



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST REQUEST FOR DETERMINATION OF APPLICABILITY (RDA)

The following checklist should be used when submitting a Request for Determination of Applicability (RDA) to the Conservation Commission under the MA Wetlands Protection Act and Hingham Wetlands Protection Bylaw. Please also refer to the DEP [Instructions for Completing WPA Form 1- Request for Determination of Applicability](#). Submit one (1) hard copy of the following to the Conservation office by hand delivery or certified mail and one electronic copy of the complete application to conservation@hingham-ma.gov

- ☒ WPA Form 1- *Request for Determination*: [WPA Form 1 Department of Environmental Protection](#)
- ☒ A check payable to the Town of Hingham for the [Town of Hingham Wetlands Protection Bylaw fee](#)
 - \$50 base fee for ancillary work on an existing single family house and all other requests for the first acre of land, \$40 for each additional acre of land
 - Please redact bank account information from photocopies
 - Note, a public legal notice is prepared and submitted by staff and the newspaper will invoice the applicant
- ☒ Narrative describing the area, proposed activity, the on-site wetland resources, existing/proposed impervious surface calculations and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), tree removal/replacement request (per the [Tree Removal and Replacement Policy](#)), and stormwater management features, as applicable.
- ☒ Project plan of adequate size, scale, and detail to describe the site, resource areas, and proposed work including the following information:
 - All wetland resource area boundaries including the 50 and 100 foot Buffer Zone*
 - FEMA Floodplain boundaries, as applicable
 - Location of existing and proposed structures
 - Proposed mitigation areas, as applicable
 - Limit of work/erosion and sediment control line
 - Stockpile locations and other stormwater BMPs, as applicable
 - Trees of 6 inches or greater DBH in the Buffer Zone to be removed, as applicable

** If a professional wetland delineation has not been performed, the most current GIS DEP wetlands layer may be used [MapsOnline Site Hingham, MA SimpliCITY Mapping by PeopleGIS](#) to estimate the resource area boundaries, in coordination with Conservation staff.*

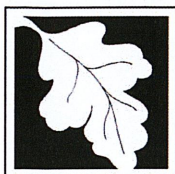
Please note the Commission may require supporting plans or materials be prepared by professionals including, but not limited to, a registered professional engineer, land surveyor, wetland scientist, etc.

- ☐ Proof of mailing the RDA to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (eDEP Transaction Number)
- ☒ The Conservation Commission's [Policy on Receipt of Information](#)
- ☒ Optional - [Voluntary Waiver of Deadlines](#) and [Permission to Access Site](#)

August 27, 2026

Request for Determination of Applicability
Submitted To: Town of Hingham

214 Hull Street, Hingham, MA



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:	
First Name Anne	Last Name Reilly
Address 214 Hull Street	
City/Town Hingham	State MA
Phone Number 860-912-4406	Zip Code 02043
Email Address aereilly1703@gmail.com	
2. Property Owner (if different from Applicant):	
First Name	Last Name
Address	
City/Town	State
Phone Number	Zip Code
Email Address (if known)	
3. Representative (if any)	
First Name Caroline	Last Name Rees, P.E.
Company Name Merrill Engineers and Land Surveyors, Inc.	
Address 427 Columbia Road	
City/Town Hanover	State MA
Phone Number 781-926-9200	Zip Code 02339
Email Address (if known) crees@merrillinc.com	

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):	
Street Address 214 Hull Street	City/Town Hingham
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX) 42.25815	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX) -70.84632
Assessors' Map Number 23	Assessors' Lot/Parcel Number 32

[How to find Latitude and Longitude](#)

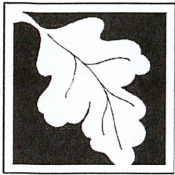
[and how to convert to decimal degrees](#)

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

A developed, residential lot with a single-family dwelling and associated structures.

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

Title	Date
Title	Date



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):

See attached narrative.

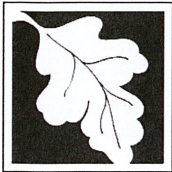
- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

See attached narrative.

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

Municipality

C. Determinations

1. I request the Hingham 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 of Applicant

Anne Kelly

08/26/2026
Date

Signature of Representative (if any)

[Signature]

8/27/26
Date

PROJECT NARRATIVE

214 Hull Street, Hingham, MA

INTRODUCTION

Ms. Anne Reilly, owner of the single-family residential lot at 214 Hull Street, proposes to modify her single-family home. The proposed work is located over developed and degraded Outer Riparian Riverfront Area associated with Turkey Hill Run. A Request for Determination of Applicability is submitted to the Hingham conservation Commission.

2. EXISTING AND PROPOSED CONDITIONS

The locus is an approximately 17,308 sf developed, residential lot located in Residence District C. It is bound by Hull Street to the south and by private residential properties on the remaining sides. Turkey Hill Run is located offsite to the south and the east, and the developed portion of the lot lies is estimated to lie within the Inner and Outer Riparian Riverfront Areas. No other wetland resource areas or their buffers have been identified onsite. The site is not located within an area mapped as Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP) and is not located within an Area of Critical Environmental Concern (ACEC).

The lot is developed with a single-family residence, a paved driveway, hardscape and landscape areas. The footprint of the existing dwelling is approximately 640 sf. The applicant proposed to expand this footprint with 2 additions. An approximately 510 sf addition with a slab foundation is proposed on the west side of the dwelling and is sited partially over the existing dwelling footprint and impervious area. An approximately 180 sf addition is proposed over lawn on the east side and will be constructed on 5 Sono tubes. An approximately 170 sf pervious patio is proposed along the rear face of the house.

3. IMPACT TO RIVERFRONT AREA

Per CMR 10.58, all of the work is proposed over developed and degraded Riverfront Area, and all work is located in the Outer Riparian Riverfront Area. The work as proposed results in a 500 sf net increase in impervious area, and this increase includes the 180 sf addition to be built on Sono tubes. The work as proposed does not change the minimum distance to the approximated bank of Turkey Hill Run.

Because the Riverfront Area is developed and degraded, and because there is significant distance and development between the limit of work and inland bank, the work as proposed is not expected to have an adverse effect on the Turkey Hill Run. Two developed and degraded residential lots separate the limit of work from the approximated inland bank on the east side, and Hull Street, a paved right of way, is located between the site and the approximated inland bank on the south side. The conversion of lawn and structure to a patio is listed as a minor activity not otherwise subject to regulation, per CMR 10.02(2)(b)2.

In June 2026, the applicant reports that she planted an estimated 600 sf min area of native species plants along the front and east side of the lot, between the dwelling and Turkey Hill Run. These include but are not limited to Black Eyed Susan's, Shasta Daisies, Queen Anne's Lace, Blue Hydrangea, Snowball Hydrangeas, Rose of Sharon, Day Lillies, and beach grasses. For additional mitigation, the applicant proposes an additional 200+/- sf of mitigation plantings in the existing planting area and over lawn around the dwelling. Additional space for plantings is limited. Photos of the recent plantings are attached.

ALTERNATIVES ANALYSIS

15 Windy Hill Road, Cohasset, MA

1. INTRODUCTION

Ms. Anne Reilly, owner of the single-family residential lot at 214 Hull Street, proposes to modify her single-family home. The proposed work is located over developed and degraded Outer Riparian Riverfront Area associated with Turkey Hill Run. An alternatives analysis for work in the Riverfront Area and is provided below.

2. NO ACTION ALTERNATIVE

The Riverfront Area on the lot is currently developed and degraded. The homeowner's desire to improve their dwelling would not be addressed. Therefore, this was determined to be an unfeasible alternative.

3. ALTERNATIVE LOCATION

Alternative layouts for the dwelling and associated structures were considered. The existing dwelling is located in the Outer Riparian Riverfront Area, and all options to expand the footprint would be located in the Inner or Outer Riparian Riverfront Areas. Expansion to the south or southeast would reduce the distance to the inland bank and would likely extend into the 100' Inner Riparian Area, which was considered less desirable. Other alternatives to increase the footprint are limited by the size of the lot, required setbacks, and the limited lawn space. Alternatives that were located within the existing tree line that would require tree removal were considered less desirable.

4. PREFERRED ALTERNATIVE

The project, as proposed, meets the desire of the homeowner to increase the footprint of the dwelling and improve their property. All of the proposed work is located over previously developed and degraded areas. The proposed alternative does not change the minimum distance to the inland bank and does not require tree removal or destruction of existing, native plantings. The proposed alternative is not expected to have an adverse impact on the Riverfront Area.



Photograph 1. – Front of dwelling, 214 Hull Street, Hingham,



Photograph 2. – Front yard plantings installed June 2026, 214 Hull Street, Hingham.



Photograph 3. - Front yard plantings installed June 2026, 214 Hull Street, Hingham.



Photograph 4. - Front yard plantings installed June 2026, 214 Hull Street, Hingham

[illegible]

- Printed Aug 26, 2026

Legend

SPECIAL FLOOD HAZARD AREAS

With BFE or Depth Zone AE, AO, AH, VE, AR

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 1

**Future Conditions 1% Annual
Chance Flood Hazard Zone X
Area with Reduced Flood Risk
Levee. See Notes. Zone X**

OTHER AREAS OF FLOOD HAZARD

NO SCREEN	Area of Minimal Flood Hazard	Zone X
	Effective LOMRs	

OTHER AREAS

GENERAL STRUCTURES

20.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation
 8 — — — Coastal Transact
 53 Coastal Transact
 Base Flood Elevation Line (BFE)
 Limit of Study
 Jurisdiction Boundary
 Coastal Transact Baseline
 Profile Baseline
 Hydrographic Feature

OTHER FEATURES

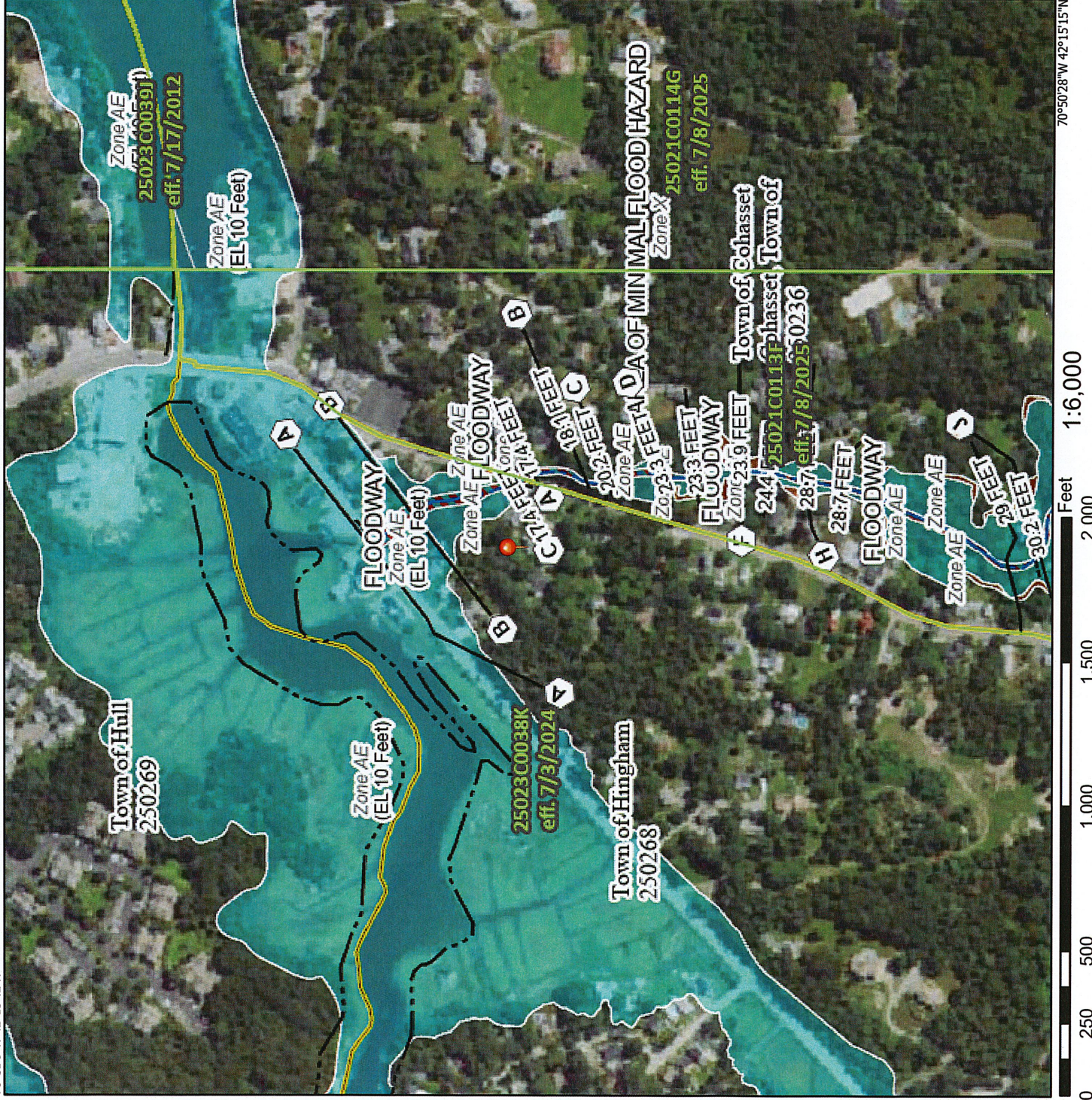
MAP PANELS

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 **8/26/2026 at 9:26 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.





TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 214 Hull Street

I hereby grant permission to the individual members of the Hingham Conservation Commission and its staff to enter upon the property at reasonable times for the purpose of gathering information, measurements, photographs, observations, and other information necessary to evaluate the application and compliance with any subsequently issued Determination of Applicability or Order of Conditions.

[Signature]
Owner Signature

Anne Reilly
Print

8/27/26
Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 214 Hull Street

I hereby grant permission to the individual members of the Hingham Conservation Commission and its staff to enter upon the property at reasonable times for the purpose of gathering information, measurements, photographs, observations, and other information necessary to evaluate the application and compliance with any subsequently issued Determination of Applicability or Order of Conditions.


Owner Signature

Anne Reilly
Print

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Date

HINGHAM WETLAND REGULATIONS

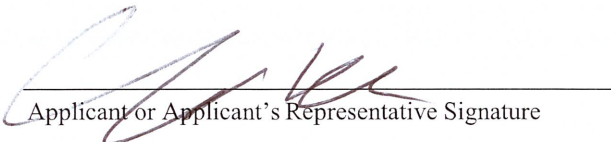
APPENDIX C

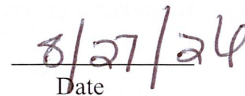
Policy on Receipt of Information

(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


Date