of required mitigation. This increase in native vegetation enhances the interests protected under both the Wetlands Protection Act and the Hingham Wetlands Protection By-law. See Supplemental Planting Sketch, attached.

Under Section 2B, the Commission may allow activities within the 50-foot buffer strip, but only upon the determination that the Applicant has made a clear and convincing showing that the proposed work, including its natural and consequential impacts and effects, will not adversely affect the wetland values protected under the By-law. As detailed in the filed Notice of Intent materials, as well as additional supplementary filings provided in response to Conservation Agent Palmer, the proposed project results in an improvement over existing conditions within



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the Riverfront Area and buffer zone through reduction of existing impervious surface areas, incorporation of pervious surface systems, reduction in lawn area, increased native vegetation, and enhanced landscape conditions.

The proposed work remains within an already developed and previously degraded riverfront area, does not extend development closer to the Weymouth Back River, and is consistent with prior redevelopment approvals for the Hingham Shipyard property. The project is designed to protect the interests and wetland values identified in the Wetlands Protection Act and the Hingham Wetlands Protection By-law, including storm damage prevention, pollution prevention, wildlife habitat, recreation, open space, and aesthetics.

Accordingly, the Applicant respectfully requests that the Commission grant the requested waiver pursuant to Section 2B of the Hingham Wetlands Protection By-law. 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 blue ink that reads "Brad Holmes".

Brad Holmes, PWS, MCA
Manager

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

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

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