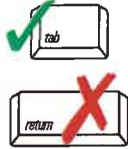




A. General Information

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:

John

McKay

First Name

Last Name

160 Old Derby St, Suite 335

Address

Hingham

MA

02043

City/Town

State

Zip Code

781-659-1621

john@mckayconstruction.com

Phone Number

Email Address

2. Property Owner (if different from Applicant):

Jessica

Rae

First Name

Last Name

28 Independence Ln

Address

Hingham

MA

02043

City/Town

State

Zip Code

781-405-2013

jessfreeman521@yahoo.com

Phone Number

Email Address (if known)

3. Representative (if any)

First Name

Last Name

Company Name

Address

City/Town

State

Zip Code

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):

28 Independence Ln

Hingham

Street Address

City/Town

42.19662

-70.89022

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)

157

0/120

Assessors' Map Number

Assessors' Lot/Parcel Number

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

Residential lot in Liberty Pole Subdivision

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

Rae, Jessica (Book & Page 55430/ 269)

8/5/2021

Title

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):

We are expanding the front of the garage 7' towards the street (approximately 147 SF) and adding a mudroom between house and garage (approximately 84 SF). Then we are adding a second floor above the garage and breezeway. We are also adding a front entry portico (approximately 43 SF). We will be removing approximately 133 SF of impervious concrete apron and asphalt drive in front of garage, 13 SF of concrete step in location of new mudroom, and 22 SF of impervious concrete front step. Total of disturbed areas is 274 SF and existing impervious to be removed is 168 SF, so net disturbance is 106 SF

- 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).

310 CMR 10.95 (4)(c)(1)

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

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Hingham

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

Hingham
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 of Applicant

[Handwritten Signature]

Signature of Representative (if any)

Date

8/13/26

Date

Project Narrative

EXISTING CONDITIONS:

Property Location: 28 Independence Lane, Hingham, MA

Existing single-family house approx. 1,668 sf living space.

Approx. .58 acres of land

Within 50'-100' buffer zones

MA DEP Wetlands: Wooded Swamp Deciduous

PROPOSED WORK:

All work is at the front of the house only.

The proposed project includes expanding the front of the existing garage approximately 7 feet toward the street, resulting in approximately 147 square feet of additional area. An approximately 84-square-foot mudroom will be constructed between the existing house and garage. The project also includes adding a second floor above the garage and breezeway, as well as constructing an approximately 43-square-foot front entry portico.

As part of the proposed work, approximately 133 square feet of existing impervious concrete apron and asphalt driveway in front of the garage will be removed. Approximately 13 square feet of existing concrete steps at the location of the proposed mudroom will also be removed, along with approximately 22 square feet of existing impervious concrete front steps. In total, approximately 274 square feet of area will be disturbed, while approximately 168 square feet of existing impervious surface will be removed, resulting in a net increase in disturbed area of approximately 106 square feet.

Mulch socks will be placed around construction area for erosion control.

No trees will be disturbed or removed on the property. Proposed mitigation will be a combination of loam & seed and various plantings as specified in the Hingham Buffer Zone Mitigation Policy.

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.

Shen Conover
Applicant or Applicant’s Representative Signature

8/13/24
Date

Floodway

Flood Zones

.2% Annual Chance Flood Hazard

Sewer Districts

MA DEP Wetlands

AE

AH

AO

VE

North

Weir River Sewer District

Barrier Beach System

Barrier Beach-Coastal Beach

Barrier Beach-Coastal Dune

Barrier Beach-Shrub Swamp

Bog

Coastal Bank Bluff or Sea Cliff

Coastal Beach

Coastal Dune

Cranberry Bog

Deep Marsh

Rocky Intertidal Shore

Salt Marsh

Shallow Marsh Meadow or Fen

Shrub Swamp

Tidal Flat

Wooded Swamp Coniferous

Wooded Swamp Deciduous

Wooded Swamp Mixed Trees

Find

Layers

26

25

29

28

30

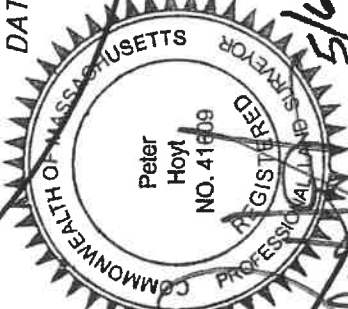
32

INDEPENDENCE LANE

The map displays a coastal area with several numbered regions: 25, 26, 28, 29, 30, and 32. A road labeled "INDEPENDENCE LANE" runs through the center. The map is overlaid with various flood zones and wetlands. A legend on the left side of the map provides the following information:

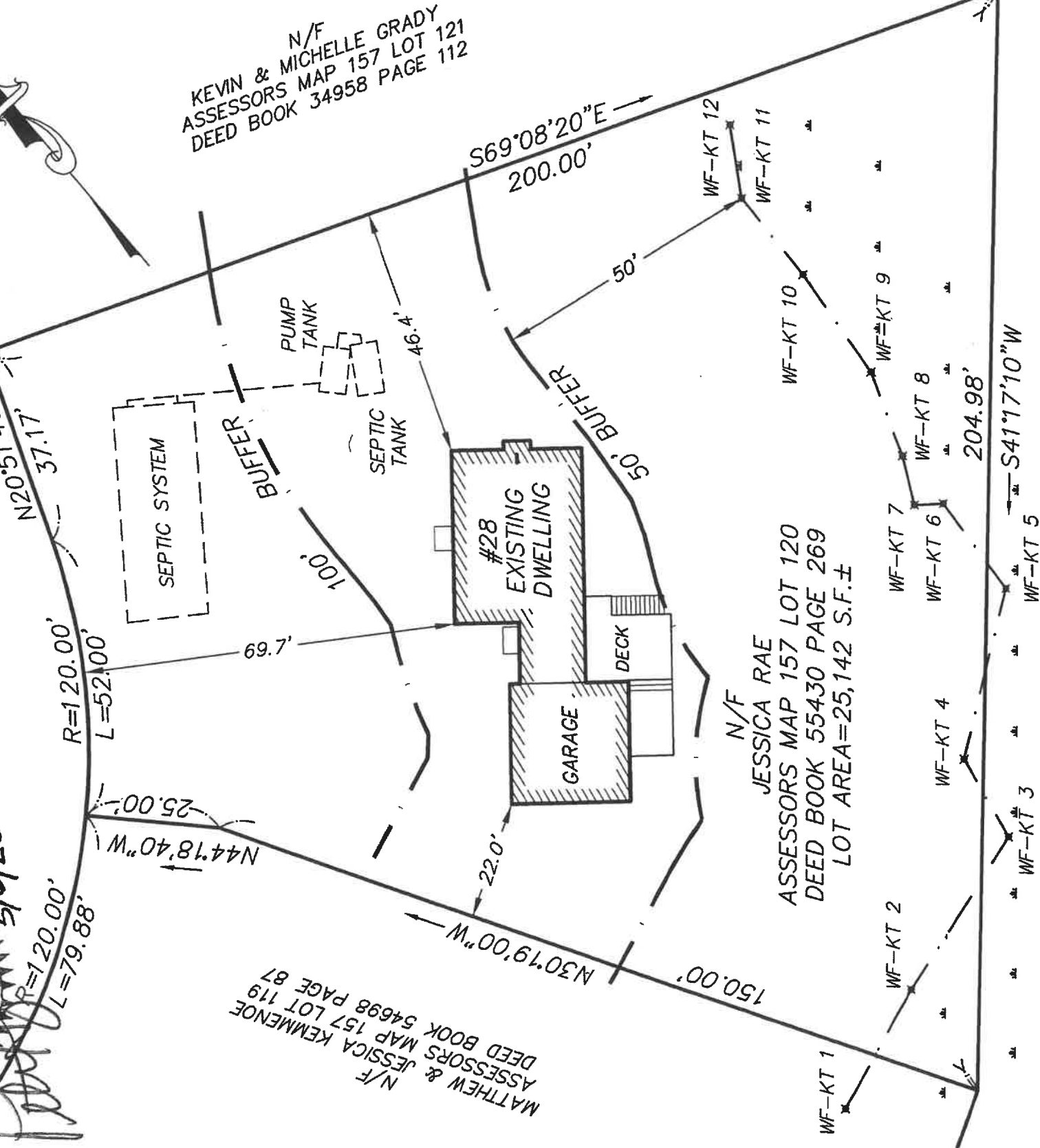
- Floodway**: Indicated by a blue hatched pattern.
- Flood Zones**:
 - .2% Annual Chance Flood Hazard**: Indicated by a green hatched pattern.
 - Sewer Districts**:
 - North**: Indicated by a light blue hatched pattern.
 - Weir River Sewer District**: Indicated by a yellow hatched pattern.
 - MA DEP Wetlands**:
 - Barrier Beach System**: Indicated by a dark blue hatched pattern.
 - Barrier Beach-Coastal Beach**: Indicated by a dark blue hatched pattern.
 - Barrier Beach-Coastal Dune**: Indicated by a dark blue hatched pattern.
 - Barrier Beach-Shrub Swamp**: Indicated by a dark blue hatched pattern.
 - Bog**: Indicated by a dark blue hatched pattern.
 - Coastal Bank Bluff or Sea Cliff**: Indicated by a dark blue hatched pattern.
 - Coastal Beach**: Indicated by a dark blue hatched pattern.
 - Coastal Dune**: Indicated by a dark blue hatched pattern.
 - Cranberry Bog**: Indicated by a dark blue hatched pattern.
 - Deep Marsh**: Indicated by a dark blue hatched pattern.
 - Rocky Intertidal Shore**: Indicated by a dark blue hatched pattern.
 - Salt Marsh**: Indicated by a dark blue hatched pattern.
 - Shallow Marsh Meadow or Fen**: Indicated by a dark blue hatched pattern.
 - Shrub Swamp**: Indicated by a dark blue hatched pattern.
 - Tidal Flat**: Indicated by a dark blue hatched pattern.
 - Wooded Swamp Coniferous**: Indicated by a dark blue hatched pattern.
 - Wooded Swamp Deciduous**: Indicated by a dark blue hatched pattern.
 - Wooded Swamp Mixed Trees**: Indicated by a dark blue hatched pattern.

SEPTIC SYSTEM NOTE:
SEPTIC SYSTEM COMPONENTS SHOWN HEREON
ARE BASED ON AN AS-BUILT PLAN ON FILE AT
THE TOWN OF HINGHAM BOARD OF HEALTH
DATED FEBRUARY 4, 2010.



5/6/25

INDEPENDENCE LANE

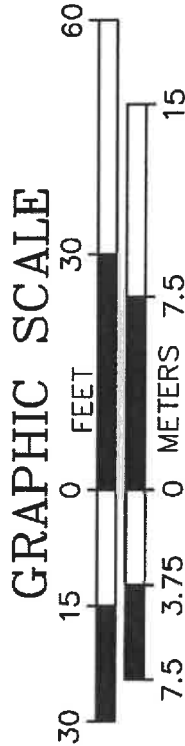


N/F
KEVIN & MICHELLE GRADY
ASSESSORS MAP 157 LOT 121
DEED BOOK 34958 PAGE 112

N/F
MATTHEW & JESSICA KEMNOFF
ASSESSORS MAP 157 LOT 119
DEED BOOK 54698 PAGE 87

N/F
JESSICA RAE
ASSESSORS MAP 157 LOT 120
DEED BOOK 55430 PAGE 269
LOT AREA=25,142 S.F.±

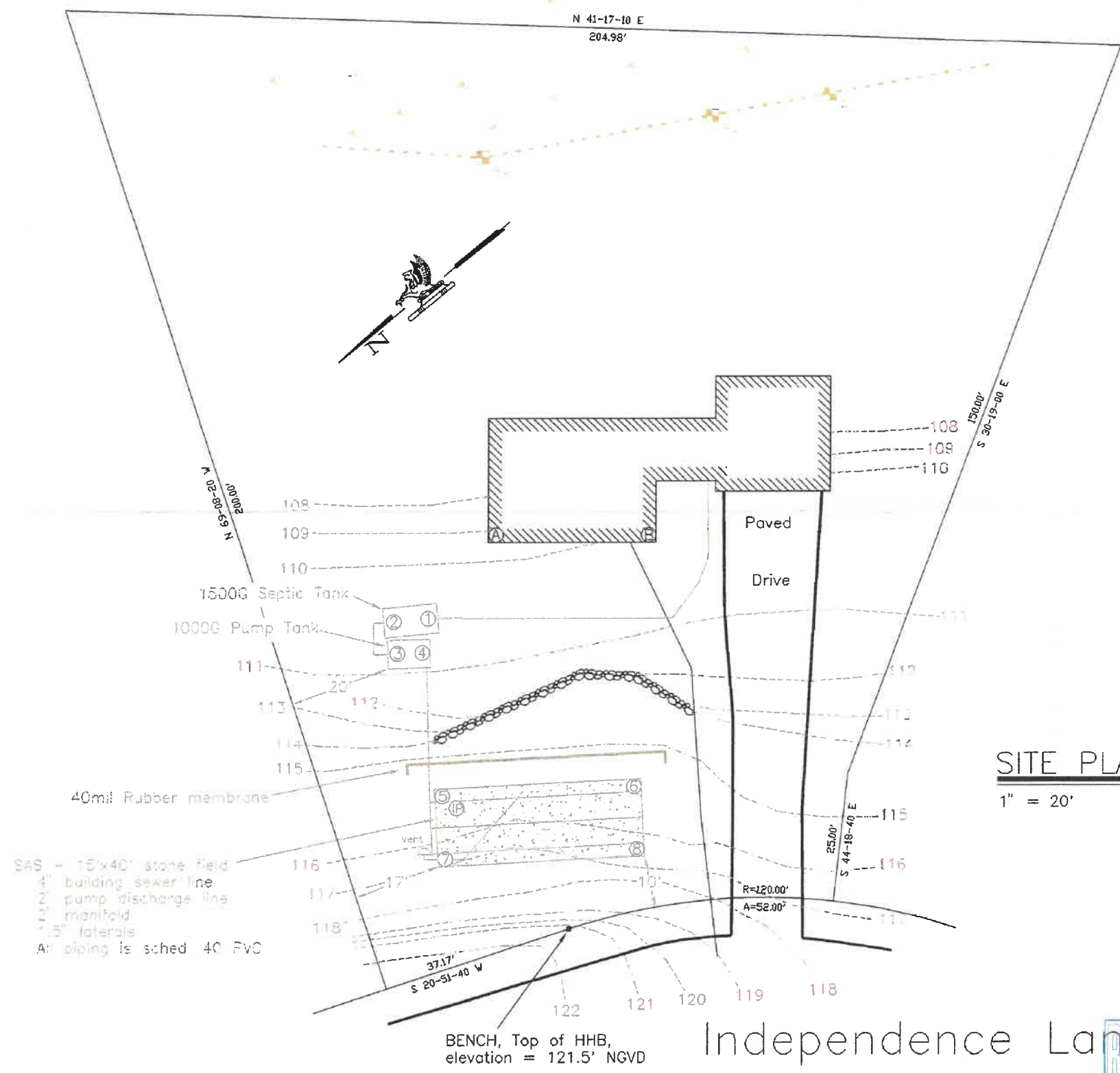
N/F
KEVIN & MICHELLE GRADY
ASSESSORS MAP 157 LOT 121
DEED BOOK 34958 PAGE 112



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

PLOT PLAN OF LAND

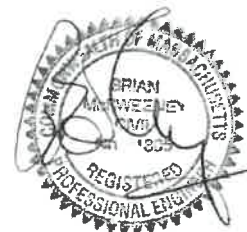
Project Name	28 INDEPENDENCE LANE HINGHAM, MASSACHUSETTS PLYMOUTH COUNTY	Prepared for	JESSICA RAE	Fig. No.	1
HOYT LAND SURVEYING, INC.		Scale		Date	MAY 6, 2025
1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS TEL: 781-682-9192		1"=30'		Project No.	
				File No.	



DISTANCE DATA:	To	To
From	Cor "A"	Cor "B"
MH Tank (#1)	19'	46.6'
MH Tank (#2)	25'	54'
Pump Tank (#3)	28'	55'
Pump Tank (#4)	25'	49.6'
SAS(#5)	49'	64'
SAS(#6)	54.5'	46'
SAS(#7)	63.7'	75.5'
SAS(#8)	68.3'	61'
Insp. Port (IP)	51.6'	64'

GRADE DATA:	Proposed	As-built
Tank In	107.5	105.7
Tank Out	107.2	105.4
Pump In	107.1	105.4
Manifold Inv.	113.7	113.7
Lateral Inv.	114.2	114.2

SITE PLAN
1" = 20'

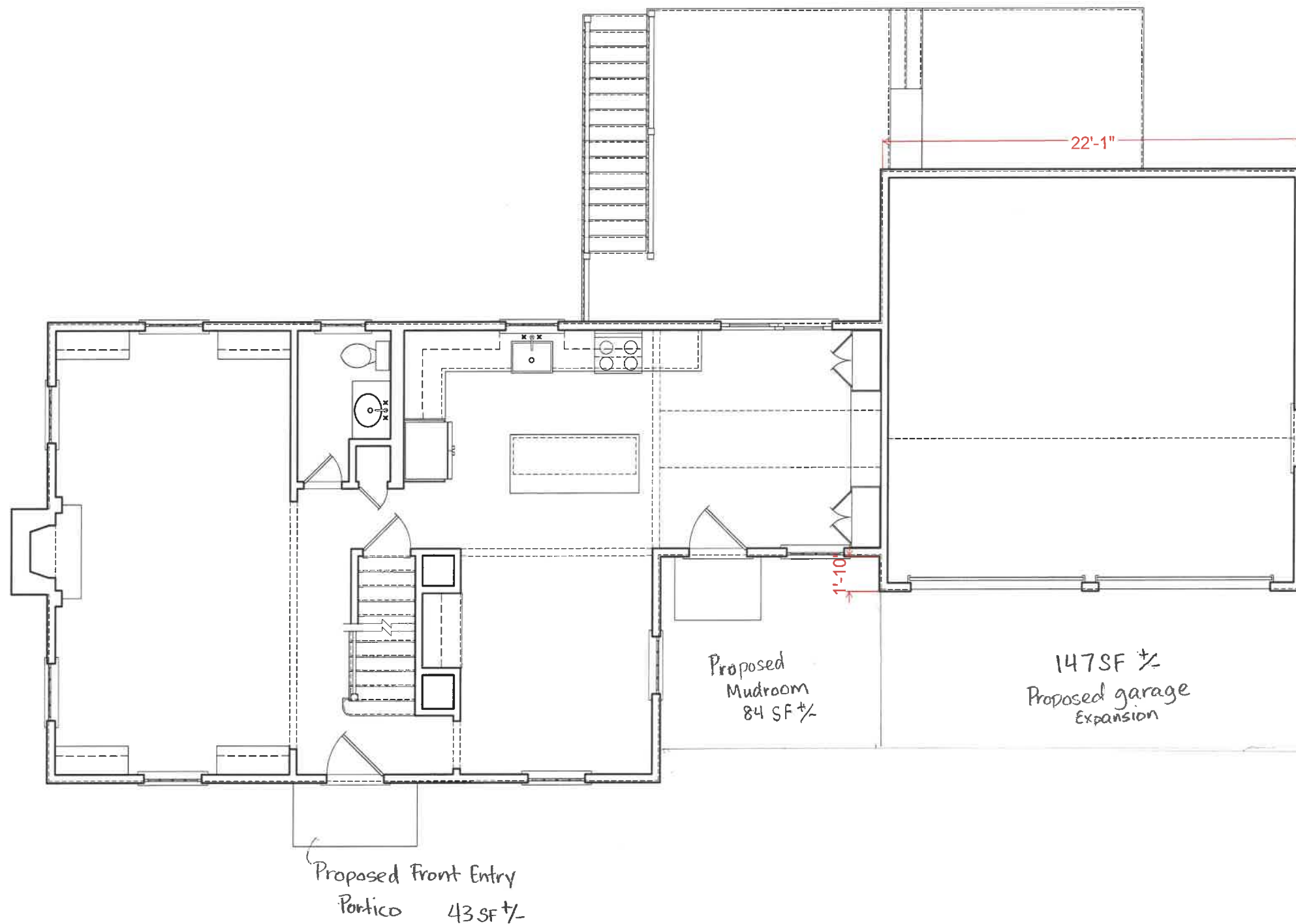


As-built Septic Plan
28 Independence Lane
Hingham, Massachusetts
2/4/2010

McS McSweeney Associates

150 Union St. Hingham (781) 749-2859
745 Winter St. Hanson (781) 826-4571





Residential Design
5 Ringbolt Road
Hingham, MA

781 - 875 - 3292
apreadesign@yahoo.com

E-1 - Existing First Floor Plan

SCALE: 3/16" = 1'-0"

Rae Residence
28 Independence Lane
Hingham, MA

Date: 11/26/25