

STRICTLY PRIVATE AND CONFIDENTIAL

July 8th, 2026

SENT VIA CERTIFIED MAIL — RETURN RECEIPT REQUESTED

Massachusetts Department of Environmental Protection
Southeast Regional Office — Bureau of Water Resources / Wetlands
20 Riverside Drive
Lakeville, MA 02347

Re: Simultaneous Transmittal — WPA Form 1 (Request for Determination of Applicability), 10 Bucket Mill Lane, Hingham (Assessors Map 117, Lot 44)

To Whom It May Concern:

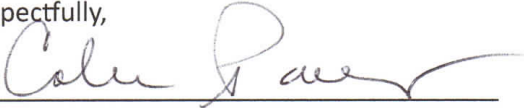
Enclosed please find a copy of a Request for Determination of Applicability (WPA Form 1) and all supporting documentation filed simultaneously with the Hingham Conservation Commission on the date shown above, pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, §40) and 310 CMR 10.05(3).

The project is a proposed 525 sq ft residential grass-paver overflow parking area, using TRUEGRID PRO PLUS 100% permeable pavers, located outside the 50-foot no-disturb buffer strip and within the 100-foot Buffer Zone / Inner Riparian Zone of a bordering wetland/river resource area. No new impervious surface is proposed, and no trees will be removed. I now attach:

- WPA Form 1 — Request for Determination of Applicability (signed)
- Project Narrative
- Site Sketch
- TRUEGRID PRO PLUS Product Specification Sheet
- Signed Policy on Receipt of Information

Please retain a copy of this Request for the Department's files. Thank you.

Respectfully,



Coleen Power — Co-Applicant / Co-Owner



Robert (Bob) Power — Co-Applicant / Co-Owner

cc: Hingham Conservation Commission, 210 Central Street, Hingham, MA 02043

10 Bucket Mill Lane, Hingham, MA, 02043, USA

STRICTLY PRIVATE AND CONFIDENTIAL

July 8th, 2026

Hingham Conservation Commission

210 Central Street

Hingham, MA 02043

Re: Request for Determination of Applicability (RDA) — Proposed Grass Paver Parking Area, 10 Bucket Mill Lane, Hingham (Assessors Map 117, Lot 44)

Dear Members of the Commission:

Please find enclosed a Request for Determination of Applicability (WPA Form 1) for a proposed 525 sq ft (35 ft × 15 ft) permeable grass-paver parking area at 10 Bucket Mill Lane, Hingham. We very much appreciated the assistance and informal correspondence with Conservation Office staff in compiling this application. This filing is submitted for the Commission's independent review under 310 CMR 10.05(3) and the Hingham Wetlands Protection Bylaw (Article 22).

The proposed work will:

- Add **no new impervious surface** — the finished surface is 100% permeable and vegetated (TRUEGRID PRO PLUS with grass infill);
- Be located **outside the 50-foot no-disturb buffer strip** and within the 100-foot Buffer Zone and the Riverfront Area Inner Riparian Zone (310 CMR 10.58);
- Preserve **all existing trees** (no trees ≥6-inch DBH will be removed);
- Include **compost-filter-sock erosion controls** installed prior to any earth-moving and remaining in place until vegetation is established;
- Meet the MassDEP definition of pervious pavement, providing approximately 87 cu ft of subsurface detention in the stone base course.

Delineation verification. The project relies on the wetland delineation prepared by John Zimmer on October 8, 2013 (flags WF-B1 through WF-B10+), which underlies the approved 2013 Grady Consulting septic-repair plan used as the base map. In accordance with the informal advice of the Conservation Office that the wetland line needed to be re-flagged before filing we have not done so but have provided reasons in the narrative as to why this approach is reasonable.

Self-imposed conditions offered by the Applicants. To support a Negative Determination, the Applicants voluntarily commit to the following conditions of approval, to be recorded with the file:

- **Use restriction:** the 525 sq ft grass-paver area will continue to be used for periodic passenger-vehicle parking;

10 Bucket Mill Lane, Hingham, MA, 02043, USA

- **Erosion controls:** approximately 35 linear feet of compost filter sock along the wetland side of the work area, installed before any earth-moving and maintained until vegetation is established;
- **Inspection:** weekly and post-rain inspection of erosion controls during construction;
- **No staging in 100-ft buffer:** equipment, spoils, and materials will be staged outside the 100-ft Buffer Zone and on the existing driveway;
- **Septic reserve area:** the reserve/leaching area shown on the 2013 Grady plan will not be disturbed;
- **Advance notice + as-built:** 48-hour advance notice of construction start to the Conservation Office, and a written as-built certification submitted within 30 days of completion.

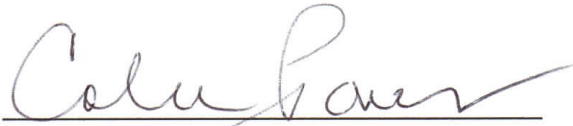
The following documents are enclosed in accordance with the Commission's RDA Application Checklist:

1. WPA Form 1 — Request for Determination of Applicability (signed);
2. Project Narrative;
3. Site Sketch showing proposed parking location and dimensions to scale;
4. TRUEGRID PRO PLUS Product Specification Sheet (manufacturer);
5. *Signed Policy on Receipt of Information*;
6. Check for \$50.00 payable to the Town of Hingham (Wetlands Protection Bylaw fee);
7. Certified-mail receipt evidencing simultaneous transmittal to MassDEP Southeast Regional Office, 20 Riverside Drive, Lakeville, MA 02347.

The Applicants respectfully request that the Commission issue a **Negative Determination under Box 3** of WPA Form 2 (that the work is within an area subject to protection but will not remove, fill, dredge, or alter that area), per 310 CMR 10.05(3)(c)(3), subject to the self-imposed conditions above. We are targeting the **July 27, 2026 Commission meeting** (submittal deadline July 9, 2026 by noon).

Please contact us at 617-631-0639 or bobpower0@gmail.com with any questions or if additional information is required. Thank you for your consideration.

Respectfully submitted,



Coleen Power — Co-Applicant / Owner



Robert (Bob) Power — Co-Applicant

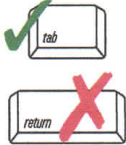
cc: File

MassDEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347 (via certified mail)



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:

Coleen and Robert (Bob)

Power

First NameLast Name

10 Bucket Mill Lane

Address

HinghamMA02043

City/TownStateZip Code

617-631-0639bobpower0@gmail.com

Phone NumberEmail Address

2. Property Owner (if different from Applicant):

Coleen

Power

First NameLast Name

10 Bucket Mill Lane

Address

HinghamMA02043

City/TownStateZip Code

617-631-0639bobpower0@gmail.com

Phone NumberEmail Address (if known)

3. Representative (if any)

First NameLast Name

Company Name

Address

City/TownStateZip Code

Phone NumberEmail Address (if known)

B. Project Description

[How to find Latitude
and Longitude](#)

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

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

10 Bucket Mill Lane

Hingham

Street AddressCity/Town

42.21430-70.88790

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

11744

Assessors' Map NumberAssessors' Lot/Parcel Number

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

Single-family residential lot with existing driveway. Bordering wetland / river resource area on-site. Proposed parking area is outside the 50-ft buffer strip, within the 100-ft Buffer Zone, and within the Inner Riparian Zone (310 CMR 10.58). Property is OUTSIDE the 50-ft Buffer Zone.

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

Site Sketch - Proposed Grass Paver Parking Area, 10 Bucket Mill Lane

July 2026

TitleDate

Septic Repair Plan, #10 Bucket Mill Lane, Hingham MA (Grady Consulting, LLC)

December 13, 2013 (approved January 23, 2014)

TitleDate



B. Project Description (cont.)

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

Install ~525 sq ft (35 ft x 15 ft) of PERMEABLE GRASS PAVERS (TRUEGRID PRO PLUS) adjacent to the existing driveway for residential overflow parking. NO ASPHALT and NO NEW IMPERVIOUS SURFACE. Finished surface is 100% permeable and vegetated. Work is outside the 50-ft buffer strip, within the 100-ft Buffer Zone / Inner Riparian Zone. Erosion controls installed prior to any earth-moving. See attached Narrative for full detail.

- 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).

The Applicant submits this Request under 310 CMR 10.05(3) for a Negative Determination under 310 CMR 10.02(2)(a); the proposed activity is located entirely within the Buffer Zone and the Riverfront Area (Inner Zone, 310 CMR 10.58) but OUTSIDE the

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.)

N/A - This filing is a Request for Determination of Applicability under 310 CMR 10.05(3), not a Request for Determination of Scope of Alternatives. Section B.3 is therefore not applicable.



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

7/9/26
Date

[Signature]
Signature of Representative (if any)

7/9/26
Date

ROBERT POWER
COLEEN P POWER
10 BUCKET MILL LN.
HINGHAM, MA 02043-3115

5-7017/2110

1325

DATE 7/8/26 PIP

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MAINTAINING YOUR HIGH SECURITY



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\$50

Fifty Dollars only

DOLLARS

Heat
Reactive
Ink

 Citizens

MEMO RDA.

 MP

REQUEST FOR DETERMINATION OF APPLICABILITY

PROJECT NARRATIVE

10 Bucket Mill Lane, Hingham, MA 02043

Assessors Map 117, Lot 44

Applicants / Property Owners: Coleen and Robert (Bob) Power

Submitted to: Hingham Conservation Commission | Prepared: July 2026

1. Project Summary

The Applicant proposes to install approximately **525 square feet** (35 ft × 15 ft) of **TRUEGRID PRO PLUS permeable grass pavers** immediately adjacent to the existing driveway at 10 Bucket Mill Lane, Hingham, to provide additional overflow residential parking. The proposed surface is 100% permeable, vegetated, and results in **no net increase in impervious area** and no change in the direction or volume of stormwater flow toward on-site or adjacent resource areas.

This Request is submitted under 310 CMR 10.05(3) for the Commission's determination on the merits. The Applicant understands from informal correspondence with the Conservation Office that staff did not identify a threshold obstacle to RDA review for a project of this scope, and that reflagging of the 2013 wetland delineation is not required for this project; the Applicant recognizes that the choice of review vehicle and the ultimate determination rest with the Commission. The Applicant respectfully requests a **Negative Determination under 310 CMR 10.05(3)(c)(3)** (Box C of WPA Form 1 — work within the Buffer Zone that will not alter an Area Subject to Protection), subject to the erosion-control and use-limitation conditions the Applicant proactively proposes in Section 9 below.

2. Site Description & On-Site Resource Areas

The property is a single-family residential lot located at 10 Bucket Mill Lane in Hingham (Assessors Map 117, Lot 44; approximately 148,975 sq ft / 3.42 acres). The lot is developed with an existing single-family residence, driveway, septic system, and associated landscaping.

Based on prior consultation with the Hingham Conservation Officer and review of Mass GIS DEP Wetlands GIS layers, the following jurisdictional facts have been established:

Jurisdictional Fact	Status
Bordering Vegetated Wetland / River on-site	Yes
50-ft No-Disturb Buffer Strip (Hingham Art. 22)	Work is OUTSIDE
100-ft Buffer Zone	Work is WITHIN
Inner Riparian Zone (0-100 ft from mean annual high-water; 310 CMR 10.58)	Work is WITHIN
FEMA Floodplain (FIRM Zones AE, VE)	OUTSIDE floodplain
Certified or uncertified Vernal Pool within 100 ft	None known
Estuary / Coastal Bank / Salt Marsh	N/A

Wetland Delineation — Currency and Source. The Bordering Vegetated Wetland and stream boundary shown on the attached Site Sketch were delineated by John Zimmer on October 8, 2013 (flags WF-B1 through WF-B10+) in connection with the property's septic system repair permitting at that time. The Applicant understands from informal correspondence with the Conservation Office that staff did not identify a threshold obstacle to RDA review for a project of this scope, and that reflagging of the 2013 wetland delineation is not required for this project. Because the area of proposed work is stable, mowed residential upland with no history of regrading, fill placement, or hydrologic alteration since the 2013 delineation, and because the work is sited outside the 50-ft no-disturb buffer strip regardless of minor boundary interpretation, the Applicants submit that reliance on the 2013 Zimmer delineation remains reasonable for purposes of this RDA. The Site Sketch reproduces the 2013–2014 Grady Consulting, LLC Septic Repair Plan (approved January 23, 2014), which was originally prepared for the property's prior owners (A. Michael Flaherty and Sarah Greene). The Applicants are the current record owners of Assessors Map 117, Lot 44 and confirm that no material change in site topography, tree cover, or wetland conditions has occurred in the area of the proposed work since that plan was prepared.

On-Site Alternatives Considered. The Applicants considered other on-site locations for the proposed 525 sq ft of overflow parking. The proposed location has historically been used for parking and is the least-intrusive point relative to the wetlands: an extension at the end of the existing driveway would fall within the 50-ft no-disturb buffer strip, and no other location on the lot combines existing vehicle access, established (non-wetland) ground cover, and existing site lighting that aids safety at night. The proposed location therefore reflects the on-site alternative with the least impact to the Buffer Zone and adjacent Resource Areas, consistent with the Hingham Buffer Zone Mitigation Policy.

MEPA and Chapter 91. The proposed 525 sq ft of grass pavers is orders of magnitude below any MEPA review threshold under 301 CMR 11.03 (no alteration of any wetland resource area is proposed); an Environmental Notification Form is not required. The property is non-tidal and no Chapter 91 waterways licensing trigger is implicated.

3. Proposed Activity — Grass Paver Parking Area

Product specified:

TRUEGRID PRO PLUS 100% Permeable Paver System (manufactured by TRUEGRID Pavers, Houston, TX). Key specifications from manufacturer's data sheet (attached):

Attribute	Specification
Grid dimensions	24" × 24" × 1.8" (4 sq ft per grid)
Delivery format	Preassembled 4' × 4' sheets (16 sq ft), snap-together
Material	100% post-consumer recycled HDPE, UV stabilized
Permeability	100% (rated with clean, uniform stone or grass infill)
Compressive strength	Over 8,000 psi filled; H20 / HS20 load-rated

Environmental compatibility	Non-toxic, groundwater neutral, inert
Installation speed	~1,000 sq ft per man-hour
Staking / clips required	None — grid held by fill weight

Dimensions & location:

35 ft (long dimension, parallel to existing driveway) × 15 ft (perpendicular). Total area = 525 sq ft. Located immediately adjacent to the existing driveway, at least 50 feet from the delineated / estimated wetland resource boundary. See attached Site Sketch for exact placement and dimensions to scale on the existing plan.

Construction sequence:

1. Install erosion controls (compost filter sock or 12-inch straw wattle) along the downgradient perimeter of the work area, between the parking area and the resource area, prior to any earth-moving. Erosion controls to remain in place until vegetation is fully established (min. two mowing cycles).
2. Locate all buried utilities via Dig Safe (call 811) prior to excavation.

Utility Protection. The Site Sketch (Sheet 2) shows the approximate location of an existing gas service line and an existing electric service line running near or through the proposed paver footprint, as depicted on the 2013–2014 Grady Consulting plan. Prior to any excavation, the Applicants will (a) confirm current utility locations and depths through Dig Safe (811); (b) contact the gas and electric utility providers directly to confirm current easement terms and any restrictions on placement of permeable paver systems over or near active service lines; and (c) within 5 feet of any marked utility line, excavate only by hand-digging or air-spade methods, with no mechanized excavation permitted in that zone. If utility depth or easement terms are inconsistent with the proposed 7.8-inch excavation depth, the Applicants will adjust the footprint or excavation method accordingly and will notify the Conservation Office of any resulting change prior to proceeding.

3. Excavate to a uniform depth of approximately 7.8 inches below finish grade (6 inches of 3/4-inch angular stone base + 1.8-inch TRUEGRID grid + grass infill).
4. Place and compact 6 inches of clean, washed 3/4-inch angular stone base to 95% compaction. Base graded to match existing surrounding grade — no change in overall surface elevation, and no re-direction of surface flow.
5. Lay preassembled 4' × 4' TRUEGRID PRO PLUS sheets on prepared base; snap-fit adjacent sheets together per manufacturer instructions. Cut grids with angle grinder or handsaw to fit perimeter.
6. Fill grid cells with sandy loam growing medium to the top of the rings (not overfilled). Hydroseed with a native fescue / turf-grass mix appropriate for New England shade/sun conditions on-site.
7. Water regularly for the first 6–8 weeks per manufacturer's establishment specifications. No vehicle traffic on the surface for a minimum of 3–4 weeks post-seeding to allow root establishment.

8. Remove erosion controls only after Conservation Agent inspection or written confirmation that vegetation is established.

4. Overdig / Limit of Work

Because the TRUEGRID system uses preassembled 4' × 4' sheets set on a compacted stone base with vertical edges, **no significant overdig is required**. The limit of excavation will match the 35 ft × 15 ft footprint of the finished parking area, plus a nominal working tolerance of approximately **6 inches beyond each edge** to allow edge compaction of the base course and clean trimming of the perimeter grid. Total disturbed area therefore does not exceed approximately **36 ft × 16 ft (~576 sq ft)**. The limit-of-work / erosion control line is shown on the Site Sketch.

All excavated material will be reused on-site as fill or removed off-site — **no stockpiling within the Buffer Zone**. Any temporary stockpile location will be on the driveway apron or upland lawn area at least 75 feet from the wetland boundary, and covered/contained.

5. Tree Protection and Root Impact

There is one mature tree in the vicinity of the proposed work; the parking-area footprint has been sized and positioned specifically to avoid removing it. Prior to construction, the Applicants will field-verify the species and DBH of this tree and any additional trees within the limit-of-work envelope, and will provide that information to the Conservation Office if requested. In accordance with the Hingham **Tree Removal and Replacement Policy**:

- **No trees will be removed** as part of this project. If pre-construction field verification identifies any tree of 6-inch DBH or greater whose drip line or critical root zone conflicts with the paver footprint, the Applicants will re-consult with the Conservation Office before proceeding rather than remove the tree.
- A **tree protection zone** will be established at the drip line of the nearby tree, marked with orange construction fencing and included on the limit-of-work line. No excavation, storage, or vehicle traffic will occur inside this zone.
- To minimize root impact within the excavation area itself, the contractor will use **hand-digging or air-spade methods where roots ≥ 1-inch diameter are encountered**. Any larger roots that must be cut will be cleanly severed with a sharp saw (not torn) and treated with pruning sealant if directed by a certified arborist.
- The grass-paver system is expressly **root-friendly**: it delivers water, air, and organic material to the root zone through its 90% void space, and eliminates the compaction and imperviousness impacts that would accompany an asphalt alternative.

6. Riverfront Area, Stormwater Management & Buffer Zone Mitigation

Riverfront Area (310 CMR 10.58). The proposed work is located within the inner 0–100 ft zone of the Riverfront Area associated with Crooked Meadow River, as defined by 310 CMR 10.58(2). The area proposed for conversion is existing mowed turf lawn and compacted soil, not natural or undisturbed riparian vegetation, and the proposed activity — conversion of lawn to an accessory

residential use more than 50 feet from the mean annual high-water line, with erosion and sedimentation controls implemented throughout construction — is consistent in structure and impact with the minor-activity conversions described at 310 CMR 10.02(2)(b)2.e. The project involves no fill, no vegetation clearing of trees or shrubs, no impervious surface increase, and no change to existing drainage patterns, and the Applicants submit that it therefore does not constitute an alteration of the Riverfront Area requiring review under the performance standards of 310 CMR 10.58(4).

Under the Hingham **Buffer Zone Mitigation Policy**, the Applicant has prepared the following existing/proposed surface calculation for the work area:

Surface Type	Existing (sq ft)	Proposed (sq ft)	Net Change
Impervious (asphalt, roof, etc.)	0	0	0
Pervious (lawn / natural)	525	0	-525
Pervious (grass pavers, 100% permeable)	0	525	+525
Total pervious	525	525	0

Because the project meets the regulatory definition of pervious pavement under the MassDEP Stormwater Management Standards and results in **zero net increase in impervious surface**, no mitigation is triggered under the Buffer Zone Mitigation Policy table (50–100 ft Buffer Zone, pervious-to-pervious: **No mitigation required**). The proposed footprint lies entirely in the 50–100 ft segment of the Buffer Zone; there is **no proposed work in the 0–50 ft segment**.

The 6-inch, 3/4-inch angular stone reservoir course beneath the paver grid provides approximately **87 cubic feet** of supplemental storage/attenuation capacity (at an assumed 40% void ratio) for the small volume of runoff generated by the 525 sq ft footprint prior to diffuse infiltration into underlying native soils. This detention volume is presented for context and is not intended as a claim that infiltration performance at this specific location is identical to pre-construction turf; the engineered system is offered as a permeable alternative to any hardened surface that would otherwise be required to support parking use in this location. The Applicants further note that the proposed use restriction to passenger vehicles only (Section 9) directly limits the loading regime the system will experience, consistent with manufacturer specifications for long-term void-ratio retention.

7. Installer Qualifications

The Applicant will retain a landscape or paving contractor with documented prior experience installing grass-paver systems (TRUEGRID or equivalent). Prior to construction, the Applicant will submit to the Conservation Office:

- Contractor name, address, and contact information;
- Written confirmation of the contractor's grass-paver installation experience (project references or manufacturer training certification);
- Contractor's Dig Safe confirmation.

TRUEGRID PRO PLUS is a widely-installed system with straightforward, manufacturer-documented installation procedures.

8. Requested Determination

For the reasons above — namely, that the proposed work (a) does not remove, fill, dredge, or alter any wetland resource area; (b) results in no net increase in impervious surface; (c) is located outside the 50-ft Hingham no-disturb buffer strip; (d) preserves all existing trees; and (e) is filed on the delineation currency confirmed by Conservation Officer Sylvia Schuler — the Applicants respectfully request that the Conservation Commission issue a **Negative Determination of Applicability under 310 CMR 10.05(3)(c)(3)** (Box 3 of WPA Form 2: work within the Buffer Zone that will not alter an Area Subject to Protection), subject to the conditions the Applicants proactively propose in Section 9 below.

9. Conditions the Applicants Proactively Propose

To provide the Commission a clear and enforceable record and to preempt any future question about use of the paver area, the Applicants proactively propose the following conditions be incorporated into the Negative Determination:

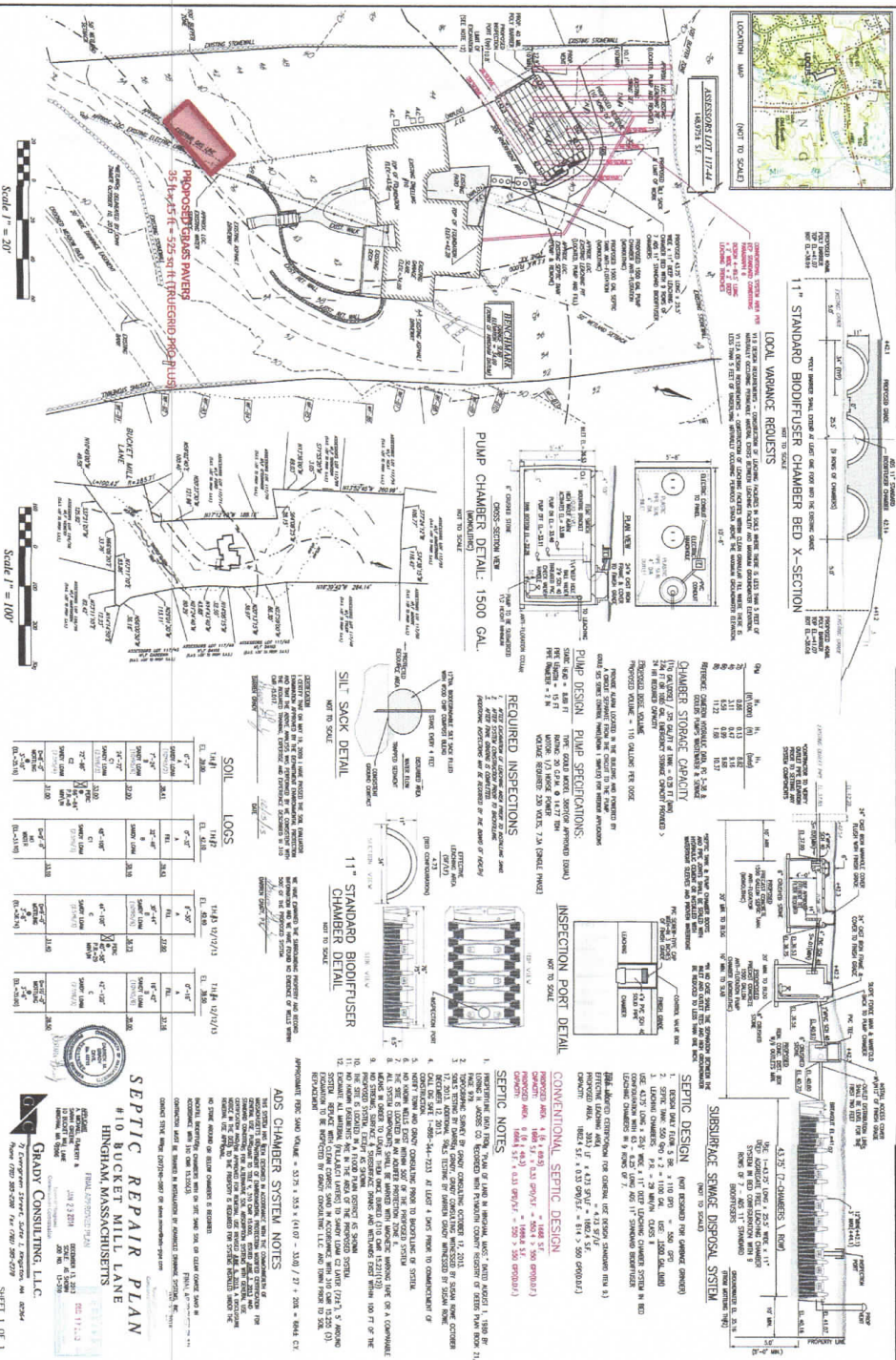
- **Approved use.** The paver area is approved solely as a permeable, vegetated overflow parking surface for passenger vehicles. No further expansion or conversion to impervious surface without a new filing.
 - **Erosion control installation.** Approximately 35 linear feet of 12-inch compost filter sock will be installed along the downgradient (wetland-facing) edge of the work area, extended approximately 5 feet beyond each corner, prior to any earth-moving.
 - **Erosion control inspection.** Erosion controls will be inspected weekly during construction and after every rain event of 0.5 inches or greater; sediment will be removed and any deficiency repaired within 24 hours. Controls will remain in place until vegetation is fully established (minimum two mowing cycles) and will not be removed until the Conservation Agent has inspected the site or issued written confirmation of vegetation establishment.
 - **No staging in the Buffer Zone.** No equipment staging, material stockpiling, or vehicle parking within the 100-ft Buffer Zone at any time during construction. All staging will be confined to the existing driveway or upland lawn area at least 75 feet from the wetland boundary.
 - **Septic reserve area protection.** Construction equipment, delivery vehicles, and material staging will be routed to avoid crossing or compacting soil over the septic system's reserve leach area shown on the 2013–2014 Grady Consulting Septic Repair Plan.
 - **Advance notice.** The Applicants will notify the Conservation Office in writing prior to commencement of work and again upon completion.
 - **Post-construction certification.** Within 30 days of completion, the Applicants will provide the Conservation Office with (i) as-built photographs from the same vantage points as the pre-construction photos in the Site Sketch, and (ii) a signed statement from the installer or
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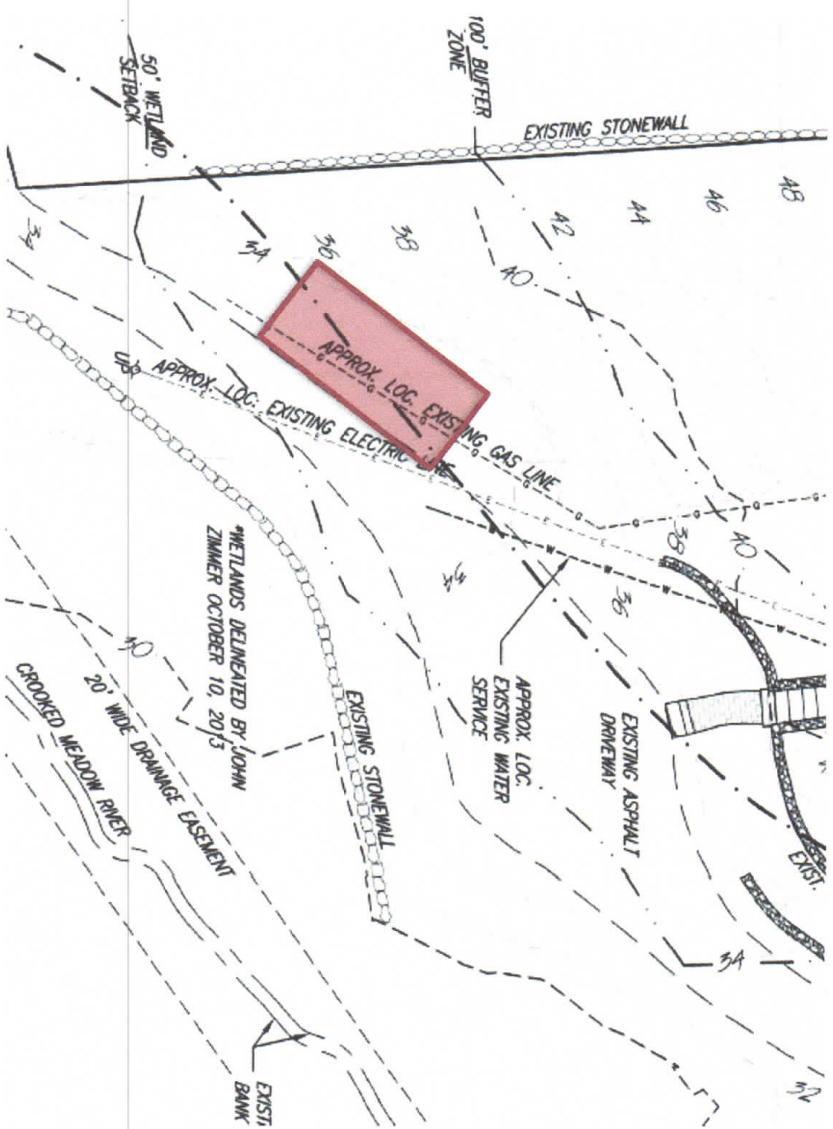
the Applicants confirming that the work matches the permitted 35' x 15' / 525 sf footprint and that no encroachment occurred into the 50-ft no-disturb buffer strip.

10. Attachments to This Filing

1. Completed WPA Form 1 (Request for Determination of Applicability)
2. This Narrative
3. Site Sketch (proposed parking location and dimensions to scale, on existing plan)
4. TRUEGRID PRO PLUS Product Specification / Cut Sheet (manufacturer)
5. Hingham Conservation Commission Policy on Receipt of Information (signed)
6. Check for \$50 payable to the Town of Hingham (Wetlands Protection Bylaw fee)
7. Proof of mailing to MassDEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

Base plan: 2014 Grady Septic Repair Plan (scale 1" = 20 ft).





Zoomed in sketch - not to scale

SITE SKETCH (Sheet 3) — 10 Bucket Mill Lane, Hingham, MA — Assessors Map 117, Lot 44

Aerial view (blue bracket = proposed paver location) and on-site photograph (green outline = 35' x 15' footprint).



Aerial view — blue bracket marks the proposed paver location adjacent to existing driveway.



On-site field photograph — green outline shows the 35' x 15' (525 sq ft) footprint.

See Sheet 1 for scaled overlay on the 2014 Grady Consulting Septic Repair Plan (1" = 20 ft); Sheet 2 for zoomed detail.

SITE SKETCH (Sheet 4) — Illustrative Post-Installation Visualization

10 Bucket Mill Lane, Hingham, MA — Assessors Map 117, Lot 44 — Same viewpoint as Sheet 3 field photograph.

NOT A PHOTOGRAPH — AI-generated illustrative visualization of expected finished condition. Not intended as a representation of built conditions.



Expected finished condition: TRUEGRID PRO PLUS grass-paver system installed flush with surrounding lawn.

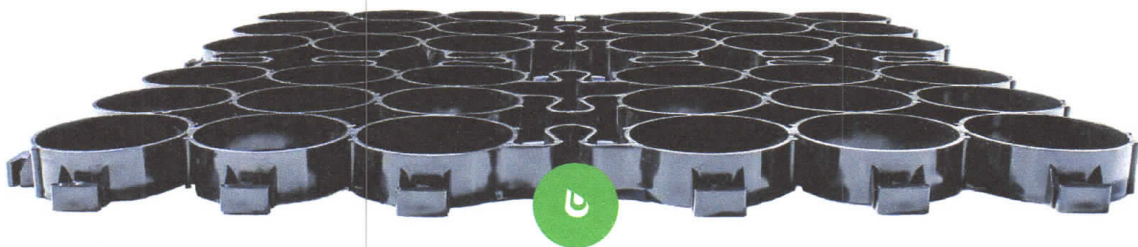
Grass-paver footprint blends with adjacent turf once vegetation is established (typically 4–8 weeks post-install per manufacturer).

Image generated for illustrative purposes only. See TRUEGRID cut sheet (Attachment) for product specifications.



SUPERIOR PAVING PRODUCT

WORLD'S STRONGEST PERMEABLE PAVERS



NEW PRODUCTS | 2018
READ MORE ON PAGE 7



COST SAVINGS

**LAND & PER SQUARE
FOOT SAVINGS**



100% PERVIOUS COVER

**DRIVE ON SURFACE,
WATER STORAGE BELOW**

TRUEGRIDPAVER.COM

855-355-GRID



GRAVEL FILL



GRASS FILL

A DESIGN...

The beauty and **simplicity** of a basic LEGO® brick has always wowed me. The fit. The **strength**. Have you ever seen one break? The versatility. Six eight-stud LEGO bricks (2x4) can be put together in 915,103,765 ways! Whatever one can imagine one can build!

With TRUEGRID®, I aspired to design a LEGO paver for the real world, more precisely a permeable one. Strength, simplicity and **modular** versatility are the legs to the grid's design. The TRUEGRID® paver is a simple, permeable paving building block for the **real** world.

...DRIVEN BY PURPOSE.

Five years ago my hero, my nine year old son Hudson, battled and survived cancer. His younger brother, my other hero and son, was born 10 weeks before his brother's diagnosis. These events shaped the course of my life.

We have a **clarity of purpose** for our business: to challenge conventional thinking and disrupt traditional paving methods; to ultimately create a better, cleaner, less toxic environment for our kids. By offering a simple new green technology that is easily actionable, together we can make an **impact** now. Less flooding. Cleaner air and water. Less heat. Less thermal pollution. Less waste in the landfill. Fewer toxins from runoff pollutants as well coal tar & asphalt. A more natural landscape.

We are very fortunate. My kids are healthy and we get to do what we love with a deep sense of purpose. Last week I myself became a one-year cancer survivor. Our team greets each day with passion, purpose and joy for our mission. Call us and you'll see. The **TRUEGRID® movement is underway**. Thank you for joining us in building a better tomorrow...now.

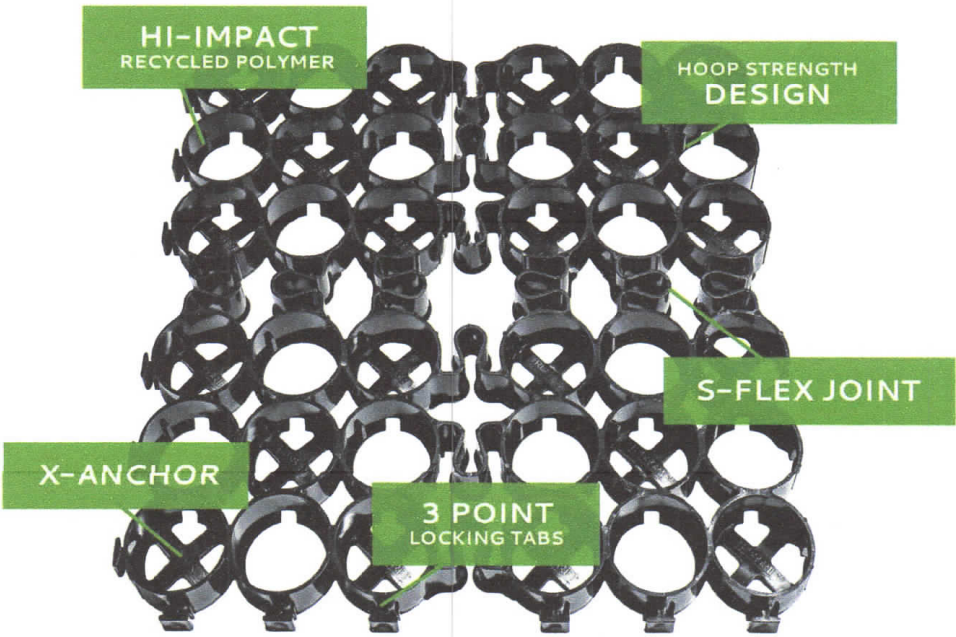
Barry Stiles
Founder & CEO

WWW.TRUEGRIDPAVER.COM

[>ABOUT](#)



DESIGN FEATURES



U.S. Patent No. 8,734,049

The robust cells allow our 2 lb grid to handle over 1 million lbs per square foot load! No gravel migration, compaction or dust. **100% permeability.** The grid can be pressed together by hand, no tools, no clips. With the integral X-anchors, no staking is needed. A bottom flange prevents sinking. Other systems are either too flexible & weak & can't handle trucks or traffic; or too rigid because soils move and paving cracks! The S-Flex Joints solve these problems giving our grid the best of both. A versatile design for any climate or soil or weight or traffic load.

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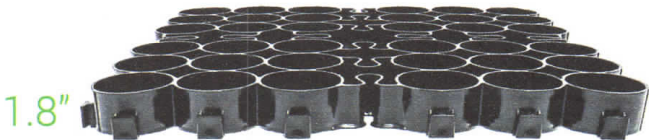
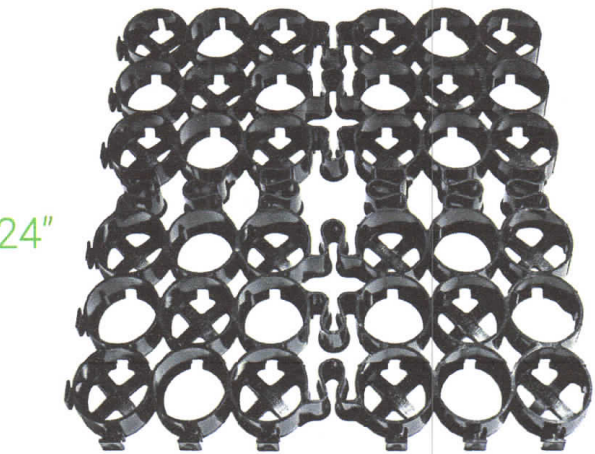
PRODUCTS

WWW.TRUEGRIDPAVER.COM
→PRODUCTS
→TRUEGRID-PRO-PLUS



TRUEGRID® PRO PLUS

THE COMMERCIAL PAVER



- Works with SuperSpot® Parking Markers
- Superior Patented Design
- Engineered for Heavy Loads & Heavy Traffic
- Industry-Best Strength.
- Industrial or Commercial Applications
- H20, HS20 Rated

SPECIFICATIONS:

- | | |
|-------------------------|--|
| · Dimensions: | 24"x 24" x 1.8" (4 sf) |
| · Pre-Assembled: | 16 sf per layer (4'x4' sheet of 4 grids) |
| · Compression Strength: | 9510 psi filled. |
| · Permeability: | 100% |
| · Material: | 100% Post-Consumer Recycled HDPE |
| · Color: | Black with UV Stabilizer |

MORE:

- No Staking or Clips
- Works in All Climates & Soils
- May be Saw Cut



SUPERSPOT® AVAILABLE

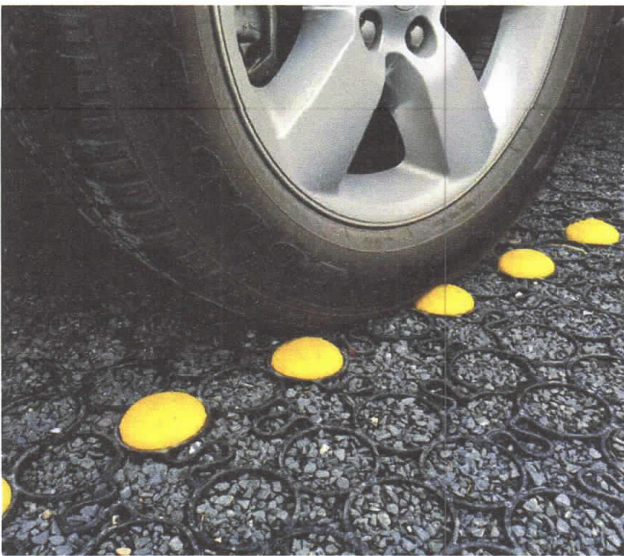
COMMERCIAL APPLICATIONS:

- Parking Lots
- Equipment & Truck Yards
- Storage Lots
- Drive Lanes
- Roadways
- Firelanes
- Rig Sites
- Event Parking



WWW.TRUEGRIDPAVER.COM
→GET A QUOTE





SuperSpot® for TRUEGRID® PRO PLUS

- Maintenance-Free Parking Markers
- Delineate Parking for Max Efficiency
- Create Arrows & Traffic Flow Markers
- High Visibility Profile
- Heavy Loads, Heavy Traffic
- Easy Snap-Lock Installation
- Never Stripe Again

SPECIFICATIONS:

- Support Ribs for Strength
- 0.90" Domed Profile
- UV Stabilized

WWW.TRUEGRIDPAVER.COM
└─>PRODUCTS
 └─>SUPERSPOTS



PRODUCTS

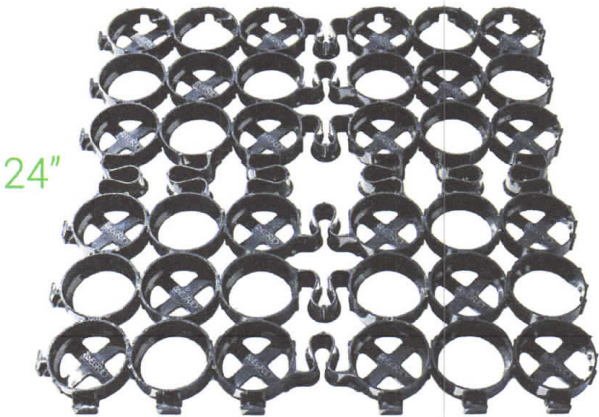
WWW.TRUEGRIDPAVER.COM
→PRODUCTS
→TRUEGRID-ECO



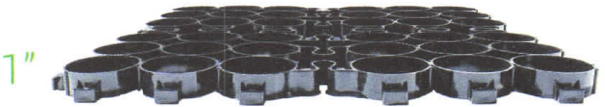


TRUEGRID® ECO

THE RESIDENTIAL PAVER



24"



1"

- Superior Patented Design
- Excellent Compression Strength. Best-in-class.
- Low traffic applications
- H20, HS20 Rated

SPECIFICATIONS:

- | | |
|-------------------------|--|
| · Dimensions: | 24"x 24" x 1.0" (4 sf) |
| · Pre-Assembled: | 16 sf per layer (4'x4' sheet of 4 grids) |
| · Compression Strength: | 6200 psi filled. |
| · Permeability: | 100% |
| · Material: | 100% Post-Consumer Recycled HDPE |
| · Color: | Black with UV Stabilizer
Other Colors Available |

MORE:

- No Staking or Clips
- Works in All Climates & Soils
- May be Saw Cut
- Grass or Gravel Fill
- High Heel Friendly



SUPERSPOT® AVAILABLE

APPLICATIONS:

- Driveways
- Parking lots
- Event Parking
- Firelanes
- Grass Overflow Parking
- Community Green-Space
- Golf Cart Paths
- Walk/Bike Trails
- Pathways



WWW.TRUEGRIDPAVER.COM
→GET A QUOTE

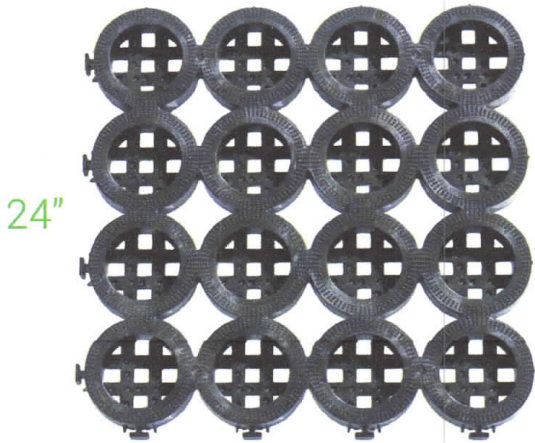




TRUEGRID® MACK®

NEW PRODUCT

THE INDUSTRIAL PAVER



24"



1.5"

EARTH GRABBING TEETH



- Double Wall I-Beam Construction
- Unique Patented Design
- Gridlock™ positive locks
- Earth grabbing teeth for torque strength
- Gripping traction tread surface
- 100% effective permeability
- Deep Cells for Gravel Containment

SPECIFICATIONS:

- Dimensions: 24"x 24" x 1.5" (4 sf)
- Pre-Assembled: 16 sf (4'x4') Sheets (4 grids per sheet)
- Permeability: 100%
- Material: 100% Post-Consumer Recycled HDPE
- Color: Black with UV Stabilizer

MORE:

- No Staking or Clips
- Works in All Climates & Soils
- May be Saw Cut
- 20 + Year, Virtually Maintenance Free Life



SUPERSPOT® AVAILABLE

APPLICATIONS:

- Roadways
- Construction Site Access
- Truck terminals & sites
- Heavy Traffic Drive lanes
- Military
- Extreme Applications
- Dust Control
- Service Roads



ACCESSORIES

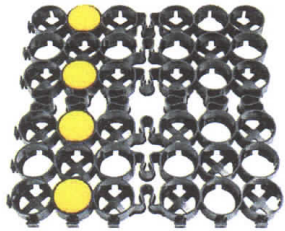
WWW.TRUEGRIDPAVER.COM
→PRODUCTS



SuperSpots®

MAINTENANCE-FREE PARKING DELINEATORS

Delineate your parking spots with easy-to-pop-in SuperSpot parking markers. No-restriping. Long-term UV resistance. Multiple color options for standard parking, fire lanes, handicapped designated spaces. Highly visible.



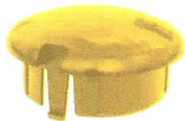
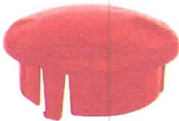
PRO PLUS



ECO



MACK™

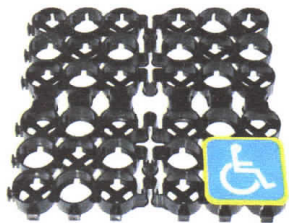


THE PLATE™

EASY-TO-USE PARKING SPOT IDENTIFIER FOR PRO PLUS

Identify your spaces with easy-to-pop-in PLATE markers. Long-term UV resistance. Multiple color options for standard signs. Highly visible.

Patent Pending



7.5"



ACCESSORIES

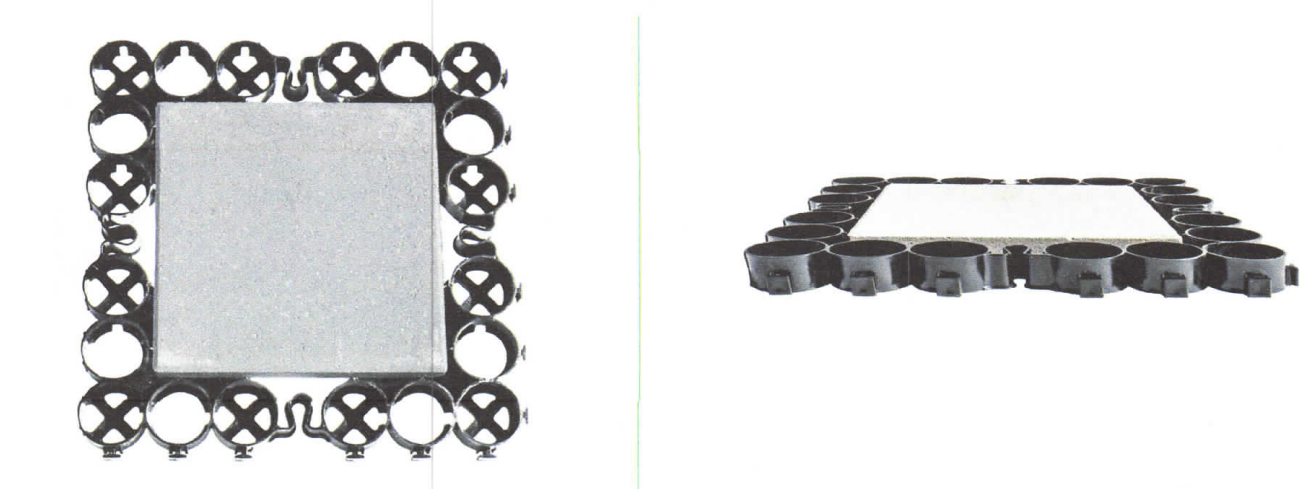
WWW.TRUEGRIDPAVER.COM

- >PRODUCTS
- >DECO





TRUEGRID® DECO™



A modular décor element, the TRUEGRID® DECO™ adds functional nuance to your design. Use square, round or irregular shaped step stones to build walkways, ribbon driveways or any stepping area to add character to your project. Use DECO™ alone or attach to the TRUEGRID® PRO PLUS™ paving system to create unique projects that are not only pleasing to the eye but sustainable.

FEATURES:

- Fits most 16" x 16" x 2" or smaller stone pavers
- 100% Post-Consumer Recycled HDPE
- Fits square, round or any irregular shaped stones
- Connects with TRUEGRID PRO PLUS
- Border cells allow for gravel or grass fill
- Drain through and detain under grid
- Stone paver not included



SPECIFICATIONS:

- | | |
|------------------|---|
| · Dimensions: | 24"x 24" x 1.8" (4 sf) |
| · Pre-Assembled: | 16 sf (4'x4') sheets (4 grids per sheet) |
| · Permeability: | 100% |
| · Material: | Recycled High Density Polyethylene (100% post-consumer) |
| · Color: | Black with UV Stabilizer |

APPLICATIONS:

- Walkways
- Driveways
- Poolside
- Garden Paths
- Light Commercial Parking
- Dog park paths
- Common areas walks
- Patios

GREEN

WWW.TRUEGRIDPAVER.COM

>RESOURCES

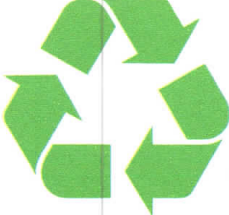
>ENVIRONMENT





TRUEGRID® is Eco-friendly from manufacture to end use.







Made from 100% post-consumer recycled HDPE.

100% Permeable. Up to 100% of runoff water pollutants are removed via bioremediation.

Impact Scorecard
MEASURE THE DIFFERENCE



150K^{SF}
600 Car Lot

CO2 SAVED

967^{TONS}

PLASTIC RECYCLED

204K^{LBS.}

STORMWATER DETAINED

40K^{CUBIC FT}

LEED Credit Opportunities
With TRUEGRID®



STORMWATER
MANAGEMENT



RECYCLED
CONTENT



INNOVATION
& DESIGN



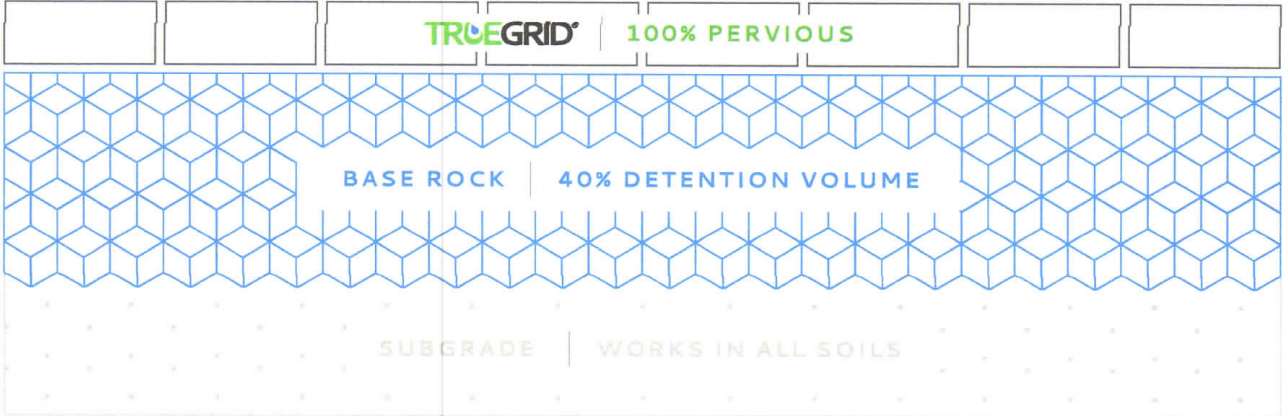
MATERIALS
& RESOURCES

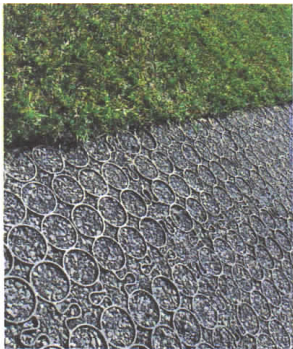
Tons of CO2 emissions from the manufacturing of cement are eliminated. Millions of lbs of plastic are kept out of landfill and recycled from a consumable to a 60 year life cycle useful product. Detention is added and flooding from stormwater is reduced. Coal tar & asphalt toxins are eliminated.

“ We do not inherit the earth from our ancestors; we borrow it from our children.”
Unknown Native American Quote

COMPETITION COMPARISON

SPECIFICATION	TRUEGRID	ROLL-OUT PLASTIC PAVERS	CONCRETE PAVERS
Strength (filled)	9510 psi	5730 psi	5000
Flexural Strength	High	None (rolled paver)	High
Weight (lbs/sf)	1.32	0.42	37
Tensile Strength	2852 lbs	458 lbs	NA
Fill rock size	Up to 1"	Up to 3/8"	NA
Staking	Not Required	Required	NA
Installation	1000 sf/hr	NA	Slow
Recycled content	100% post consumer	100%	0
Porosity	90%	90%	37%
Wall thickness	.250"/.150"	.104"	NA
Paver depth	1.8"	1.0"	2"
Cell Size (ID)	3.2"	2.15"	NA
Flexibility	Rigid w/ Flex joints	Flexible	Rigid
Adjoining cell walls	Yes	No	No
Flex joints	Yes	No	No
Joint type	Tab	Snap	None
Shear Transfer Strength	High	Low	None





"Man is a phase of nature, and only as he is related to nature does he matter, does he have any account whatever above the dust."

Frank Lloyd Wright

Endless Gravel Fill Options:



- Beauty
- Performance
- Sustainability

Achieve harmony & balance development with nature. Gain space for inspired functionality & green, creative livability. Retain & reuse stormwater onsite. Natural, upscale aesthetic. ADA compliance. Design with TRUEGRID®.

DEVELOPERS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS







- 100% Land Utilization
- Durable & Pervious Cover
- Dollars

Save land & eliminate or reduce detention ponds. Drive on surface with detention under your parking lot. Maintenance-free 25 to 60 year life. Heavy traffic, heavy loads. TRUEGRID® counts as 100% pervious cover. Construction costs up to 30% less than concrete. Sustainable, upscale natural aesthetic. LEED eligible. Build with TRUEGRID®.



“Buy land, they’re not making it anymore.”

Mark Twain



- Detention
- Durability
- Dollars

“ Some people don’t like change, but you need to embrace change if the alternative is disaster.”

Elon Musk

Control flooding and manage stormwater. Best-in-class, engineered strength, structure & soil stabilization with TRUEGRID®. Heavy traffic, heavy loads. H20, HS20 rated. 25+ year life. Save on construction costs (up to 50%) and land. Specify TRUEGRID®.

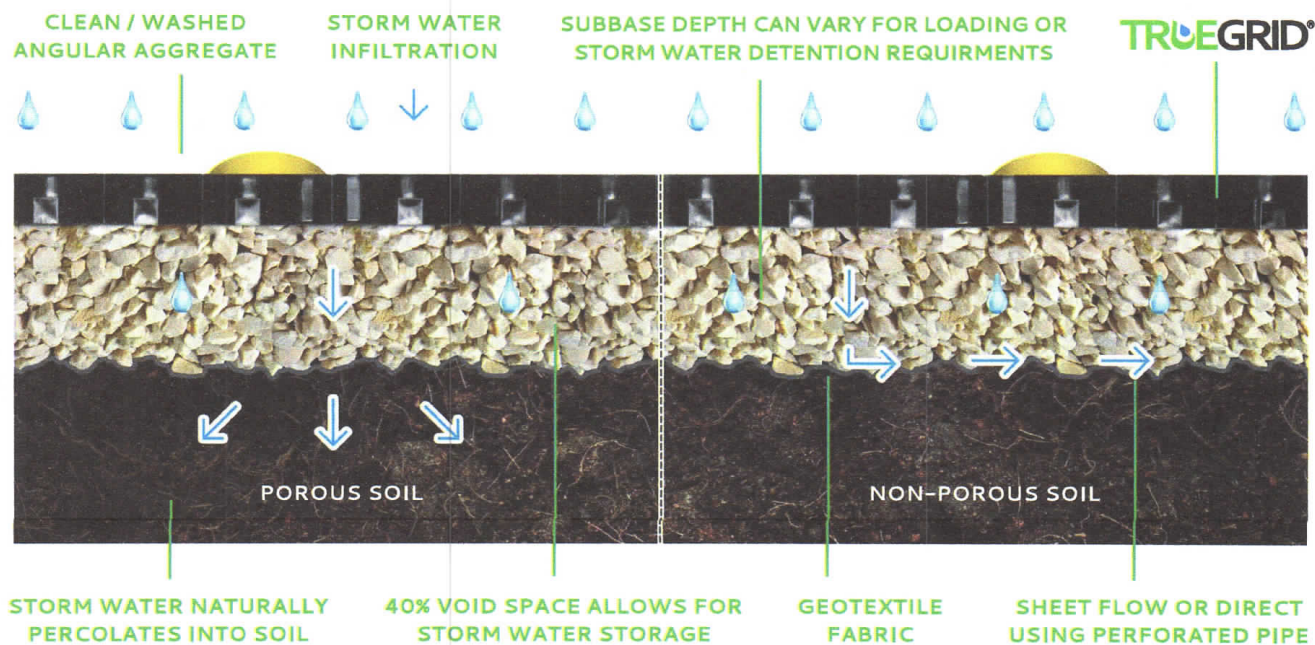
WORKS IN ALL CLIMATES AND SOILS

STORM WATER DETENTION

 100% PVIOUS
COVER

 800+ INCHES/HOUR
INFILTRATION RATE

 0.0 - 0.05 RUNOFF
COEFFICIENT



HOW TO CALCULATE STORM WATER DETENTION CAPACITY

Detention Capacity = TRUEGRID Area (A) x Total Aggregate
Depth (d) x 40% Void Space = $A \times d \times 0.40$

WHERE:
 d = Depth of Subbase + TRUEGRID Height

EXAMPLE:

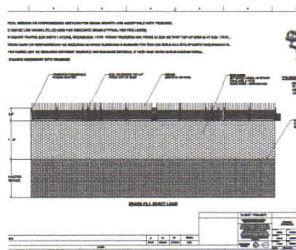
1 Acre Lot, TRUEGRID PRO PLUS, 8in Sub Base
Fill & Sub Base - 3/4" Clean/Washed Angular Stone
Detention Capacity = $A \times d \times 0.40$

WHERE:

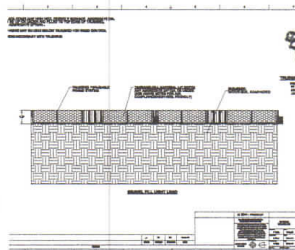
$A = 1 \text{ Acre} = 43,560 \text{ sf}$
 $d = 8 \text{ in} + 1.8 \text{ in} = 9.8 \text{ in} = 0.8 \text{ ft}$
Detention Capacity = $43,560 \times 0.8 \times 0.4 = 13,939 \text{ cf}$

Go to TECHNICAL INFO on TRUEGRIDpaver.com for typicals. Call for site specific questions: 1-855-355-GRID (4743)

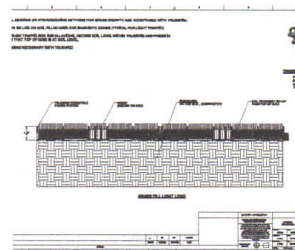
1. Grass Fill Heavy Load



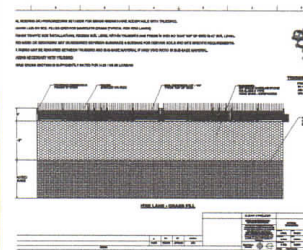
2. Gravel Fill Light Load



3. Grass Fill Light Load



4. Fire Lane





- Stormwater Management
- Urban Heat Island (UHI) Reduction
- Functional Green-Space

Reduce flooding and manage stormwater with TRUEGRID®. Added detention volume. 100% pervious cover. Improved water quality & more parking. Cooler than asphalt or concrete. No gravel migration. Key tool in federal (EPA), state, county and city LID (Low Impact Development) guidelines and BMP's. Code with TRUEGRID®.

1. Stormwater Detention Underneath



FLODOT Underpass Project

2. Drive on Durable Surface



CONTRACTORS

WWW.TRUEGRIDPAVER.COM
->RESOURCES
->PROFESSIONALS



- Advantageous Price & Service Differentiator
- Eco-Friendly Offering
- Easy-to-Install

Gain a cost and speed advantage over conventional paving. Differentiate from competitors as a preferred TRUEGRID® installer with a green, pervious, coded, less expensive paving system. Pave with TRUEGRID®.

1. Grade the site



2. Lay, compact base



3. Drop the grid



4. Fill the grid

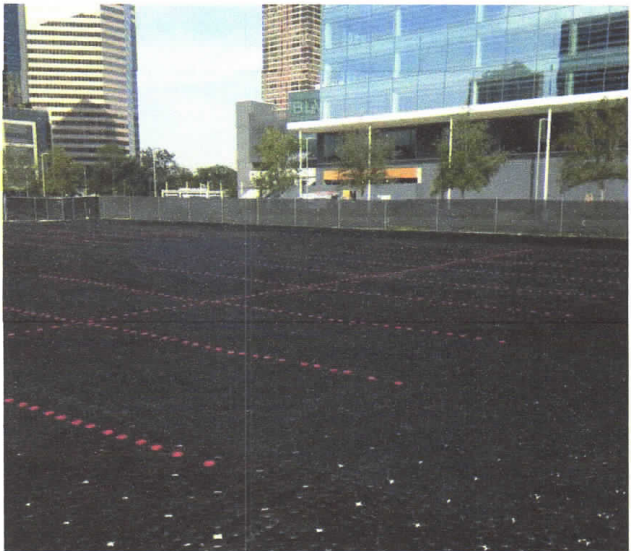




Whole Foods Market®

"Great product. Went in quick. Our ADA compliant lot was down in time for the holidays."

John Fox (Construction Supervisor)



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

7/9/26.

Date