

## **Project Narrative**

Gardner  
92 Kimball Beach Rd  
Hingham, MA 02043

The proposed project involves replacing a deteriorating multi-level deck, originally built in 1991, mostly located within the 50-foot buffer zone.

The new deck will maintain the existing footprint and post locations. The lower deck will remain the same size as the existing lower deck. The lower deck is a dry area with a ceiling above that is not permeable. Water from the upper deck is redirected in the ceiling to a gutter and downspout system feeding the vegetation near the lower deck. The new deck will have a similar dry ceiling and rainwater management system.

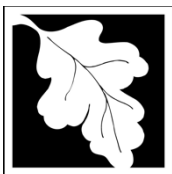
The stairs will remain the same size with the same number of posts. The landing slab for the existing stairs will be replaced with the same sized slab.

The upper-level deck length will be reduced by 4.5' to be in accordance with the 15' setback of the property line. This will eliminate one existing post and open 18 sq ft of impervious area to be pervious. The upper-level deck will have a new cantilever of 4' in one section and 2' in the other section. The cantilevered portions total 110 sq ft and will be pervious.

A small deck will be added off the primary bedroom on the top floor. This deck will be pervious and falls within the footprint of the lower decks.

The lawn, plants, and vegetation below the cantilevered portions and all other areas of the property will not be disturbed.

Dumpster and product stockpiles will be stored in the driveway on the opposite side of the property.



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

# WPA Form 1- Request for Determination of Applicability

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:

Gary

Gardner

First Name

Last Name

92 Kimball Beach Rd

Address

Hingham

MA

02043

City/Town

State

Zip Code

617-981-3131

garymgardner@gmail.com

Phone Number

Email Address

2. Property Owner (if different from Applicant):

First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

Brett

Sesnewicz

First Name

Last Name

Baron Home Improvement

Company Name

59 Gorham Ave

Address

Pembroke

MA

02359

City/Town

State

Zip Code

781-831-7431

baronhomeimprovement@gmail.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):

92 Kimball Beach Rd

Hingham

Street Address

City/Town

42.26146

-70.91210

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)

15

86

Assessors' Map Number

Assessors' Lot/Parcel Number

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

Single family home located within the 100' buffer zone

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

53436

07/11/2011

Title

Date

Title

Date

[How to find Latitude  
and Longitude](#)

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



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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):

The proposed project involves replacing a deteriorating multi-level deck, originally built in 1991, mostly located within the 50-foot buffer zone. The new deck will be built in the same footprint as the existing deck. The posts will be in the same locations as the current deck. The upper-level deck will have a new cantilever of 4' in one section and 2' in another section. The cantilevered portions will be permeable. The lawn, plants, and vegetation below the cantilevered portions or any other areas of the property will not be disturbed.

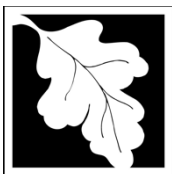
- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The proposed deck will be in the same footprint as the existing deck

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.)



# Massachusetts Department of Environmental Protection

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### C. Determinations

1. I request the Conservation Commission 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.

Gary Gardner

Signature of Applicant

8/11/2026

Date

Brett Sesnewicz

Signature of Representative (if any)

8/11/2026

Date

# National Flood Hazard Layer FIRMMette



70°55'2"W 42°15'55"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
|                             |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | 17.5 Coastal Transect                                                                                                                                             |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
|                             |  | Coastal Transect Baseline                                                                                                                                         |
| MAP PANELS                  |  | Profile Baseline                                                                                                                                                  |
|                             |  | Hydrographic Feature                                                                                                                                              |
|                             |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
|                             |  | Unmapped                                                                                                                                                          |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/11/2026 at 6:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## Receipt



### Summary/Receipt

Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

[print receipt](#)

[Exit](#)

DEP Transaction ID: 2042811

Date and Time Submitted: 8/12/2026 4:02:22 PM

Other Email :

**Form Name:** Submittal Platform for WPA Form 1 - RDA

Project Location

City/Town Name: HINGHAM

Location: 92 KIMBALL BEACH RD

Project Description: REPLACE A DETERIORATING MULTI-LEVEL DECK

Applicant Information

Name: GARY GARDNER

Company

Address: 92 KIMBALL BEACH RD, HINGHAM, MA, 02043

### Ancillary Document Uploaded/Mailed

Deed

FEMA Map

Plot Plan

Policy on Receipt of Information

Project Narrative

Site Access Permission

Structural Package

WPA Form 1

[My eDEP](#)



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