

Notice of Intent

Under 310 CMR 10.00

MA Wetlands Protection Act Regulations

Carlson Pickleball Complex Hingham, MA

CHA Project Number: 102399

March 2026

Prepared for:

*Town of Hingham
Conservation Commission
210 Central Street
Hingham, Massachusetts 02043*

Applicant:

*Town of Hingham Recreation Board
210 Central Street
Hingham, Massachusetts 02043*

Prepared by:

*CHA Consulting, Inc.
141 Longwater Drive, Suite 104
Norwell, MA, 02061
Phone: (781) 982-5400
Fax: (781) 982-5490*



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Section I
WPA Form 3 - Notice of Intent



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

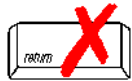
MassDEP File Number

Document Transaction Number

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

25 Bare Cove Drive

a. Street Address

Hingham

b. City/Town

02043

c. Zip Code

Latitude and Longitude:

42.237994

d. Latitude

-70.908676

e. Longitude

69

f. Assessors Map/Plat Number

44

g. Parcel /Lot Number

2. Applicant:

Mark

a. First Name

Thorell

b. Last Name

Town of Hingham Recreation Department

c. Organization

210 Central Street

d. Street Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

(781) 741-1464

h. Phone Number

i. Fax Number

thorellm@hingham-ma.gov

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

Town of Hingham Select Board

c. Organization

same

d. Street Address

e. City/Town

f. State

g. Zip Code

781-741-1451

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Michael

a. First Name

Moonan

b. Last Name

CHA Consulting, Inc.

c. Company

141 Longwater Drive

d. Street Address

Norwell

e. City/Town

MA

f. State

02061

g. Zip Code

781-952-5400

h. Phone Number

i. Fax Number

mmoonan@chasolutions.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

NA - Town Project

a. Total Fee Paid

NA

b. State Fee Paid

NA

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construction of eight pickleball courts and associated parking to include installation of erosion controls, demolition of existing building and parking, construction of the post-tension concrete courts and associated parking and stormwater controls. Also see Attached wetlands memorandum.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☒ Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

3961

c. Book

b. Certificate # (if registered land)

0701

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☒ Riverfront Area	Unnamed Tributary to Weymouth Back River 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project:

51,929
square feet

4. Proposed alteration of the Riverfront Area:

4,152 sf; 2,647 sf imper./
1,505 sf pervous

0
b. square feet within 100 ft.

4,152 sf; 2,647 sf imper./ 1,505
sf pervous

5. Has an alternatives analysis been done and is it attached to this NOI?

☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☒ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☒ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☒ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
Note: Weymouth Back River ACEC on parcel and adjacent to project
 - b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☒ A portion of the site constitutes redevelopment
 3. ☒ Proprietary BMPs are included in the Stormwater Management System.
 - b. ☐ No. Check why the project is exempt:
 1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

TOWN OF HINGHAM, CARLSON COMPLEX PICKLEBALL COURTS, PERMITTING PLANS 03-26-26

Chris Centolla, Landscape Architect

b. Prepared By

JASON R. POLLARD, P.E.

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☐ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

E. Fees

1. ☒ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1 Signature of Applicant _____

2 Date _____

3 Signature of Property Owner (if different) _____

4 Date _____

5 Signature of Representative (if any) _____

6 Date _____

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Section II

Project Narrative

NOI PROJECT NARRATIVE

1.0 INTRODUCTION

On behalf of the Town of Hingham Recreation Department (Recreation Department), CHA Consulting, Inc. is pleased to present this NOI for the Carlson Pickleball Complex located off Bare Cove Park on the Hingham Department of Public Works (DPW) property in Hingham, Massachusetts (See Section III – Figures 1 & 2 and Section 5 – Site Plans). This recreational project proposes the redevelopment of an existing industrial site to include the construction of nine (9) pickleball courts with a 15-foot tall chain link perimeter fence and sound attenuating fabric, shelters, benches, new walks and parking area on a 2.25-acre (ac)/98,010 square feet (sf) parcel. An existing depot warehouse, see Existing Conditions (Section 2) below, is proposed to be razed and the recreational complex constructed on the approximate footprint of the building. The project includes approved demolition of depot warehouse, docks, walls, curbs and parking areas and construction of post-tension concrete/color seal-coated courts and associated parking and stormwater controls. The building has hazardous asbestos materials which will be disposed of in an appropriate waste disposal facility as identified by the Town of Hingham.

Although occurring adjacent to the proposed work, no Bordering Vegetated Wetlands (BVW), Inland Bank (Bank), Certified Vernal Pools/Outstanding Resource Waters (CVP & ORW) or Area of Environmental Concern (ACEC) /ORW will be impacted. Proposed impacts to the Town of Hingham local 50-foot buffer, the local and State 100-foot buffer, the CVP local 100-foot undisturbed “Vernal Pool Protection Zone” as well as the outer 100-foot Riverfront Area riparian zone are proposed (See Section 4 below), although portions of these areas occur within the existing depot warehouse building footprint/parking areas.

The project was reviewed under a Hingham Conservation Commission (ConCom) Request for Determination of Applicability (RDA) filing in October of 2025 (Appendix D). Following a peer review of the project area by the Horsely Witten Group in November of 2025, the Hingham Concom issued a Positive #2A Determination of Applicability (DOA) on 12/11/25 confirming WPA and Hingham Concom Wetland Protection Bylaw wetland resource area boundaries.

No other special resources, as identified on MassGIS data layers, are associated with the proposed project, including: Estimated or Priority Habitats of rare, threatened and/or endangered species listed under the Massachusetts Division of Fisheries & Wildlife (MA DF&W), Natural Heritage Endangered Species Program (NHESP) (See Section III, Figure 6); Federal Emergency Management Act (FEMA) Zone A 100-year floodplain (See Section III, Figure 3); DEP Wellhead Protection Zones (See Section III – Figure 4, Hydrography); and, public surface drinking water supplies (Zone A or B) and/or outstanding resource waters (ORW) (See Section III – Figure 4, Hydrography). It should be noted that the Weymouth Back River Areas of Critical Environmental Concern (ACEC) (See Section III – Figure 7, ACEC) does occur along the western boundary of the parcel but will not be impacted by the project. No other Federal or State permits will be required for this project.

2.0 EXISTING CONDITIONS

The project area occurs within Bare Cove Park, constructed as part of the site development during World War II by the U.S. Navy as an ammunition depot and managed until 1971. It was originally established in 1906 as Hockley Hollow, serving as a munitions storage facility for aircraft and ships until decommissioned in 1961. The park occurs in the Towns of Hingham and Weymouth south of Route 3A. It is generally bounded in the Town of Hingham to the north by Route 3A, the north and east by Beal Street, the east and south by Fort Hill Street, and the south and west by Commercial Street. The active Massachusetts Bay Transportation Authority (MBTA) commuter rail tracks and the West Hingham railway station occur to the south. The project area occurs at the existing, abandoned, navel depot warehouse building off Bare Cove Drive that is proposed to be razed and redeveloped as recreational pickle ball courts. The existing building is 18,845 s.f., with an additional 1,665 s.f. of dock and wall area and approximately 11,925 s.f. of paved area for access and parking, for a total of 32,075 s.f. of developed area.

Land uses in this vicinity are classified as the municipal Bare Cove Park with walking trails/parking lots, and the Hingham municipal office buildings (DPW Office, Municipal Lighting Plant and Sewer Department) to the north and east. Commercial properties and the MBTA railroad station/tracks occur to the south with undeveloped forested areas interspersed between developed residential parcels. Sidewalks are present on one or both sides of Fort Hill Street in the vicinity of the project. A wetland resource area and unnamed perennial/intermittent waterbodies (See Section 3 below) occur along and to the west of the parcel. Historic excavation/fill are still evident within the upland buffers and wetlands to the west and include residual construction debris such as sporadic concrete slabs, lumber, wire fencing and telephone poles. Above- and below-ground drainage pipes (clay and steel), fire hydrants and groundwater monitoring wells are also present.

Stormwater runoff flows north/northwest and a culvert beneath Bare Cove Park Drive connects to unnamed and perennial and intermittent waterways within the wetland that eventually flow into the Weymouth Back River/Bare Cove watershed system. The access road along the east /of the parcel to the Municipal Lighting Plant drains north/northeast as well. The terrain is moderately level in this area although scattered hills occur in some areas and wetland resources generally occur in lower depressional areas. Soils in the area are classified predominantly as previously altered/excavated loamy fill Udorthents with wetland resource areas predominantly as Freetown muck.

Undeveloped portions of land along/adjacent to Bare Cove Park and Bare Cove Drive/Fort Hill Street are vegetated by mixed coniferous-deciduous forest dominated by Eastern white pine (*Pinus strobus*), northern red oak (*Quercus rubra*), red maple (*Acer rubrum*), white ash (*Fraxinus americana*), shagbark hickory (*Carya ovata*), tupelo/black gum (*Nyssa sylvatica*), Eastern red cedar (*Juniperus virginiana*) and black cherry (*Prunus serotina*). Seedlings and saplings of overstory tree species occupy the understory in addition to multiflora rose (*Rosa multiflora*), fox grape (*Vitis labrusca*), poison ivy (*Toxicodendron radicans*), common greenbrier (*Smilax rotundifolia*) and Tartarian honeysuckle (*Lonicera tatarica*). Leaf/needle litter is prevalent as ground cover in many areas and the moderate herbaceous understory may include various weedy graminoid species (Family *Poaceae*), mustards (Family *Chenopodiaceae*) and

composites (Family *Asteraceae*) including Kentucky bluegrass (*Poa pratensis*), hairy crabgrass (*Digitaria sanguinalis*), little bluestem (*Schizachyrium scoparium*), deer-tongue (*Panicum clandestinum*), common dandelion (*Taraxacum officinale*), common yarrow (*Achillea millefolium*) and red raspberry (*Rubus idaeus*) as well as noxious/invasives species such as the climbing vine Oriental bittersweet (*Celastrus orbiculatus*), Japanese knotweed (*Polygonum cuspidatum*) and common reed (*Phragmites australis*). Soils are disturbed along road edges and upland/wetland areas due to historic development and characterized as Udorthents/loamy fill and Freetown muck as classified above.

3.0 Environmental and Wetland Resources

Wetland resource areas on/adjacent to the project area (See Section V) were delineated (2024 and reviewed/refreshed in 2025) according to the DEP publication *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act* (1985), the U.S. Army Corps of Engineers (Corps) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast* (January 2012) as well as the as the Town of Hingham, MA Wetlands Protection Bylaw and Regulations (Article 22) (Wetlands Protection Bylaw). One (1) bordering vegetated wetland (BVW), Series A, was delineated along/north of Bare Cove Drive. Two (2) unnamed waterbodies, one (1) intermittent and one (1) perennial tributary to the Weymouth Back River watershed system are also present in the project area. They are designated as Channels 1 and 2, respectively. Lastly, one (1) CVP was delineated within the Wetland Series A resource area. See below descriptions of resource areas and associated Buffer Zones.

There is a local 50-foot buffer related to specific activities, a local/state 100-foot buffer zone associated with BVWs and inland bank of perennial/intermittent waterbodies as well as 200-foot Riverfront Area of perennial waterbodies under the Hingham Wetlands Protection Bylaw and WPA. In addition, there is a local 100-foot undisturbed “Vernal Pool Protection Zone” from the CVP boundary/mean annual high water line.

3.1 Inland Wetland Resource Areas

3.1.1 Bordering Vegetated Wetlands (Bordering)

Wetland Series A delineates a palustrine forested/scrub-shrub riparian wetland located along the northern side of Bear Cove Drive. The BVW extends north and west of the project area and has a connection to the unnamed Channels 1 and 2 (see following section) that is part of the Weymouth Back River watershed system. It was originally numbered with 24 pink, nylon, survey flags (WFA-1 to WFA-24) during the initial delineation in October of 2024 and extended to the south on 10/28/25 with an additional nine (9) flags (WFA-1A – 1I) following initial comments by the Hingham Conservation Commission (ConCom) during a review of the Request for Determination (RDA) filing in October of 2025. It was reviewed on 11/19/25 by a consultant, the Horsley Witten Group, hired by the Hingham Concom during the RDA review, and an additional eight (8) flags (HWR-A2 and HWA-1 to HWA-7) were added to the west and south of the project area. Wetland A flag connections were adjusted in some areas as well.

The wetland is vegetated with red maple and slippery elm (*Ulmus rubra*) in the tree and sapling overstory, and Northern red oak, shagbark hickory and black cherry may extend into the overstory from adjacent uplands. The shrub understory consists of saplings and seedlings of overstory tree species as well as Northern arrow-wood (*Viburnum dentatum*), silky dogwood (*Cornus amomum*), sweet pepper-bush (*Clethra alnifolia*) and multiflora rose (*Rosa multiflora*). The herbaceous component is sparse in most areas due to the overstory growth and includes sensitive fern (*Onoclea sensibilis*), fowl mannagrass (*Glyceria striata*), climbing nightshade (*Solanum dulcamara*) and skunk-cabbage (*Symplocarpus foetidus*) and as well as seedlings of overstay tree and shrub species in saturated zones. Leaf litter represents the dominate ground cover in many areas.

3.1.2 Perennial & Intermittent Streams/Bank/Riverfront Area

Two (2) unnamed waterbodies, one (1) intermittent and one (1) perennial tributary to the Weymouth Back River watershed system, are also present in the project area. They are interior to Wetland A and designated as Channels 1 and 2, respectively. Channels 1 and 2 were delineated on the parcel on April 8th, 2025 with blue, nylon, survey flags. A minor spur channel to Channel 1, Channel HWS, was delineated with blue, nylon, survey flags during the HWG site evaluation review on 11/19/25. The tributaries, delineated as Channel 1 (CH1 - intermittent) and Channel 2 (CH2 - perennial), are part of the Weymouth Back River/Bare Cove watershed system.

Channel 1 and the HWS spur channel are a unnamed waterbodies that are not shown on the USGS Weymouth topographic map and are presumed intermittent. Channel 1 was delineated with blue, nylon, survey flags numbered sequentially from CH1- 1 to CH1-5 and flows in a westerly direction to converge with Channel 2. Only Flags CH1-1 and CH1-2 occur on the subject parcel. The HWS spur channel was delineated during the HWG site review (11/19/25) with blue, nylon, survey flags numbered sequentially from HWS – 100 - 102 and HWS – 200 - 203 and flows in a southerly direction to converge with Channel 1. Bankfull/ordinary high water (OHW) widths for Channel 1 were estimated at 8 - 10 feet wide with maximum depths approximated at < 12 inches. Water widths at the time of the survey were estimated at 5 - 8 feet wide with maximum depths approximated at < 3 inches, respectively. The bottom composition was predominantly silt with a minor sand component.

Channel 2, classified as perennial according to the USGS Weymouth topographic map and has a 90% chance of being perennial from the StreamStats program, and is presumed perennial. It is located west of the project area/parcel. Channel 2 was delineated with blue, nylon, survey flags numbered sequentially from CH2- 1 to CH2-8 and flows in a north/westerly direction. None of the flags occur on the subject parcel although Riverfront Area extends onto the property. Bankfull/ordinary high water (OHW) widths were estimated at 8 - 12 feet wide with maximum depths approximated at approximately 1.5 feet. Water widths at the time of the survey were estimated at 5 - 10 feet wide and maximum depths approximated at 6 - 12 inches, respectively. The bottom composition was predominantly silt with a minor sand component. Land Under Waterbodies and Waterways, defined under the WPA 10.56 as the area below mean annual low water (MALW) of perennial waterbodies, occurs within this unnamed waterbody to the west of

the project area but does not occur on the subject parcel and will not be impacted with this project.

The project qualifies under the Massachusetts Department of Environmental Protection (DEP) Wetlands Protection Act (WPA) (310 CMR 10.00) as a Riverfront Area redevelopment project for “*reuse of degraded or previously developed areas*” under 310 CMR 10.58(5) (a) & (b):

- 310 CMR 10.58(5)(a) – *At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40.*
- 310 CMR 10.58(5)(b) – *Stormwater management is provided according to standards established by the Department.*

Proposed project and storm drainage system improvements will occur within the outer 100-foot Riverfront Area riparian zone. No work is proposed within the inner 100-foot Riverfront Area riparian zone. The majority of this area occurs within the footprint of the existing, abandoned, navel depot warehouse building off Bare Cove Drive that is proposed to be razed and redeveloped as recreational pickle ball courts. The existing building is 18,845 s.f., with an additional 1,665 s.f. of dock and wall area and approximately 11,925 s.f. of paved area for access and parking, for a total of 32,075 s.f. of developed area. Approximately 4,152 s.f. of alteration to the outer 100-foot Riverfront Area riparian zone is proposed with commensurate restoration and is further described in Section 4 below.

3.1.3 Certified Vernal Pool (CVP)/Outstanding Resource Area (ORW)

A Natural Heritage Endangered Species Program (NHESP) Certified Vernal Pool (#3588), that was certified via facilitative species in 2005, occurs within at the wetland northwestern end of the parcel and is located predominantly off property. It was partially delineated on April 8th, 2025 with blue, nylon, survey flags numbered sequentially from TOB1- 1 to TOB1-10. Only flag TOB1- 3 occurs on the project site. It was reviewed on April 8th and 16th, 2025 for facultative and obligate vernal pool species using field equipment including hip waders, a dip net, a shallow plastic container for species observation and polarized sun glass. April 8th was cloudy with sporadic light rain while April 16th was sunny and approximately 65°. The pool was less than 10 inches deep at the time of the reviews. No vernal pool (VP) species were identified via observatory or auditory methods on either day. Invertebrate species observed on one or both days included water striders (Family *Gerridae*), a non-indicator species. A few spring peepers (*Pseudacris crucifer*), a facultative species, were heard from deeper within the wetland, but not at the vernal pool itself. No obligate amphibian species, such as various mole salamanders (*Ambystoma* spp.) or wood frogs (*Lithobates sylvaticus*), were observed directly or indirectly, in the form of egg masses, larvae or calling during the reviews. The CVP did not appear active during the 2025 breeding season, but this does not declassify the pool from certification. If active certification proof is required, then the pool may need to be reviewed for the next several years to assess the level of activity. Under the Hingham Wetland Bylaw, there is a 100-foot undisturbed “Vernal Pool Protection Zone” from the vernal pool boundary/mean annual high water line.

The CVP is designated as Class B outstanding resource waters by the DEP and may be jurisdictional under the U.S. Army Corps of Engineers (Corps). No direct or long-term impacts

are anticipated to this area as a result of the proposed project and installation of ESC measures prior to any work will control stormwater discharges during the construction period. Removal of impervious area to the local 100-foot undisturbed “Vernal Pool Protection Zone” is proposed with creation of a natural area, approximately 824 s.f., of indigenous tree rootstock and herbaceous vegetation (See Section 4.4 and Section V – Site Plans).

3.1.4 Buffer Zones (50-foot, 100-foot, CVP 100-foot undisturbed “Vernal Pool Protection Zone”)

Proposed work on the project includes impacts to the Town of Hingham local 50-foot buffer, the local and State 100-foot buffer, the outer 100-foot Riverfront Area riparian zone associated with to BVW and bank of intermittent/perennial streams jurisdictional under the DEP WPA (310 CMR 10.54 and 10.55, respectively). The CVP local 100-foot undisturbed “Vernal Pool Protection Zone” will also be temporarily disturbed and revegetated. These are identified in Section 4, Table 1 below.

3.2 Other Federal, State and Local Resources

3.2.1 Wildlife Habitat

A review of the MA DF&W NHESP Massachusetts Natural Heritage Atlas (August 2021 edition) and MassGIS Website (2026) for the Estimated and Priority Habitat Layer under the jurisdiction of the WPA and/or MESA, respectively, for the Weymouth Quadrangle indicate that there are no designated habitats of rare, threatened and/or endangered species

The Corps recognizes vernal pools, regardless of designation by the NHESP. Minimization/avoidance to the greatest extent practicable, monitoring during the construction phase of the project, incorporation of Best Managements Practices for sedimentation and erosion control (ESC) measures and/or barrier fencing will help to avoid adverse impacts to vernal pool habitat and their designated wildlife habitat. No impacts to the CVP are proposed for this project and removal of impervious area to the 100-foot undisturbed “Vernal Pool Protection Zone” is proposed with 824 s.f. of indigenous tree rootstock and herbaceous revegetation (See Section 3.1.5 above and Section 4 and Site Plans – Section V).

3.2.2 ACEC - Outstanding Resource Waters

The property is located adjacent/east to the Weymouth Back River Area of Critical Environmental Concern (ACEC)/Outstanding Resource Waters (ORWs). This 950-acre area is located within the Towns of Hingham and Weymouth and includes 180 acres of tidal waters associated with Hingham Bay. The boundary of the ACEC occurs at approximate elevation 10 feet above sea level and is adjacent to/outside the project limits. The ACEC is designated on the GIS Mass Mapper as an ORW. No work is proposed for the ACEC and no new storm drainage discharge outlets will be allowed in /are proposed for the ACEC for the discharge of stormwater. However, if permitting for work in the ACEC is required, correspondence and/or permitting should be anticipated with the Department of Conservation and Recreation (DCR) and Higham Conservation Commission.

4.0 PROPOSED IMPACTS/ENVIRONMENTAL IMPROVEMENTS - RELATED WORK

This recreational project proposes the construction of eight (8) pickleball courts with a 15-foot tall chain link perimeter fence and sound attenuating fabric, shelters, benches, new walks and parking area on a 2.25-acre (ac)/98,010 square feet (sf) parcel see project Site Plans (Section V). The project includes approved demolition of the depot warehouse (asbestos contamination), docks, walls, curbs and parking areas, and new construction of the post-tension concrete/color seal-coated courts and associated parking and stormwater controls. Improvements also include revegetation to a local 50-foot and local/State 100-foot buffer zone and CVP local 100-foot undisturbed “Vernal Pool Protection Zone” buffer and the outer 100-foot Riverfront Area riparian zone. Repair/replacement to the existing stormwater drainage system has been incorporated into the project to improve sediment removal and drainage within the parcel. Buffer zones impacted by the project will be partially replicated and work within the outer 100-foot Riverfront Area riparian zone of perennial waterbodies will result in improvements to these resource areas as well. A Performance Standard Analysis for Riverfront and Hingham buffer zones is located in Section 7.0.

Table 2
Proposed Resource Area Impacts & Restoration
Bare Cove Park Drive, Hingham

Resource Area	Existing Impacts (SF)	Total Proposed Impacts (SF)	Impervious Area Change (SF)	Proposed Temp. Impacts/ Restoration - (SF)
Buffer Zone – 0 - 50-foot Local	<u>Existing: 2,816 SF</u> - Impervious: 1,229 SF - Pervious: 1,587 SF	<u>Proposed: 2,816 SF</u> - Impervious: 0 SF - Pervious: 2,816 SF	-1,229 SF	Restoration/Pervious: 2,816 SF
Buffer Zone – 50 -100 foot Local	<u>Existing: 13,072 SF</u> - Impervious: 12,295 SF • Building: 9,940 SF • Parking: 2,355 SF - Pervious: 777 SF	<u>Proposed: 13,072 SF</u> - Impervious: 8,287 SF - Pervious: 4,918 SF	- 4,141 SF	Restoration/Pervious: 4,785 SF
<u>Total</u> <u>Buffer Zone –</u> <u>100-foot</u> <u>Local/State</u>	<u>Existing: 15,888 SF</u> - Impervious: 13,524 SF • Building: 11,169 SF • Parking: 2,355 SF - Pervious: 2,364 SF	<u>Proposed/Total: 15,888 SF</u> - Impervious: : 8,287 SF - Pervious: 7,734 SF	-5,370 SF	Restoration/Pervious: 7,601 SF
CVP 100-foot Undisturbed	<u>Existing: 824 SF</u> - Impervious: 560 SF - Pervious: 264 SF	<u>Proposed: 824 SF</u> - Impervious: 0 SF - Pervious: 824 SF	- 560 SF	Restoration/Pervious: 824 SF
Riverfront Area	<u>Existing: 4,152 SF</u> -- Impervious: 2,647 SF - Pervious: 1,505 SF	<u>Proposed: 4,152 SF</u> - Impervious: 15 SF - Pervious: 4,137 SF	-2,362 SF	Restoration/Pervious: 4,137 SF

4.1 Improve/revegetate 50-foot and 100-foot buffer zones and CVP local 100-foot undisturbed “Vernal Pool Protection Zone” buffer zone as well as outer 100-foot Riverfront Area riparian zone

Proposed work on the project includes impacts to the Town of Hingham local 50-foot buffer solely for the purpose of building demolition and site restoration and the local and State 100-foot buffer associated with BVW jurisdictional under the DEP WPA (310 CMR 10.54). It also includes impacts to the outer 100-foot Riverfront Area riparian zone associated with a bank of an unnamed perennial stream jurisdictional under the DEP WPA (310 CMR 10.55). The CVP local 100-foot undisturbed “Vernal Pool Protection Zone” will also be temporarily disturbed solely for the purpose of building demolition and site restoration. The buffers and the outer 100-foot Riverfront Area riparian zone will have reduced impervious area (See Table 1) and portions will be revegetated with tree rootstock and an indigenous herbaceous conservation seed mix (See Section 4.4 and Site Plans - Section V).

The Town of Hingham has also agreed to plant 12 replacement trees, seven (7) of which are in the local 50-foot and local/State 100-foot buffer, CVP local 100-foot undisturbed “Vernal Pool Protection Zone” and/or the overlapping outer 100-foot Riverfront Area riparian zone, to replace those trees over 6-inch diameter that are proposed to be cleared in the project area.

Riverfront Area riparian zone

The proposed project and storm drainage system improvements will result in approximately 4,152 s.f. of alteration to the outer 100-foot Riverfront Area riparian zone. No work is proposed within the inner 100-foot Riverfront Area riparian zone. Of this area, approximately 2,647 s.f. will occur within existing impervious area (depot warehouse building/parking areas – See Site Plans – Section V). This will result in an approximate reduction of 2,632 s.f. of impervious area and restoration of 4,137 s.f. new pervious/revegetated area within the outer 100-foot Riverfront Area as a result of project construction. The new pervious area will be stabilized/restored and revegetated with indigenous conservation seed mixes and tree rootstock. Tree replacement is in accordance with the Town of Hingham, MA Wetlands Protection Bylaw and Regulations (Article 22) (See Section 4.4 and Site Plans - Section V). Some of these occur in the CVP 100-foot undisturbed buffer “Vernal Pool Protection Zone”.

4.2 Removal of asbestos contaminates/building in 50-foot and 100-foot buffer zones and the outer 100-foot Riverfront Area riparian zone

Hazardous building materials/asbestos contamination (See Appendix G) and pavement will be discarded in environmentally appropriate locations as designated by the Town of Hingham. No hazardous materials, as applicable, may be reused as sub-base materials/fill for the new impervious courts/pavement or other aspects of the project.

4.3 Stormwater Drainage/Management

Upgrading the existing stormwater drainage system associated with the depot warehouse building is proposed with the new pickleball courts (See Appendix H). There is a catch-basin (CB) manhole/leaching basin at the northern end of the project within the CVP 100-foot no disturbance zone. Existing roof and parking areas tie into the catch-basin manhole/leaching basin. The catch-basin manhole/leaching basin will be abandoned in place and proposed stormwater drainage system is proposed to tie into a bioretention basin (1,365 s.f.) proposed to be constructed in the northeast corner of the parcel. In addition, French drain/trench drains will be installed along the eastern and/or western sides of the pickleball courts that outlet to a northern bioretention basin (See Section V – Site Plans). This will allow precipitation and snow melt surface water to infiltrate into the groundwater and supplement groundwater associated with the BVW and CVP. Since the Weymouth Back River ACEC is also designated as an ORW, no new storm drainage discharge outlets are proposed for in the ACEC.

The current proposed project will retain the existing stormwater quality treatment features but will create improvements by reducing the impervious area within the site by approximately 6,500 square feet (0.15 Ac.). The existing basin outfall will be cleared and a riprap apron at the outfall will be installed. The existing catch basin sump will be cleaned as part of the proposed project.

The Project does not alter the existing drainage patterns at the site and meets the criteria of a redevelopment project as defined by the current 2008 Stormwater Management Standards in the Massachusetts Stormwater Handbook. A detailed summary of compliance with the Stormwater Management Standards has been provided below:

Standard 1: There will be no new untreated discharges from the site. Runoff from the site will continue to discharge through the noted treatment features before discharging to a riprapped outflow point.

Standard 2: There will be no net increase in peak rates of stormwater runoff across the site, and there will be a decrease in runoff rates and volumes due to the decrease in impervious area. The existing stormwater management systems will continue to manage the stormwater runoff generated from impervious surface area on-site.

Standard 3: The proposed redevelopment will reduce impervious surface area as compared to existing site conditions and therefore new groundwater recharge facilities are not required, although the proposed infiltration basin will provide additional groundwater recharge. Additionally the proposed French drain will provide groundwater recharge.

Standard 4: The average annual Total Suspended Solids (TSS) loading conditions are unchanged from existing conditions as the total impervious surface area across the site will be reduced.

Standard 5: The proposed Project is not considered to be a “Land Use with Higher Potential Pollutant Loads” (LUHPPL).

Standard 6: The project follows the standards as outline in the standard 6 section “Stormwater

Discharges Near or To Outstanding Resource Waters including Vernal Pools and Surface Water Sources for Public Water Systems” as well as listed below:

1. Construction Sites of 1 acre or more must file a Notice of Intent (WM 09) with MassDEP requesting approval of the Stormwater Pollution Prevention Plan (SWPPP), if they discharge to an ORW.
2. Stormwater discharges to ORWs must be set back from the receiving water or wetland and receive the highest and best practical method of treatment.
3. Stormwater BMPs must be set back 100’ from a certified vernal pool and comply with 310 CMR 10.60¹. Proponents must perform a habitat evaluation and demonstrate that the stormwater BMPs meet the performance standard of having no adverse impact on the habitat functions of a certified vernal pool.
4. Unless essential to operation of a public water system, stormwater BMPs are prohibited within the Zone A.
5. BMPs must be designed according to the specifications and sizing methodologies in Volumes 2 and 3 of the Massachusetts Stormwater Handbook.
6. Required Water Quality Volume = 1.0 inch times impervious area.
7. At least 44% TSS must be removed prior to discharge to infiltration BMP.
8. For discharges near or to ORWs, proprietary BMPs may be used for pretreatment only unless verified by TARP or STEP for other uses. For the purpose of this requirement, subsurface structures, even those that have a storage chamber that has been manufactured are not proprietary BMPs, since the pretreatment occurs in the soil below the structure, not in the structure itself. See Volume 2.

Standard 7: This Project qualifies as a redevelopment as the scope of work consists of a rehabilitation of a previously developed site that results in results in no net increase in impervious surface area.

Standard 8: The proposed Project will provide erosion and sedimentation controls that are detailed in the Site Development Plans provided for this Project, inclusive of inlet protection to properly filter stormwater discharges.

Standard 9: The Long-Term Operation and Maintenance (O&M) Plan for the stormwater management system components will continue to be followed after the construction of the proposed redevelopment ends.

Standard 10: No illicit discharges will be created as part of the site construction in the area in question.

An Operation and Maintenance Plan is attached to the Stormwater Drainage Report (Appendix).

4.4 BUFFER ZONE & RIVERFRONT AREA RESTORATION PLAN & TREE TABLE

The intent of the proposed Buffer Zone & Riverfront Area Restoration Plan is to provide for the functional replacement/creation of vegetated upland buffers to wetland/waterbody resource areas altered during the Carlson Pickleball Complex development. Impacted areas will be mitigated by restoring buffers and Riverfront Areas as identified in Table 1 above. A botanist, wetland scientist, or other individual with similar qualifications will be present on-site to oversee the restoration process.

The buffer zone/Riverfront Area restoration areas will be located adjacent to existing wetland/waterbody resource areas, and topography of these sites will be designed as identified on site plans. Approximately 4 inches of loam will be installed throughout the buffer zone/Riverfront Area restoration areas. If there is insufficient usable soil from proposed excavation areas, additional loam soils will be imported for use at the restoration sites. The soil will be inspected and approved by a botanist, wetland scientist, or other individual with similar qualifications before application.

Species to be planted within the buffer zone/Riverfront Area restoration area will include: red maple (*Acer rubrum*), slippery elm (*Ulmus rubra*), swamp white oak (*Quercus bicolor*), and black tupelo (*Nyssa sylvatica*). All restoration areas will be supplemented with a New England Wetland Plants seed mix at a rate of 25 lbs./ acre to establish ground cover. A bioretention basin (1,365 s.f.) will be constructed in the northeast corner of the parcel to collect stormwater discharge from the courts/parking areas to improve flood dissipation and infiltration/water quality. The basin will be revegetated with a New England Wetland Plant/Erosion Control Mix (SM2) seed mix at a rate of 35 lbs./ac. Table 2 represents the composition and abundance of plant species to be planted within the proposed restoration areas.

Table 2. – Proposed Vegetation to be Planted in Wetland Buffer Zone/CVP Buffer Zone and/or Riverfront Area Restoration Areas

Common Name	Latin Name	Status	Planting Density/Comments	Number
Shrubs				
red maple	<i>Acer rubrum</i>	FAC	1 plant / 225 sf Provides food and cover for wildlife	3
honey locust	<i>Gleditsia triacanthos</i>	FAC	1 plant / 225 sf Provides food and cover for wildlife	3
black gum/tupelo	<i>Nyssa sylvatica</i>	FAC	1 plant / 225 sf Provides food and cover for wildlife	4
American elm	<i>Ulmus Americana</i>	FACW+	1 plant / 225 sf Provides food and cover for wildlife	2
Ground Cover/Seed Mixes				
New England Wetland Plants - Conservation Mix (SM1)		Species and indicator status variable		25 lbs./acre
New England Wetland Plants – Erosion Control Mix (SM2)		Species and indicator status variable		35 lbs./acre

Table 3. – Tree Calculation Table – Buffer Zones

Trees			
Trees to Be Removed	Existing	Required	Proposed ^{1,2}
Within 50-100' Buffer Zone	0	One to one tree replacement (0)	3
Within 0-50' Buffer Zone	3 – two (2) 6" Cal. Honey locust & one (1) 7" Cal. Slippery Elm	Two to one tree replacement (6)	4
Outside 100' Buffer Zone	15- Five (5) greater than 6" Cal	One to one tree replacement for trees over 6 inches (5)	5
Total	18	6	12

¹ Four (4) of these trees occur in the overlapping outer 100-foot Riverfront Area

² Four (4) of these trees occur in the overlapping CVP local 100-foot undisturbed "Vernal Pool Protection Zone"

The New England Wetland Plants seed mixes (see below) or equivalent shall contain a wide variety of native seeds which are suitable for a range of hydrologic conditions from moist to seasonally saturated soils. Not all species will grow in all buffer zone/Riverfront Area situations, although the mix should produce more than 75% ground cover in two full growing seasons. Preparation of a clean, weed-free soil surface is necessary for optimal results. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake or roll to ensure proper soil-seed contact. Best results are obtained with spring seeding. Late spring and summer seeding will benefit with a light mulching of clean, weed-free straw to conserve soil moisture. If conditions are drier than usual, watering may be required. Late fall and winter dormant seeding will require an increase in the seeding rate. If planted during the fall months, the seed mix will germinate the following spring. During the first season of growth, several species will produce seeds, while other species will produce seeds after the second growing season. Fertilization is not recommended.

SM1: New England Conservation Mix (New England Wetland Plants): 25 lbs./acre.

Species: Virginia Wild Rye (*Elymus virginicus*), Little Bluestem (*Schizachyrium scoparium*), Big Bluestem (*Andropogon gerardii*), Red Fescue (*Festuca rubra*), Switch Grass (*Panicum virgatum*), Partridge Pea (*Chamaecrista fasciculata*), Panicleleaf Tick Trefoil (*Desmodium paniculatum*), Indian Grass (*Sorghastrum nutans*), Blue Vervain (*Verbena hastata*), Butterfly Milkweed (*Asclepias tuberosa*), Black Eyed Susan (*Rudbeckia hirta*), Common Sneezeweed (*Helenium autumnale*), Heath Aster (*Aster pilosus/Symphotrichum pilosum*), Early Goldenrod (*Solidago juncea*), Upland Bentgrass (*Agrostis perennans*).

SM2: New England Erosion Control Mix (New England Wetland Plants): 35 lbs./acre.

Species: Riverbank Wild Rye (*Elymus riparius*), Creeping Red Fescue (*Festuca rubra*), Little Bluestem (*Schizachyrium scoparium*), Big Bluestem (*Andropogon gerardii*), Switch Grass (*Panicum virgatum*), Upland Bentgrass (*Agrostis perennans*), Nodding Bur Marigold (*Bidens cernua*), Hollow-Stem Joe Pye Weed (*Eupatorium fistulosum/Eutrochium fistulosum*), New England Aster (*Aster novae-angliae*), Boneset (*Eupatorium perfoliatum*), Blue Vervain (*Verbena hastata*), Soft Rush (*Juncus effusus*), Wool Grass (*Scirpus cyperinus*).

Buffer Zone/Riverfront Area Restoration Construction Sequence

The following section describes the sequence of construction activities and provides information regarding grading, planting, and seeding. It also contains temporary and permanent erosion and sedimentation control measures that will be utilized throughout construction activities for the buffer zone/Riverfront Area restoration.

Erosion and Sedimentation Controls

Prior to the commencement of construction activities, erosion and sedimentation controls (i.e. compost filter tubes) will be installed along the boundaries of existing resource areas abutting selected restoration sites. Erosion controls will be inspected throughout construction and maintained as required to prevent sediment from entering the buffer zone/Riverfront Area, and the controls will remain in place until restoration areas are fully vegetated and stabilized.

Clearing

The proposed restoration area will be cleared of existing vegetation as applicable. Large diameter trees will be preserved to provide overhead shading and habitat. Indigenous vegetation from filled areas may be set aside and used for revegetating restoration sites.

Rough Grading

Rough grades for the proposed restoration areas will be approximately 4 inches below desired final grade/elevation of existing adjacent areas to accommodate surface loam layers. The final elevation of restoration areas will be determined in the field by a botanist, wetland scientist, or other individual with similar qualifications in order to successfully create suitable conditions to support planted species and seed mixes. Upland side slopes will be graded at a 3:1 slope or blended into existing uplands and/or roadside slopes per construction requirements. The bioretention basin will be constructed at this stage as well.

Soil Installation

Loam soils will be removed from proposed disturbed areas as applicable during project construction. Loam will be utilized to supplement areas to establish final grades with approximately 4 inches of material at the surface. All existing and new soils must be certified as “weed-free” by the contractor and/or the approved botanist, wetland scientist, or other individual with similar qualifications.

Tree Planting

The trees used for re-vegetation of the restoration site will be obtained from a reputable plant nursery and will measure approximately 6-8 feet in height and/or 3-inch caliper at diameter-at breast-height (DBH). The rootstock will be planted to provide an area for root establishment at or near the water table depending on the requirements of the particular species.

Seeding

The restoration areas will be seeded with a New England Wetland Plants seed mix or equivalent at an application rate of 25 lbs./ac. The bioretention basin will be seeded with an Erosion Control mix or equivalent at 35 lbs./ac. An erosion control/conservation seed mix may be used for the side slopes of the restoration areas, slopes, and any other disturbed upland areas for stabilization and re-vegetation. Upon completion of seeding, additional erosion controls will be placed at the toe of side slopes as necessary to prevent sedimentation into resource areas.

Irrigation

All vegetation will be watered on the same day as planting. If necessary, the restoration area will be temporarily irrigated with an approved water source if natural hydrological cycles do not provide sufficient water to sustain the newly planted vegetation.

Monitoring

Monitoring of the restoration areas will be performed by a botanist, wetland scientist, or other individual with similar qualifications approved by the Hingham Conservation Commission. Monitoring reports will be prepared and submitted to the Commission upon the completion of planting and following the first and second growing seasons. The reports will describe the work completed, development of soils and vegetation within restoration sites as well as any action to be taken to repair, restore, or replant the restoration areas if needed. Following annual inspections, the contractor will replace all plants that have not become established and re-seed areas that have not reached the desired 75 % cover after the first growing season.

5.0 PROPOSED GENERAL CONSTRUCTION SEQUENCE AND BEST MANAGEMENT PRACTICES

The following section provides construction details and highlights the general construction sequence and timing of earthmoving activities. The Town of Hingham will be responsible for construction administration and oversight for this Town-funded project.

5.1 *Erosion & Sediment Control/Drainage System Protection*

The applicant shall demonstrate compliance with the Massachusetts Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects on land within the Town of Hingham. Discharge to the Town's municipal stormwater system will ensure that the peak rate and total volume of surface water runoff from the site shall not be increased nor degraded in quality after construction. Specific construction phases and a construction schedule are undetermined at this time although general construction is proposed for the Fall of 2026 with completion anticipated for the Spring of 2027.

Erosion and sediment control (ESC) measures (compost filter tubes/socks, silt fence, etc.), approximately 573 linear feet (lf) as seen on project alignment drawings, will be installed at the limits of the work areas prior to the commencement of construction activities. They will be located adjacent to wetland resource areas, within the 50-foot and/or 100-foot buffer zones of BVW and bank and/or within the outer 100-foot Riverfront Area riparian zone of perennial streams (See Section V, Site Plan). The existing leaching/catch basin at the northwest end of the project will be abandoned in place and a bioretention basin (1,365 s.f.) is proposed at the northeast end.

Stormwater drainage patterns should not be altered by the project and discharge points will be consistent with the existing drainage design. Other BMPs to be implemented for the project are identified on Erosion Control Site Plans/Details Plans (Section V) and include construction entrance, silt sacks in CBs, concrete washouts, proposed staging areas, etc.

5.2 Minor Clearing

Clearing operations will include the removal of trees, shrubby vegetation and other organic materials within the construction workspace as applicable. Clearing methods employed will be dependent on vegetation density and topography. Vegetative clearing will be conducted either by hand or with mechanized cutting equipment. Prior to the commencement of clearing activities, the limits of clearing will be identified in accordance with the construction drawings. All construction activities and ground disturbance will be confined to the workspace as depicted on the construction drawings. Vegetation will be removed and disposed of offsite in approved locations in accordance with the Town of Hingham.

5.3 Building Demolition

The approved demolition of depot warehouse, docks, walls, curbs and parking areas will occur during this phase of construction. Hazardous building materials/asbestos contamination (See Appendix G) and pavement will be discarded in environmentally appropriate locations as designated by the Town of Hingham. No hazardous materials, as applicable, may be reused as sub-base materials/fill for the new impervious courts/pavement or other aspects of the project.

5.4 Grading, Excavation, Construction & Stormwater Improvements

During this phase of construction, minor grading and excavation will take place to prepare for the proposed pickleball court construction, the modular retaining wall, the 15-foot tall chain link fence around the perimeter as well as the sound attenuating fabric, shelters, benches, new walks and parking area. The preparation for the repair/replacement/installation of the stormwater drainage system will also occur at this time. If suitable topsoil is found, it will be removed and stockpiled in approved upland areas. The stockpiled topsoil will be protected with compost filter tube/silt fence and/or temporarily seeded until ready for use on an as needed basis.

Hazardous building materials and pavement will be discarded in environmentally appropriate locations as designated by the Town of Hingham. No hazardous materials, as applicable, may be reused as sub-base/fill materials for the new impervious courts/pavement.

5.5 Pickle Ball Courts/Retaining Wall/Parking Lot Construction

Following repair/replacement of the stormwater drainage system and creation of the bioretention basin, preparation of the sub-foundation of the parcel will be completed, and the various layers of the ground base will be installed for the courts and parking areas. This generally includes a layer of gravel borrow overlain by a second layer of dense graded crushed stone. A base course of hot mix asphalt underlies the actual court surface that is generally composed of asphalt pavement. Thickness and consistencies of layers vary depending on use. Polyurea pavement markings will be applied as the final step in parcel construction.

During this phase of construction, the retaining wall (179 linear feet) along the west side of pickleball court will be constructed (See Site Plan Detail Sheets – Section V) as well as the proposed 15-foot tall perimeter chain link fence and sound attenuating fabric, shelters, benches, new walks and the parking area. Riprap (414 s.f.) will also be installed on west slope of the access road to the pickle ball courts (168 s.f. within 50-100-foot buffer) as well as at the overflow outfall to bio-retention basin (84 sf; outside of 50-100-foot buffer).

5.6 Site Stabilization

The final phase of the project is the restoration and stabilization of all exposed surfaces. Side slopes/aprons will be composted/loamed and seeded and other exposed areas will be composted/loamed and seeded and/or landscaped where applicable. In the event that weather conditions prevent final restoration with vegetation, temporary erosion and sedimentation control measures will be employed until the weather is suitable for final cleanup.

A final inspection will ensure that the project site is cleared of all project debris and that vegetation is well established or erosion and sedimentation controls are functioning properly. Erosion controls will not be removed until the site is stabilized and the final inspection is complete.

5.7 Monitoring and Maintenance

The contractor shall conduct follow-up inspections of all disturbed, restored and mitigation areas after the first and second growing seasons to determine the success of revegetation. Revegetation shall be considered successful if the vegetative cover is sufficient to prevent the erosion of soils on the disturbed workspace. Sufficient coverage is defined when vegetation has a uniform 75% vegetative coverage. If sufficient vegetative cover has not been achieved or if there are excessive invasive/noxious weeds after two full growing seasons, the Project Manager, Superintendent, or Environmental Inspector will be consulted to determine the need for additional restoration measures.

A final inspection will ensure that the project site is cleared of all project debris and the site is stabilized with vegetative cover. ESC measures will not be removed until the final inspection is complete, and the Conservation Commission has approved their removal.

6.0 RIVERFRONT AREA ALTERNATIVE ANALYSIS

This proposed project meets the criteria under 310 CMR 10.58(5) as “*Redevelopment Within Previously Developed Riverfront Areas: Restoration and Mitigation*” for “*reuse of degraded or previously developed areas*” and 310 CMR 10.58(5)(a) and (b) under the WPA. Proposed work authorized as a redevelopment under the WPA will improve overall existing conditions of Riverfront Area to perform the capacity and function as identified in the WPA, and adverse impacts are to be minimized and mitigated to the maximum extent practical. Alternatives were considered to reduce/mitigate overall impacts to the local 50-foot and local/state 100-foot state buffer zone, CVP local 100-foot undisturbed “Vernal Pool Protection Zone” as well as the outer 100-foot Riverfront Area riparian zone and are identified in Section 6.1 below.

6.1 Alternatives Analysis

Proposed project and storm drainage system improvements will result in approximately 4,152 s.f. of alteration to the outer 100-foot Riverfront Area riparian zone. No work is proposed within the inner 100-foot Riverfront Area riparian zone. Of this area, approximately 2,647 s.f. will occur within existing impervious area (depot warehouse building/parking areas). This will result in an approximate reduction of 2,632 s.f. of impervious area and restoration of 4,137 s.f. of new pervious/revegetated area within the outer 100-foot Riverfront Area as a result of project construction. The new pervious area will be stabilized/restored and revegetated with indigenous conservation buffer seed mixes and tree rootstock. Tree replacement according to the Town of Hingham, MA Wetlands Protection Bylaw and Regulations (Article 22) is proposed (See Section 4.4 and Section V – Site Plans).

6.1.1 Alignment Alternatives – Fewer Courts

To reduce impacts to wetland buffers an alternative was to reduce the scope of the project by reducing the number of pickleball courts from twelve (12) to initially nine (9) courts. However, nine courts would still require impacts to the 50’ local buffer zone, so we reduced the number of courts to eight (8). Any further reduction of courts does not keep the project out of the state and local 50’ to 100’ wetland buffer zone. The Recreation Department chose the eight (8) court design which allows the courts and the parking to sit outside of the 50-foot local wetland buffer zone and allow the area to be restored to a natural vegetated state from the previous asbestos laden building.

6.1.2 Alignment Alternatives – Shift Court Orientation

Shifting the court orientation was another “alignment” alternative considered for the project. However, the east side of the depot building/parcel is immediately adjacent to the access road to the Hingham Department of Public Works (DPW)/Light Plant and there is no room to shift the courts to the east. In addition, due to the CVP and no-disturbance buffer to the north, shifting the courts to the north is not tenable and has potentially greater environmental impacts.

6.1.6 Preferred Alternative

The preferred alternative will meet the project objectives. This recreational project proposes the construction of eight (8) pickleball courts (reduced from the originally proposed twelve (12) courts) with a 15-foot tall chain link perimeter fence and sound attenuating panels, shelters, benches, new walks and parking area on a 2.25-acre (ac)/98,010 square feet (sf) parcel. An existing depot warehouse, see Existing Conditions (Section 2) above, is proposed to be razed and the pickle ball courts and amenities will be built on the approximate footprint of the building. The project includes approved demolition of the depot warehouse, docks, walls, curbs and parking areas as well as construction of the post-tension concrete/color seal-coating courts and associated parking and stormwater controls. The building has hazardous asbestos materials which will be disposed of in an appropriate waste disposal facility as identified by the Town of Hingham.

Although occurring adjacent to the proposed work, no Bordering Vegetated Wetlands (BVW), Inland Bank (Bank), Certified Vernal Pools/Outstanding Resource Waters (CVP & ORW) or Area of Environmental Concern (ACEC)/ORW will be impacted. Proposed impacts to the Town of Hingham local 50-foot buffer, the local and State 100-foot buffer, the outer 100-foot Riverfront Area riparian zone as well as the CVP local 100-foot undisturbed “Vernal Pool Protection Zone” are proposed to be minimally impacted mainly for the purpose of removing the existing contaminated building and restoring the areas. Although portions of these disturbances occur within the existing impervious depot warehouse building footprint/parking areas (See Table 1 & 2), portions will be restored to natural, vegetated communities. With this alternative the entire disturbed 50-foot wetland buffer area will be restored to vegetation after building removal.

7.0 REGULATORY COMPLIANCE/PERFORMANCE STANDARDS – RIVERFRONT AREA AND BUFFER ZONES (HINGHAM WETLAND BYLAW)

7.1 Regulatory Compliance/Performance Standards – Riverfront Area

The Wetlands Protection Act Regulations, 310 CMR 10.58(3), presume that Riverfront Area is significant to: the protection of private or public water supply, protection of groundwater, provision of flood control, prevention of storm damage, prevention of pollution as well as the protection of wildlife, fisheries and land containing shellfish. The following discussion identifies the various interests to Riverfront Area, as well as the project as a whole, and how proposed project improvements will improve function where it has been lost/compromised or will result in no net change of its current role. It should be noted that the majority of criteria under 310 CMR 10.58(5)(c) - (h) have partial compliance and/or are in compliance to the maximum extent practicable.

The proposed project and storm drainage system improvements will result in approximately 4,152 s.f. of alteration to the outer 100-foot Riverfront Area riparian zone. No work is proposed within the inner 100-foot Riverfront Area riparian zone. Of this area, approximately 2,647 s.f.

will occur within existing impervious area (depot warehouse building/parking areas – See Site Plans – Section V). This will result in an approximate reduction of 2,632 s.f. of impervious area (and restoration of 4,137 s.f. new pervious/revegetated area within the outer 100-foot Riverfront Area as a result of project construction. The new pervious area will be stabilized/restored and revegetated with indigenous conservation seed mixes and tree rootstock. Tree replacement is in accordance with the Town of Hingham, MA Wetlands Protection Bylaw and Regulations (Article 22) (See Section 4.4 and Site Plans - Section V). The majority of these occur in the CVP 100-foot undisturbed buffer “Vernal Pool Protection Zone”.

7.1.1 Protection of Private or Public Water Supplies

Water supply is defined as any source or volume of surface or ground water demonstrated to be in public or private use or approved for public/private water supply by M.G.L. c. 111 § 160 by the Department of Environmental Protection. No public water supplies (Zone A/B) and/or cold-water fisheries were identified along the project route.

Installation of Best Management Practice (BMPs) erosion and sediment control (ESC) measures at project limits of work and around existing stormwater features prior to ground disturbance will protect surface water resources during construction activities associated with construction. ESC measures, approximately 1,365 linear feet (lf) as seen on project alignment drawings, will be installed at the limits of the work areas prior to the commencement of construction activities. Maintenance of ESC measures until all bare areas are fully stabilized and/or revegetated following construction in addition to long-term operation and maintenance of existing stormwater features will ensure protection to resources within the project area post construction.

7.1.2 Groundwater Supply

Groundwater supply is defined under the WPA as the water below the earth’s surface in the zone of saturation. Groundwater recharge within the Riverfront Areas and riparian zones of perennial/intermittent streams on this project will not change significantly as a result of the proposed project improvements. No deep excavation that may potentially intercept groundwater is anticipated and no new discharge points are proposed for this project.

7.1.3 Provision of Flood Control and Storm Damage Prevention

Storm Damage Prevention is defined as the prevention of damage caused by water from storms, including, but not limited to, erosion and sedimentation, damage to vegetation, property or buildings or damage caused by flooding, water-borne debris or water-borne ice. According to the Federal Emergency Management Act (FEMA) Federal Insurance Rate Maps (FIRM) (Community Panel No. 25023C 0081K dated July 03, 2024) for the Town of Hingham, no 100-year floodplain (Zone A), classified under the WPA as Bordering Land Subject to Flooding (BLSF), occur in the project area. Therefore, Storm Damage/Flood control is not anticipated to be an issue with this project.

7.1.4 Prevention of Pollution

Prevention of pollution is defined as the prevention or reduction of contamination of surface or groundwater. As previously described above and identified on the Site Plans (Section V), the installation of Best Management Practice (BMPs) erosion and sediment control (ESC) measures at project limits of work and around existing stormwater features prior to ground disturbance will protect surface water resources during construction activities associated with the recreational construction.

Maintenance of ESC measures until all bare areas are fully stabilized and/or revegetated following construction in addition to long-term operation and maintenance of existing stormwater features will ensure protection to resources within the project area post construction.

In addition, asbestos materials associated with the depot warehouse building will be disposed of in an appropriate waste disposal facility as identified by the Town of Hingham.

7.1.5 Protection of Wildlife Habitat/Fisheries

The project parcel and adjacent areas do not represent significant wildlife habitat in terms of food, shelter, or breeding/migration areas due to historic site development during World War II by the U.S. Navy as an ammunition depot and current presence of the existing, abandoned, navel depot warehouse building/docking bays off Bare Cove Drive. A review of the MA DF&W NHESP Massachusetts Natural Heritage Atlas (August 2021 edition) and MassGIS Website (2026) for the Estimated and Priority Habitat Layers under the jurisdiction of the WPA and MESA for the Weymouth Quadrangle indicate that there are no designated habitats of rare, threatened and/or endangered species along Bare Cove Park within the Town of Hingham (See Section III, Figure 6).

Although proposed improvement work is located adjacent to a CVP and within the Town of Hingham CVP 100-foot no disturbance zone, no work is located within the BVWs or the CVP and no long-term impacts are anticipated to these areas.

7.2 Regulatory Compliance – Buffer Zone Performance Standards

The Town of Hingham Buffer Zone Mitigation Policy (BZMP) requires mitigation for work within the 0-50 foot, the 50-100 foot and the CVP local 100-foot undisturbed buffer zones under the Town of Hingham, MA Wetlands Protection Bylaw and Regulations (Article 22).

For alteration of the 0 -50 foot buffer zone, 1,229 s.f. occurs as existing impervious area (See Section 4, Table 1). A total of 2,816 s.f. of new pervious area and 0 s.f. of impervious area are proposed. The BZMP requires mitigation of 1:1 for pervious alteration and 2:1 for impervious area. There is no new impervious area proposed and the new pervious area is $\approx$ 2.3 times greater than impervious area removed.

For alteration of the 50 -100 foot buffer zone, 12,295 s.f. occurs as existing impervious area (See Section 4, Table 1). A total of 8,287 s.f. of new impervious area and 4,785 s.f. of pervious area

are proposed. The BZMP requires mitigation of 0 for pervious alteration and 1:1 for impervious area. The proposed impervious area is approximately 68 % less than the existing impervious area, without considering the benefits of the 4,785 s.f. of proposed pervious area.

For alteration of the CVP local 100-foot undisturbed buffer zone, 560 s.f. occurs as existing impervious area (See Section 4, Table 1). A total of 0 s.f. of new impervious area and 824 s.f. of pervious are proposed. The BZMP requires mitigation of 2:1 for pervious for impervious alteration. There is no new impervious area proposed. In addition, the northwestern portion of the Buffer Zone & Riverfront Area Restoration Plan occupies the entire area (824 s.f.) of temporary disturbance within the CVP local 100-foot undisturbed buffer zone.

As identified in the above discussion, mitigation for each of the buffer zones surpasses the BZMP requirements.

8.0 SUMMARY

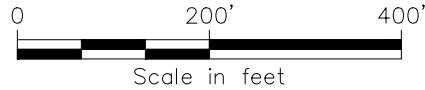
The proposed Carlson Pickleball Complex development, authorized as a redevelopment under the WPA, will improve overall existing conditions of Riverfront Area and Buffer Zones to perform the capacity and function as identified in the WPA. In addition, adverse impacts are to be minimized and mitigated to the maximum extent practical. This recreational project proposes the construction of eight (8) pickleball courts with a 15-foot tall chain link perimeter fence as well as sound attenuating fabric, shelters, benches, new walks and parking area on a 2.25 acre (ac)/98,010 square feet (sf) parcel. Although occurring adjacent to the proposed work, no Bordering Vegetated Wetlands (BVW), Inland Bank (Bank), Certified Vernal Pools/Outstanding Resource Waters (CVP & ORW) or Area of Environmental Concern (ACEC)/ORW will be impacted.

Proposed impacts to the Town of Hingham local 50-foot buffer, the local and State 100-foot buffer, the CVP local 100-foot undisturbed “Vernal Pool Protection Zone” as well as the outer 100-foot Riverfront Area riparian zone are proposed. Portions of these areas occur within the existing depot warehouse building footprint/parking areas, and impacted areas will be mitigated by restoring buffer zones and Riverfront Area as identified in Table 1 and Section 7 above. As identified in Section 4.4, the Buffer Zone & Riverfront Area Restoration Plan is to provide for the functional replacement/creation of vegetated upland buffers to wetland/waterbody resource areas altered during the area development. In addition, repair/replacement to the existing stormwater drainage system has been incorporated into the project to improve sediment removal, drainage/flood dissipation and infiltration/water quality within the parcel for the future.

Section III

Figures

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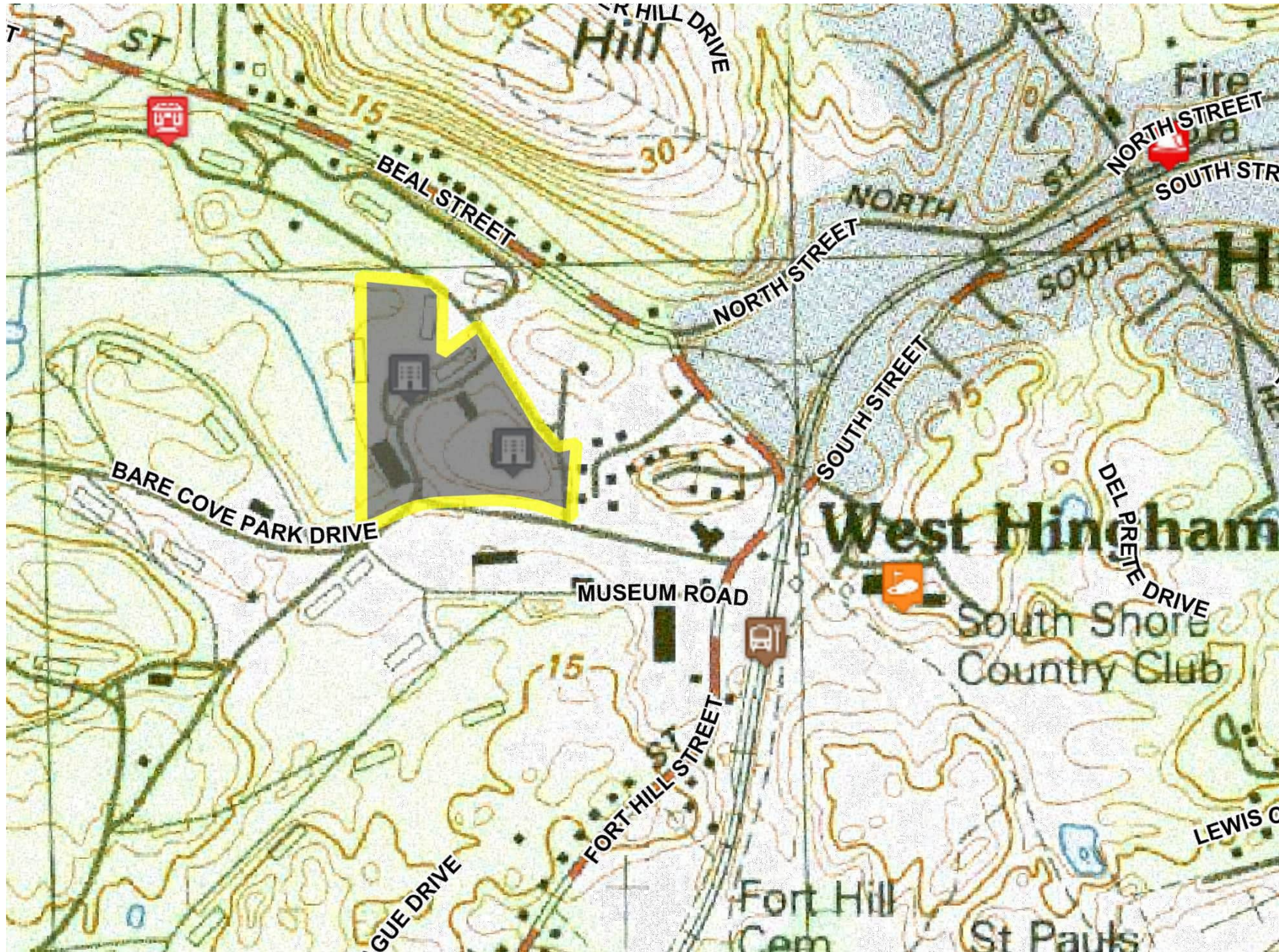
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**CARLSON COMPLEX
PICKLEBALL COURTS**

**EXHIBIT 1
LOCATION MAP**

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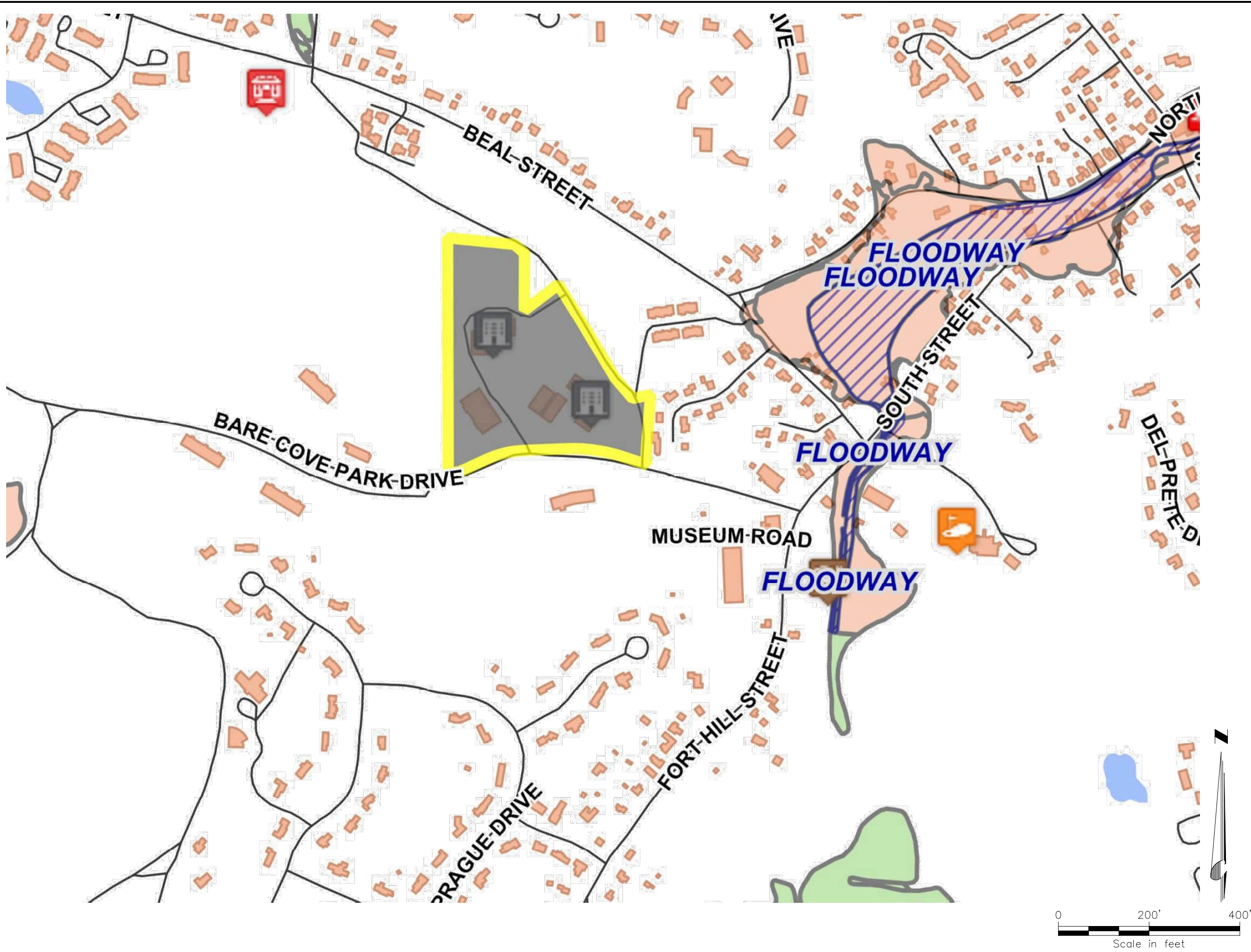
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**CARLSON COMPLEX
PICKLEBALL COURTS**

**EXHIBIT 2
USGS TOPO MAP**

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Drawn By: CAC	Scale: AS SHOWN	
Checked By: MSM	Issue Date: JANUARY, 2026	

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**CARLSON COMPLEX
PICKLEBALL COURTS**

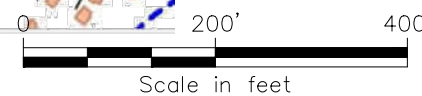
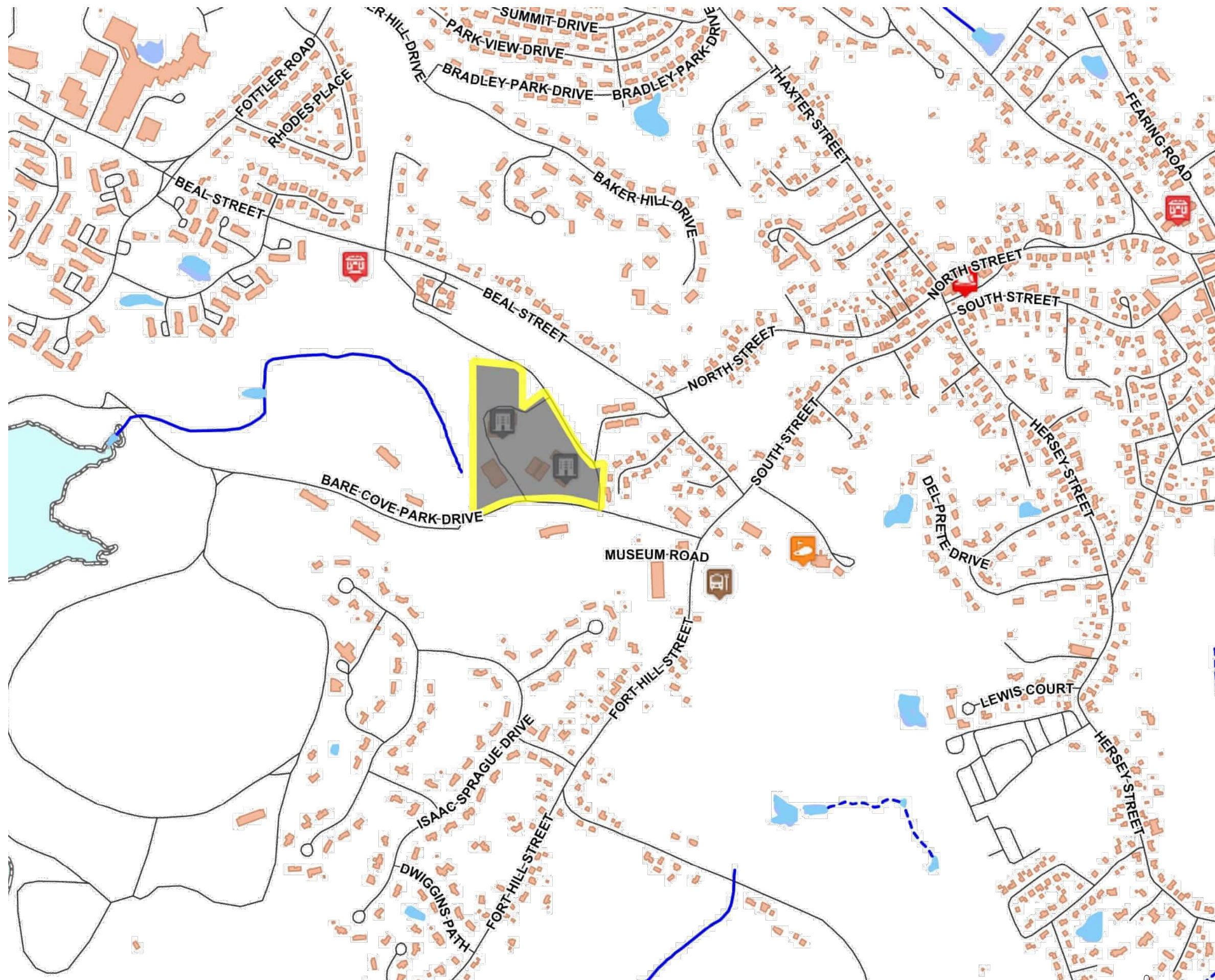
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FEMA FLOODPLAIN MAP**

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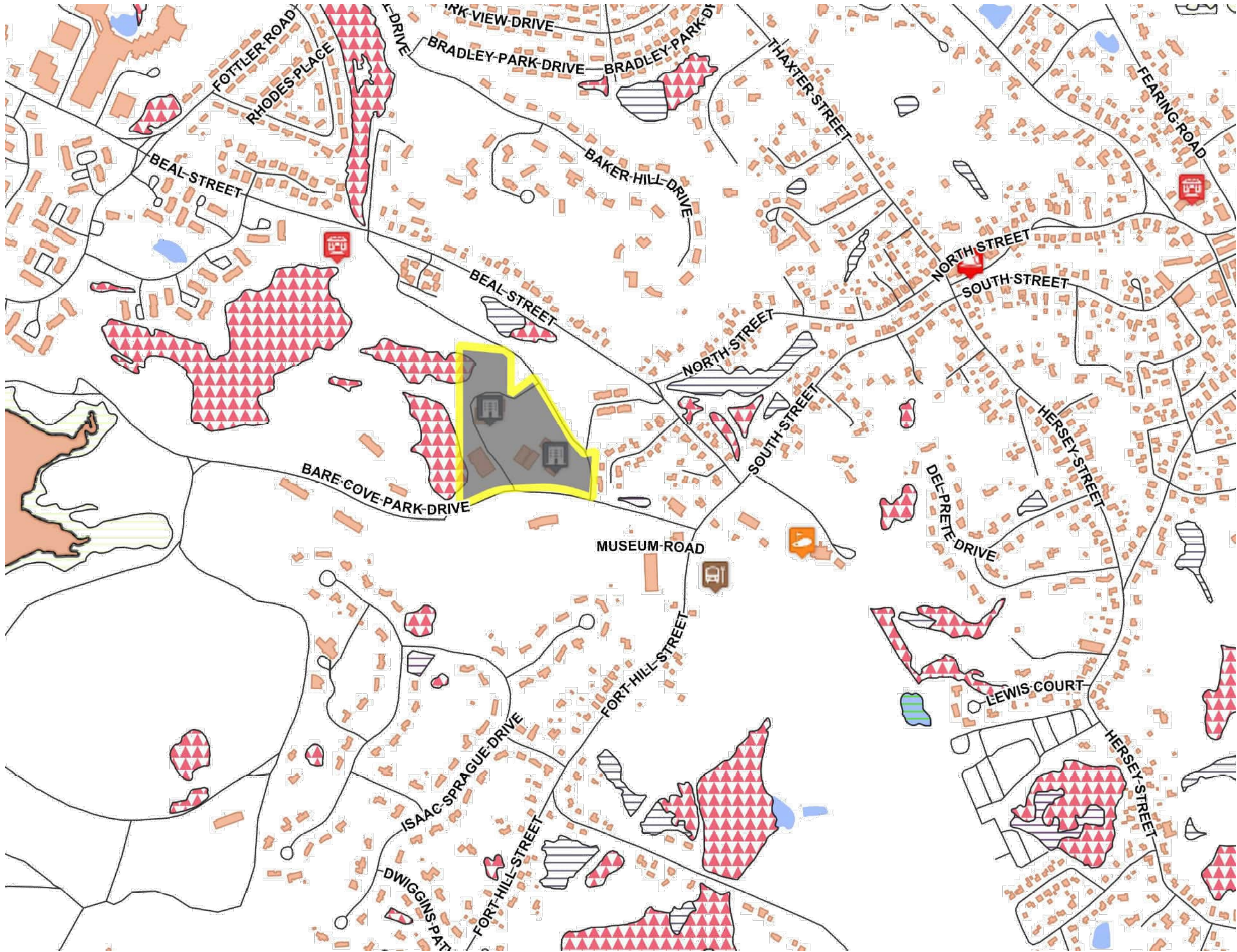
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EXHIBIT 4
HYDROGRAPHY MAP

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Checked By: MSM	Issue Date: JANUARY, 2026	



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CARLSON COMPLEX
PICKLEBALL COURTS

EXHIBIT 5
WETLANDS MAP

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Checked By: MSM	Issue Date: JANUARY, 2026	

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No.	Submittal / Revision	App	By	Date

CARLSON COMPLEX
PICKLEBALL COURTS

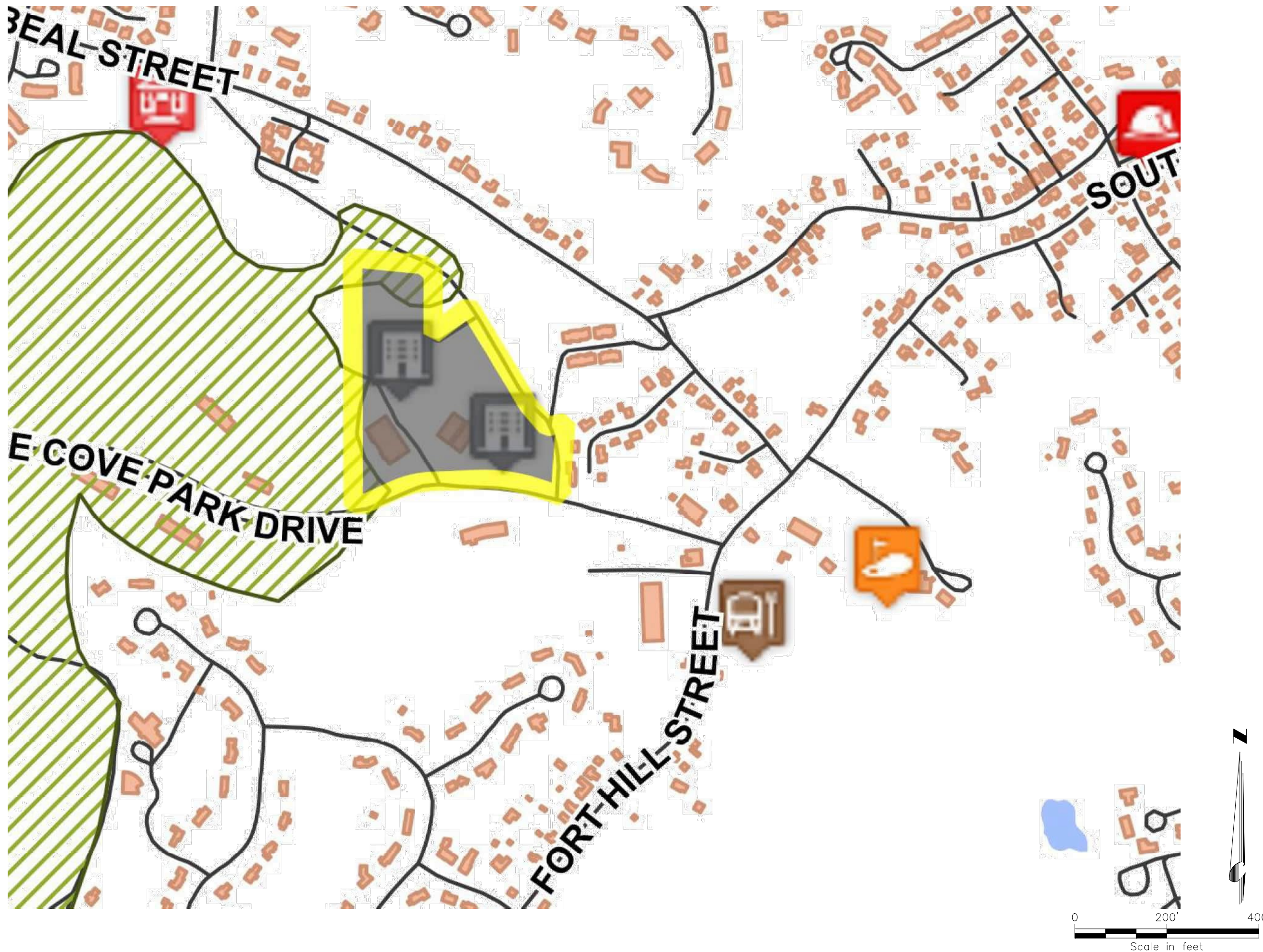
EXHIBIT 6
VERNAL POOLS &
NHESP MAP

Designed By: CAC	Project No.: 102399	Drawing No.: E-6
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EXHIBIT 7
ACEC MAP

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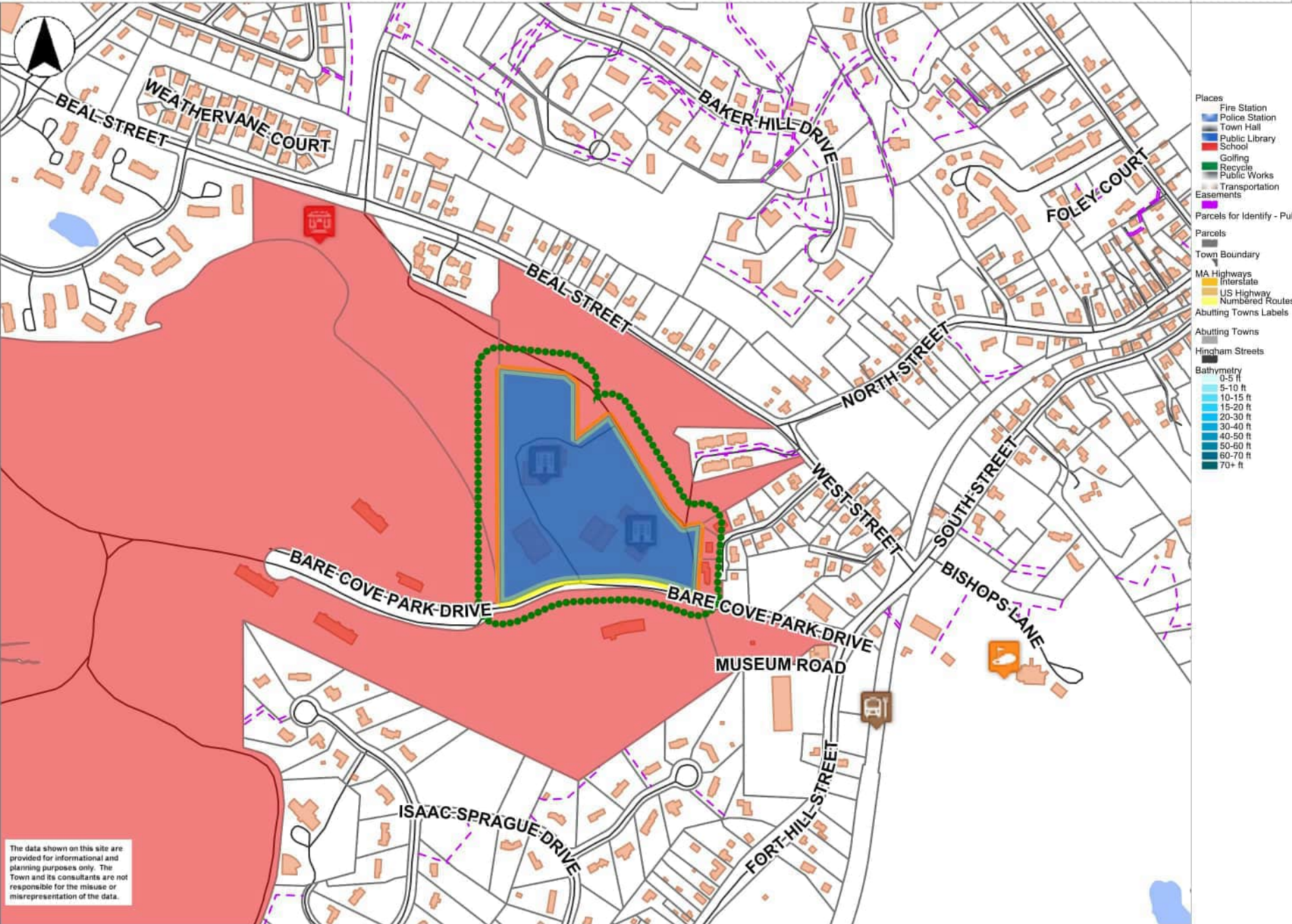


Section IV

Appendices

Appendix A

Abutter Information and Public Notification



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 800 1600 ft

Printed on 01/07/2026 at 08:56 AM

Hingham MapsOnline

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 25 Bare Cove Park Drive
Parcel ID: 69-0-44

Pursuant to the provisions of Chapter 131 Section 40 of the MA General Laws and Article 22 of the Town of Hingham General Bylaws (Wetlands Protection By-law), we hereby certify that the list attached hereto is a true list of names and addresses of abutters concerning a matter to be heard by the Hingham Conservation Commission involving the above-referenced property.

As used herein the term "abutter" means:

- Owners of adjoining land within 100 feet of the property line where the activity proposed;
- Owners of adjoining land within 300 feet of the property line where the activity proposed for coastal projects; or
- Owners of land directly opposite on any public or private street or way; or across a body of water.

All as they appear on the most recent applicable tax list.

BOARD OF ASSESSORS

Kevin W. Went
John M. R.
Sam Abbott

CERTIFICATION DATE 3/30/2026

Parcel ID: 69-0-44
TOWN OF HINGHAM DPW
DPW
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 58-0-23
HINGHAM HOUSING AUTHORITY
100 BEAL STREET
HINGHAM, MA 02043

Parcel ID: 69-0-100
TOWN OF HINGHAM REC
210 CENTRAL STREET
Hingham, MA 02043

Parcel ID: 69-0-15
HOFFSES STEPHEN C &
21 HILLSIDE TERRACE
HINGHAM, MA 02043

Parcel ID: 69-0-17
MCCARRON JAMES E &
23 HILLSIDE TERRACE
HINGHAM, MA 02043

Parcel ID: 69-0-18
TAYLOR GREGORY J &
29 HILLSIDE TERRACE
HINGHAM, MA 02043

Parcel ID: 69-0-50
TOWN OF HINGHAM
SELECTMENS
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 77-0-1
TOWN OF HINGHAM
210 CENTRAL STREET
HINGHAM, MA 02043



**TOWN OF HINGHAM
CONSERVATION COMMISSION
210 CENTRAL STREET
HINGHAM, MA 02043
(781) 741-1445**

Per MA DEP Regulations, Abutters must be notified via Hand
Delivery, Certified Mail-Return Receipt Requested or
Certificates of Mailing.

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT: CONSERVATION

REQUESTED BY: James B. Hall

EMAIL: jhall@chacompanies.com

TELEPHONE: 781-792-2221

PROPERTY LOCATION: MAP(S): 69 **BLOCK(S):** **LOT(S):** 44

PROPERTY ADDRESS: 25 Bare Cove Drive

OWNER OF RECORD: Town of Hingham

PURPOSE OF LIST: Notice of Intent Application

(Example: Notice of Intent, ANRAD, etc.)

REQUIREMENT: 100-FT. RADIUS X 300-FT. RADIUS (COASTAL PROJECTS)

Submit with this request, a list of abutters created from the GIS map program: Hingham GIS maponline

- Select the blue tab on the left labeled "FIND",
- Enter the street name and enter the street #. (clicking on the autopopulated choice as it appears)
- The parcel is then selected & highlighted
- At the far bottom, on the left, click on the gray tab 'Find Abutters'
- The parcel will be automatically entered in 'Find abutters to a single parcel section'; select the distance required.
- Press 'Go'.
- Select the 'envelope' icon for printing mailing labels. Print or save the list generated and submit, with this Request form, to the Conservation office or conservation@hingham-ma.gov

For contiguous parcel selection, or other questions, contact the Conservation office for assistance.

NOTIFICATION TO ABUTTERS

Under the MA Wetlands Protection Act and
Hingham Wetlands Protection By-Law

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

Town of Hingham Recreation Department has filed a Notice of Intent
Applicant Name *Application Type*

with the Town of Hingham Conservation Commission seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act, M.G.L. 131 §40, and/or the Town of Hingham Wetlands Protection By-Law [Article 22].

The address of the property where work is proposed: 25 Bare Cove Drive
The proposed work includes: Construction of eight pickleball courts and associated parking to
include installation of erosion controls, demolition of existing building and parking, construction of the
post-tension concrete courts and associated parking and stormwater controls.

Copies of the application may be examined at the Conservation Office located at Hingham Town Hall, 210 Central Street, Hingham, MA during the following business hours:

Monday, Wednesday, Thursday: 7:30AM- 4:30PM
Tuesday: 7:30AM - 7:00PM
Fridays: closed

For more information, to request copies of the application, or obtain information about the public hearing please contact the Conservation Office at (781)741-1445 or by emailing Conservation@hingham-ma.gov

You may also request copies of the application from the ☐applicant or ☐applicant's representative by contacting CHA Consulting, Inc.; Jay Hall - PWS, CPESC at (781) 792 -2221 between the hours of 9:00 am and 4:00 pm on the following days: Monday - Friday.

An Administrative fee may be applied for providing copies of the application or plans.

Notice of the public hearing, including the date, time, and place will be published at least five (5) business days in advance of the hearing in the Patriot Ledger. Notice will also be posted on the town website at least forty-eight (48) hours in advance of the public hearing. To view the agenda, go to [Agenda Center • Hingham, MA • CivicEngage \(hingham-ma.gov\)](#)

The Department of Environmental Protection (DEP) Southeast Regional Office can also provide information about this application or the MA Wetlands Protection Act. DEP is located at 20 Riverside Drive, Lakeville, MA 02347 and can be reached by telephone at (508) 946-2700.

AFFADAVIT OF SERVICE
Under the MA Wetlands Protection Act and
Hingham Wetlands Protection Bylaw

(To be submitted to the Hingham Conservation Commission and the MA Department of
Environmental Protection when filing an application requiring abutter notification)

I, James B. Hall, hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on 03/27/26 I gave notification to abutters in compliance with the
Date

second paragraph of the Massachusetts General Laws Chapter 131, Section 40, and the Hingham

Wetlands Protection Bylaw and Wetland Regulations, by Certified Mail in
Type of Service

connection with the following matter:

A Notice of Intent ☒ or Abbreviated Notice of Resource Area Delineation ☐ was filed under the
MA Wetlands Protection Act and/or Hingham Wetlands Protection Bylaw with the Hingham
Conservation Commission on:

03/27/26 for property located at 25 Bare Cove Drive.
Date *Property Address*

The form of the notification and a list of abutters to whom notice was given and their addresses are
attached to this Affidavit of Service.

James B. Hall
Signature

03/27/26
Date

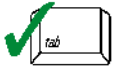
Appendix B

Filing Fee Information



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

25 Bare Cove Drive

a. Street Address

NA

c. Check number

Hingham

b. City/Town

NA

d. Fee amount

2. Applicant Mailing Address:

Mark

a. First Name

Thorell

b. Last Name

Town of Hingham Recreation Department

c. Organization

210 Central Street

d. Mailing Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

(781) 741-1464

h. Phone Number

i. Fax Number

thorellm@hingham-ma.gov

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

Town of Hingham Select Board

c. Organization

Same

d. Mailing Address

e. City/Town

f. State

g. Zip Code

781-741-1451

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
NA			

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	0
	a. Total Fee from Step 5
State share of filing Fee:	0
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	0
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Appendix C

Hingham Town Forms: Checklist & Receipt of Information



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST NOTICE OF INTENT (NOI)

The following instructions and submittal requirements should be used when submitting a Notice of Intent 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 3](#). Submit two (2) copies of the following, unless otherwise specified, to the Conservation office, and one electronic copy of the complete application to conservation@hingham-ma.gov. A legal notice will not be published for an upcoming agenda until a complete application is received by the Conservation office.

- ☒ WPA Form 3- Notice of Intent: [WPA Form 3: Wetlands Notice of Intent | Mass.gov](#) The application must be signed by the property owner. Submit the original and one copy to the Commission by hand delivery or certified mail.
- ☐ WPA Appendix B- *NOI Wetland Fee Transmittal Form* and two (2) separate checks for the following: [Town of Hingham Wetlands Protection Bylaw fee](#) and [State Wetlands Protection Act local filing fee](#)
 - *Payable to Town of Hingham*
 - *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*
- ☒ A copy of the Certified Abutters List and the '[Notification to Abutters Form](#)'
 - *To request a Certified Abutters List please submit [Request for Certified Abutters List](#) or contact the Conservation Office*
 - *Abutters must be notified by hand delivery, certified mail-return receipt requested, OR certificates of mailing at least 7 days prior to the hearing date*
 - *Certified mail receipts or certificate of mailing receipts shall be submitted to the Conservation Office with the application or presented to the Commission at the beginning of the public hearing*
- ☒ '[Affidavit of Service](#)' [Form](#) attesting abutters were notified in accordance with 310 CMR 10.05(4) and the Hingham Wetland Regulations, §7.5
 - *Abutters within 100 feet of a property line where work is proposed for inland projects*
 - *Abutters within 300 feet of a property line where work is proposed for coastal projects*
- ☒ Narrative describing the property location, existing conditions, wetland resources, proposed work, and any other details necessary for the Commission to properly evaluate the proposal. The narrative should also include a performance standards analysis, as applicable, for impacts to resource areas under the Wetlands Protection Act Regulations and/or Hingham Wetland Regulations (including Buffer Zone); a description of existing/proposed impervious area and proposed mitigation (per the [Buffer Zone Mitigation Policy](#)), proposed trees to be removed and replaced (per the [Tree Removal and Replacement Policy](#)); and stormwater management features.
- ☒ DEP BVW Field Data/Determination Forms, ORAD, or other methodology used for wetland delineation (per the Commission's [Resource Area Delineation Policy](#))

- ☒ Project plan(s): two (2) copies of full size plan set and one (1) copy of reduced 11" x 17" plan(s), signed and stamped by a MA Registered Professional Engineer (PE) or other registered professional including the following information:
- *All wetland resource area boundaries including the 50 and 100 foot Buffer Zone (showing sequentially numbered flags as applicable)*
 - *FEMA Floodplain boundaries, as applicable*
 - *A note indicating the date the wetland delineation was completed and who performed the delineation. If the wetland boundaries were previously approved by the Commission a note should be included indicating the date of approval and DEP File Number, if applicable.*
 - *All plans shall be colored coded or highlighted with transparent marker pen as follows: freshwater or coastal wetland boundary in blue; 50 foot buffer zone in green; 100 foot buffer zone in yellow; 200 Foot Riverfront Area in pink; and Bordering Land Subject to Flooding (100 year flood plain where NFIP data available) or Land Subject to Coastal Storm Flowage in orange.*
 - *Location of existing and proposed site amenities above and below the ground*
 - *Topography in 2 foot contour intervals*
 - *Limit of work/erosion and sediment control line*
 - *Stockpile locations and other Stormwater BMPs as applicable*
 - *Edge of lawn/tree line, and impacted trees of 6 inches or greater DBH in the buffer zone, riverfront area, and/or other resource area*
 - *The drainage basin in which the site is located*

Guidelines: sheet sizes not more than 24"x 36"; scale not more than 1"=40'; title block located at the lower right hand corner, preferably.

- ☒ For projects subject to the DEP Stormwater Regulations, 310 CMR 10.05(6)(k)-(q), one copy of the Stormwater Report, Stormwater Report Checklist and the Registered Professional Engineer's Certification that the project conforms to the Stormwater Management Regulations and meets acceptable engineering standards
- ☒ Proof of sending the complete NOI 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)
- ☐ Proof of sending the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) if applicable (certified mail receipt from the post office)
- ☐ Proof of sending the complete NOI to the MA Division of Marine Fisheries (DMF) Gloucester office, if applicable (copy of email sent to dmf.envreview-north@mass.gov.)
- ☐ For projects proposing any work on a dock or pier or other work in the harbor, email copy of application and plan to the Town of Hingham Harbor Master at CorsonK@hpd.org (with email copy to conservation@hingham-ma.gov)
- ☒ The Conservation Commission's [Policy of Receipt of Information](#) signed by the applicant or applicant's representative
- ☐ Optional: [Voluntary 21 Day Waiver](#) and [Permission for Site Access](#)

HINGHAM WETLAND REGULATIONS

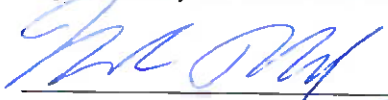
APPENDIX C

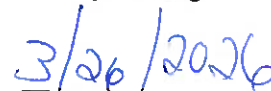
Policy on Receipt of Information

(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

Appendix D

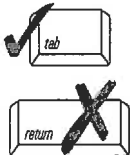
Hingham Determination of Applicability (DOA)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands
WPA Form 2 – Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

HINGHAM
Municipality

Important:
When filling out
forms on the
computer, use only
the tab key to move
your cursor - do not
use the return key.



How to find Latitude
and Longitude

and how to convert to
decimal degrees

A. General Information

From:

HINGHAM
Conservation Commission

To: Applicant

Mark Thorell, Hingham Recreation Director
Name
210 Central Street
Mailing Address
Hingham MA 02043
City/Town State Zip Code
781-741-1464
Phone Number
thorellm@hingham-ma.gov
Email Address

Property Owner (if different from applicant):

Town of Hingham Select Board
Name
210 Central Street
Mailing Address
Hingham MA 02043
City/Town State Zip Code
781-741-1451
Phone Number
Email Address (if known)

1. Project Location:

25 Bare Cove Park Drive
Street Address
42 23799
Latitude (Decimal Degrees Format with 5 digits after
decimal e.g. XX.XXXXX)
69
Assessors Map/Plat Number

Hingham
City/Town
70 908676
Longitude (Decimal Degrees Format with 5 digits after
decimal e.g. -XX.XXXXX)
44
Parcel/Lot Number

2. Date Request Filed:

October 2, 2025

B. Determination

Pursuant to the authority of M.G.L. c. 131, § 40, the Conservation Commission considered your Request for Determination of Applicability, with its supporting documentation, and made the following Determination.

Project Description (if applicable):

To confirm boundaries of wetland resource areas including Bordering Vegetated Wetlands, Inland Bank, and Certified Vernal Pool, as delineated by James Hall, PWS of CHA Consulting. This Determination is for confirmation of wetland boundaries only and does not include any proposed activities.

Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Carlson Complex, Existing Conditions Plan, Sheet C-100	December 4, 2025
Title	Date
Title	Date
Title	Date



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 2 – Determination of Applicability

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

HINGHAM

Municipality

B. Determination (cont.)

The following Determination(s) is/are applicable to the proposed site and/or project relative to the Wetlands Protection Act and regulations:

Positive Determination

Note: No work within the jurisdiction of the Wetlands Protection Act may proceed until a final Order of Conditions (issued following submittal of a Notice of Intent or Abbreviated Notice of Intent) has been received from the issuing authority (i.e., Conservation Commission or the Department of Environmental Protection).

- ☐ 1. The area described on the referenced plan(s) is an area subject to jurisdiction under the Act. Removing, filling, dredging, or altering of the area requires the filing of a Notice of Intent.
- ☒ 2a. The boundary delineations of the following resource areas described on the referenced plan(s) are confirmed as accurate. Therefore, the resource area boundaries confirmed in this Determination are binding as to all decisions rendered pursuant to the Wetlands Protection Act and its regulations regarding such boundaries for as long as this Determination is valid.

See attached Findings of Fact

- ☐ 2b. The boundaries of Wetlands Resource Area(s) and Buffer Zone(s) listed below are not confirmed by this Determination, regardless of whether such boundaries are contained on the plans attached to this Determination or to the Request for Determination.

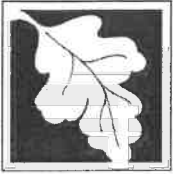
- ☐ 3. The work described on referenced plan(s) and document(s) is within an area subject to jurisdiction under the Act and will remove, fill, dredge, or alter that area. Therefore, said work requires the filing of a Notice of Intent.
- ☐ 4. The work described on referenced plan(s) and document(s) is within the Buffer Zone and will alter an Area subject to jurisdiction under the Act. Therefore, said work requires the filing of a Notice of Intent
- ☐ 5. The area and/or work described on referenced plan(s) and document(s) is subject to review and approval by:

Name of Municipality

Pursuant to the following municipal wetland ordinance or bylaw:

Name

Ordinance or Bylaw Citation



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 2 – Determination of Applicability

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

HINGHAM
Municipality

B. Determination (cont.)

- ☐ 6. The following area and/or work, if any, is subject to a municipal ordinance or bylaw but not subject to the Massachusetts Wetlands Protection Act:

- ☐ 7. If a Notice of Intent is filed for the work in the Riverfront Area described on referenced plan(s) and document(s), which includes all or part of the work described in the Request, the applicant must consider the following alternatives. (Refer to the wetland regulations at 10.58(4)(c) 2. for more information about the scope of alternatives requirements):

- ☐ Alternatives limited to the lot on which the project is located.
- ☐ Alternatives limited to the lot on which the project is located, the subdivided lots, and any adjacent lots formerly or presently owned by the same owner.
- ☐ Alternatives limited to the original parcel on which the project is located, the subdivided parcels, any adjacent parcels, and any other land which can reasonably be obtained within the municipality.
- ☐ Alternatives extend to any sites which can reasonably be obtained within the appropriate region of the state.

Negative Determination

Note: No further action under the Wetlands Protection Act is required by the applicant. However, if the Department is requested to issue a Superseding Determination of Applicability, work may not proceed on this project unless the Department fails to act on such request within 35 days of the date the request is post-marked for certified mail or hand delivered to the Department. Work may then proceed at the owner's risk only upon notice to the Department and to the Conservation Commission. Requirements for requests for Superseding Determinations are listed at the end of this document.

- ☐ 1. The area described in the Request is not an area subject to jurisdiction under the Act or the Buffer Zone.
- ☐ 2. The work described in the Request is within an area subject to jurisdiction under the Act, but will not remove, fill, dredge, or alter that area. Therefore, said work does not require the filing of a Notice of Intent.
- ☐ 3. The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to jurisdiction under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any).

- ☐ 4. The work described in the Request is not within an Area subject to jurisdiction under the Act (including the Buffer Zone). Therefore, said work does not require the filing of a Notice of Intent, unless and until said work alters an Area subject to jurisdiction under the Act.



TOWN OF HINGHAM CONSERVATION COMMISSION

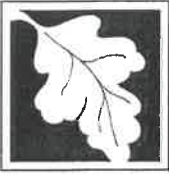
DETERMINATION OF APPLICABILITY Under the Wetlands Protection Act and Hingham Wetlands Protection Bylaw 25 BARE COVE PARK DRIVE

FINDINGS OF FACT

This Determination is for confirmation of resource area boundaries only and the boundaries confirmed are binding as to all decisions rendered pursuant to the MA Wetlands Protection Act (WPA) and Hingham Wetlands Protection Bylaw for as long as this Determination is valid. No work within areas subject to jurisdiction under the WPA or Wetlands Protection Bylaw may proceed until a final Order of Conditions has been issued. The Commission based their determination on the peer review conducted by Horsley Witten Group as documented in Peer Review Letter dated December 2, 2025, hereby incorporated by reference.

The Commission issues a Positive #2A Determination of Applicability and finds the following in regards to the wetland resource area delineations depicted on plan prepared by CHA Consulting, Inc. dated revised December 4, 2025:

1. The boundary of Inland Bank of intermittent stream (CHA Channel 1) as amended and delineated by flags CH1-1 to CH1-5 and HWA-1, HWA-2, and HWA-3, and HWS-100 to HWS-102 is confirmed as accurate;
2. The off-site portion of Inland Bank as delineated by flags CH1-3 to CH1-5 is not confirmed by this Determination however the associated 100 foot Buffer Zone extending onto the property is considered accurate;
3. The boundary of Bordering Vegetated Wetland (CHA Wetland Series A) as amended and delineated by flags WFA-1 to WFA-24, WFA-1A to WFA-1G, HWR-A2, HWA-1 to HWA-7 is confirmed as accurate;
4. The off-site portion of the Bordering Vegetated Wetland as delineated by flags WFA-1H to WFA-1I is not confirmed by this Determination however the associated 100 foot Buffer Zone extending onto the property is considered accurate;
5. The portion of the Certified Vernal Pool (CVP #3588) boundary that is within the subject property is confirmed as accurate (flag TOB1-3). The Commission also reviewed the CVP flags located on the adjacent parcel and found the boundary appears to be accurate however the offsite flags are not confirmed by this Determination. The associated Vernal Pool Protection Zone (shown as the "Vernal Pool 100' Buffer" on the referenced plan) as defined under Section 2C of the Hingham Wetlands Protection Bylaw, extending onto the subject parcel, is considered accurate;
6. This Determination does not confirm the delineation of the off-site perennial stream or associated Riverfront Area.



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 2 – Determination of Applicability

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

HINGHAM
Municipality

B. Determination (cont.)

- ☐ 5. The area described in the Request is subject to jurisdiction under the Act. Since the work described therein meets the requirements for the following exemption, as specified in the Act and the regulations, no Notice of Intent is required:

Exempt Activity (site applicable statutory/regulatory provisions)

- ☐ 6. The area and/or work described in the Request is not subject to additional review and approval by:

Name of Municipality

Pursuant to a municipal wetlands' ordinance or bylaw.

Name

Ordinance or Bylaw Citation

C. Authorization

This Determination is issued to the applicant and delivered as follows:

- ☒ By hand delivery on

- ☐ By certified mail, return receipt request on

12/11/2025
Date

Date

Certified Mail Number

A copy of this Determination has been sent on the same date, considered the date of issuance, to the appropriate DEP Regional Office and the property owner (if not the applicant) in the manner as follows:

DEP

- ☒ By eDEP DOA Submittal Platform (Attach this form and supporting documents)

- ☐ By USPS mail

- ☐ By hand delivery

Date

Date

Property Owner (if not applicant)

- ☐ By mail

- ☒ By hand delivery

Date

Date



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 2 – Determination of Applicability

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

HINGHAM
Municipality

C. Authorization (cont.)

This Determination is valid for **three years** from the date of issuance (except Determinations for Vegetation Management Plans which are valid for the duration of the Plan). This Determination does not relieve the applicant from complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.

This Determination must be signed by a majority of the Conservation Commission. As noted above, a copy must be sent to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>) and the property owner (if different from the applicant) on the same date that the Applicant is issued this Determination.

Hingham Conservation Commission

Issuing Authority See Book 58888 Pg. 7 for Certificate of Vote on Electronic Signatures

Signatures:

Carolyn J. Nielsen

Signature ID: A6DBE41E...

Carolyn J. Nielsen

Printed Name

Notarized by:

Nina Villanova

DocuSigned by: Signature ID: 21C47E455...

Printed Name

Nina Villanova

Robert P. Mosher

Signature ID: 6881448...

Printed Name

Robert P. Mosher

Thomas S. Roby

Signature ID: 53FBD9475...

Printed Name

Thomas S. Roby

Printed Name

Signature

Printed Name

Signature

Printed Name

D. Appeals

The applicant, owner, any person aggrieved by this Determination, any owner of land abutting the land upon which the proposed work is to be done, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate Department of Environmental Protection Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>) to issue a Superseding Determination of Applicability. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and Fee Transmittal Form (see Request for Departmental Action Fee Transmittal Form) as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Determination. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant if he/she is not the appellant. The request shall state clearly and concisely the objections to the Determination which is being appealed. To the extent that the Determination is based on a municipal ordinance or bylaw and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
Request for Departmental Action Fee
Transmittal Form

DEP File Number: _____

Provided by DEP

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

A. Request Information

1. Location of Project

a. Street Address _____

b. City/Town, Zip _____

c. Check number _____

d. Fee amount _____

2. Person or party making request (if appropriate, name the citizen group's representative):

Name _____

Mailing Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Fax Number (if applicable) _____

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name _____

Mailing Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Fax Number (if applicable) _____

4. DEP File Number: _____

B. Instructions

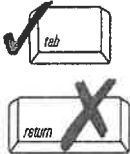
1. When the Departmental action request is for (check one):

- ☐ Superseding Order of Conditions – Fee: \$120 (single family house projects) or \$245 (all other projects)
- ☐ Superseding Determination of Applicability – Fee: \$120
- ☐ Superseding Order of Resource Area Delineation – Fee: \$120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
Request for Departmental Action Fee
Transmittal Form

DEP File Number:

Provided by DEP

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

B. Instructions (cont.)

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Appendix E

Site Photographs

Project Resource Areas along Bare Cove Drive, Hingham, MA



Northwest View of Wetland Series A (left/west) and Building 12 to be Razed (east/right)



Southwest View of Wetland Series A – Project on Right/West side



Western View of Wetland Series A and Intermittent Channel 1



Northern View of Certified Vernal Pool at Northern End of Project

Appendix F

DEP Data Forms

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Town of Hingham Prepared by: CHA Consulting, Inc. Project Location: Bare Cove Dr., Hingham DEP File #: _____

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: Wetland A Transect Number: Flag WFA – 2/6 Date of Delineation: 10/09/24

A. Sample Layer and Plant Species (by common/scientific name)		B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Trees:</u>	red maple (<i>Acer rubrum</i>)	63	63/83.5=75%	yes	FAC*
	slippery elm (<i>Ulmus rubra</i>)	20.5	20.5/83.5= 25%	yes	FAC*
<u>Saplings:</u>	red maple (<i>Acer rubrum</i>)	10.5	10.5/10.5=100%	yes	FAC*
<u>Shrubs:</u>	NA				
<u>Herb:</u>	fowl mannagrass (<i>Glyceria striata</i>)	38	38/59= 64%	yes	OBL
	Northern arrow-wood (<i>Viburnum dentatum</i>)	10.5	10.5/59= 18%	no	FAC*
	climbing nightshade (<i>Solanum dulcamara</i>)	10.5	10.5/59= 18%	no	FAC-
<u>Vines:</u>	Oriental bittersweet (<i>Celastrus orbiculatus</i>)	10.5	10.5/03.5=100%	yes	FACU

* Use an asterisk to mark indicator plants: plant species listed in the wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion: Hydrophytic Plant Community	
Number of dominant wetland indicator plants: 4	Number of dominant non-wetland indicator plants: 1
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants: 80% yes ☒ no ☐	

Section II. Indicators of Hydrology

Hydric Soil Interpretation

Wetland Series A- Plot 2/6

1. Soil Survey

Is there a published soil survey for this site? Yes ☒ no ☐

title/date: **Soil Survey of Plymouth County, MA, USDA & NRCS
Web Soil Survey (2024)**

map number: **N/A**

soil type mapped: **52A - Freetown muck, 0 to 1 percent slopes
659B - Udorthents, 0 to 8 percent slopes,
gravelly**

hydric soil inclusions: **NA**

Are field observations consistent with soil survey? Yes ☒ no ☐

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
O_a	0 – 10"	10YR 2/1	Sandy OM
A_p	10– 16"	10YR 3/1	Sandy loam/silt/muck Redox: 10YR 5/1 CMD
C	16 – 20"	10YR 5/1	Sandy loam/silt/muck

Refusal/Indurated

Remarks:

3. Other:

Conclusion: Is soil hydric? Yes ☒ No ☐

Other Indicators of Hydrology: (check all that apply and describe)

- ☒ Site inundated: **Stream 10' away**
- ☒ Depth to free water in observation hole: **10 "**
- ☐ Depth to soil saturation in observation hole: _____
- ☐ Water marks: _____
- ☐ Drift lines: _____
- ☐ Sediment deposits: _____
- ☒ Drainage patterns in BVW: **Stream/surface water**
- ☐ Oxidized rhizospheres: _____
- ☒ Water-stained leaves: _____
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____

☒ Other: **buttressed roots; stormwater pipe outlet**

Vegetation and Hydrology Conclusion

	yes	no
Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants	☒	☐
Wetland hydrology present:		
hydric soil present	☒	☐
other indicators of hydrology present	☒	☐
Sample location is in BVW	☒	☐

Submit this form with the Request for Determination of Applicability or Notice of Intent.

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Town of Hingham Prepared by: CHA Consulting, Inc. Project Location: Bare Cove Dr., Hingham DEP File #: _____

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: Upland A Transect Number: Flag WFA – 2/6 Date of Delineation: 10/09/24

A. Sample Layer and Plant Species (by common/scientific name)		B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Trees:</u>	shagbark hickory (<i>Carya ovata</i>)	38	38/79 = 48%	yes	FACU-
	black cherry (<i>Prunus serotina</i>)	20.5	20.5/79 = 26%	yes	FACU
	red maple (<i>Acer rubrum</i>)	20.5	20.5/79 = 26%	yes	FAC*
<u>Saplings:</u>	shagbark hickory (<i>Carya ovata</i>)p	10.5	10.5/10.5 = 48%	yes	FACU-
	red maple (<i>Acer rubrum</i>)	10.5	20.5/79 = 26%	yes	FAC*
	common buckthorn (<i>Rhamnus cathartica</i>)	10.5	15/15 = 100%	yes	FACU
<u>Shrubs:</u>	black cherry (<i>Prunus serotina</i>)	20.5	20.5/51.5 = 40%	yes	FACU
	common buckthorn (<i>Rhamnus cathartica</i>)	20.5	20.5/51.5 = 40%	yes	FACU
	shagbark hickory (<i>Carya ovata</i>)	10.5	10.5/51.5 = 20%	yes	FACU-
<u>Herb:</u>	Enslen's dewberry (<i>Rubus ensleni</i>)	20.5	20.5/37 = 55%	yes	FACU
	common buckthorn (<i>Rhamnus cathartica</i>)	10.5	10.5/37 = 28%	yes	FACU
	path/Pennsylvania sedge <i>Carex pensylvanica</i>)	3	3/37 = 8%	no	NI-FACU
	black cherry (<i>Prunus serotina</i>)	3	3/37 = 8%	no	FACU
<u>Vines:</u>	common greenbrier (<i>Smilax rotundifolia</i>)	10.5	10.5/10.5 = 100%	yes	FAC*

* Use an asterisk to mark indicator plants: plant species listed in the wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion: Upland Plant Community

Number of dominant wetland indicator plants: 3

Number of dominant non-wetland indicator plants: 9

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants: 25% yes ☐ no ☒

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP; 3/95

Section II. Indicators of Hydrology

Hydric Soil Interpretation

Upland Series A- Plot 2/6

1. Soil Survey

Is there a published soil survey for this site? Yes ☒ no ☐

title/date: **Soil Survey of Plymouth County, MA, USDA & NRCS
Web Soil Survey (2025)**

map number: **N/A**

soil type mapped: **52A - Freetown muck, 0 to 1 percent slopes
659B - Udorthents, 0 to 8 percent slopes,
gravelly**

hydric soil inclusions: **NA**

Are field observations consistent with soil survey? Yes ☒ no ☐

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
O_A	0.5 – 0”	-	-
A_p	0 – 6”	10YR 3/2	loam
C	6 – 8”	10YR 4/6	loam
Refusal/Indurated			

Remarks:

3. Other:

Conclusion: Is soil hydric? Yes ☐ No ☒

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: _____
- ☐ Depth to free water in observation hole: _____
- ☐ Depth to soil saturation in observation hole: _____
- ☐ Water marks: _____
- ☐ Drift lines: _____
- ☐ Sediment deposits: _____
- ☐ Drainage patterns in BVW: _____
- ☐ Oxidized rhizospheres: _____
- ☐ Water-stained leaves: _____
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____

☐ Other: _____

Vegetation and Hydrology Conclusion

	yes	no
Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants	☐	☒
Wetland hydrology present:		
hydric soil present	☐	☒
other indicators of hydrology present	☐	☒
Sample location is in BVW	☐	☒

Submit this form with the Request for Determination of Applicability or Notice of Intent.

Appendix G

Building 21 Report

October 4, 2021

Mr. Doug Foley
Hingham Public Schools
220 Central Street
Hingham, MA 02043

Re: Building #12 Evaluation
Bare Cove Park
Hingham, MA
H&A JN 1901.06

Habeeb and Associates Architects (H&A) performed a visual evaluation of Building 12 located within Bare Cove Park on September 27, 2021. This structure consists of two attached buildings with common bearing wall along the center where the buildings are joined, with 12A on the east side and 12B on the west side. The building was constructed in the 1940's as part of the Hingham Naval Ammunition Base. More recently, Building 12A was used for an afterschool wood working program. Building 12B is currently being used as a storeroom for the school department, and is filled with miscellaneous school furniture, partitions, kitchen equipment, along with various cans of cleaners and chemicals.

The roof framing consists of structural steel trusses clear spanning the width of the building, bearing on exposed cast in place concrete walls along the sides and gable ends. The floors are concrete slab on grade with the floor level approximately 3' above surrounding grade. At Building 12 A, steel purlins span between the trusses, with corrugated metal roofing panels bearing on the purlins. There is no watertight covering atop the metal roof decking. The exposed metal panels have numerous openings and penetrations and is rusted throughout the roof area. Ceilings have been installed in many areas and are supported by wood ceiling joists framed between the trusses, with suspended ACT ceiling tiles and batt insulation placed above the ceiling tiles. There is no wall or roof insulation in the building.

At Building 12B, wood purlins span between the steel trusses with wood decking. This building has asphalt shingles placed atop the decking, apparently without insulation. The shingles are missing in many locations throughout the roof area. Ceilings have been installed in approximately half the building area, supported by wood ceiling joists framed between the trusses, with ACT ceiling tiles and batt insulation placed above the ceiling tiles. There is no wall or roof insulation in the building.

The roofs of both buildings have leaks throughout the building areas, with puddles on the slab and molded gypsum wallboard and ceilings where they have been installed. Mold is also visible on many of the soft surfaces of the building contents, particularly in the storeroom areas. The structural integrity of the roof has been compromised by deterioration and moisture infiltration. No one should enter the buildings when there is snow on the roofs due to the potential for collapse. Additionally, Building 12A and 12B are gable roof structures with a low valley between the 2 buildings. Due to the configuration of the roof, this valley has significant potential to accumulate snow and drift loads, particularly in an uninsulated and unheated structure.

The walls are cast in place concrete. Many of the window openings are infilled with wood or steel. There are numerous locations where the concrete reinforcing steel is exposed and rusted, causing spalls and delamination. The loading docks on each gable end of the building are in poor condition, with cracked and spalled concrete. The west side of the building is heavily overgrown with vegetation.

Should these buildings be considered for future reuse, extensive and costly renovations would be required. Any renovation project would require the building be modified to meet current code requirements. This would, at a minimum, require the structural evaluation of the existing framing and

determination of structural capacity. This task would be difficult without original design documents. A major renovation would require the building structure be upgraded to have the capacity to support loading specified in the current building code. It is unlikely that the roof has sufficient capacity to support snow, and particularly snow drift loads, which were not required to be analyzed until the 1960's.

The strength of a cast in place concrete structure is dependent upon the strength of concrete used, reinforcement size and spacing, and how the reinforcement is placed at columns and connections (with configuration of ties and stirrups). Current building codes require the reinforcement be placed with stirrups in the beams and ties in the columns to be "confined" to provide ductility under seismic loading. Concrete structures built during the 1940's did not consider design for seismic loading and this reinforcement configuration. Extensive modifications to the concrete frame would be needed to provide the required resistance to current wind and seismic loading provisions.

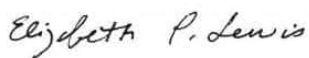
The building envelope (roofs, walls and windows) would require extensive modifications and improvement to meet existing energy code provisions, including roof replacement (with insulation to meet current code requirements), window replacement, and insulating walls to meet the energy codes.

Should the buildings be considered for demolition, we would recommend that this work be performed before the condition of the roof structures worsens. The building contents and finishes have mold on them. At a minimum, asbestos floor tile was observed in some areas, and there are likely other asbestos containing or hazardous materials in the building. Cans and bottles of chemicals and cleaners were noted throughout the buildings. If the roof were to fully, or even partially, collapse under snow or wind loading, the building debris would become intermingled with asbestos materials and hazardous materials. This would then require all contents to be removed under containment and disposed of as asbestos containing/hazardous. It would be much more cost effective to clear out the building contents now using proper protocols for handling the materials, perform abatement, then demolish the structures with disposal as common debris. The premium to dispose of the building and contents as asbestos containing would be costly, particularly given the large volume and weight of the cast in place concrete frame.

It is our recommendation that, at a minimum, the building contents be cleared out of both buildings, and removal of moldy finishes, asbestos, and hazardous materials be completed as soon as possible. Then, at a later date, if the District elects to renovate or demolish the buildings, there are no concerns with contaminated building structures or debris. As noted previously, no one should enter the buildings when there is snow on the roofs due to the potential for collapse. The roof structure should be assessed again if there is a delay in performing work in the building, as the structural integrity of the roof deck continues to worsen due to infiltration.

Should you have any questions regarding this assessment, please call.

Very truly yours,



Elizabeth P. Lewis, P.E., SECB, LEED Green Associate
Habeb and Associates, Inc.

Photo 1: South end of building with access to both east (12A) and west (12B) buildings.



Photo 2: East elevation – note significant rust on corrugated metal roof.



Photo 3: North elevation – note poor condition of shingles on west building roof.



Photo 4: Concrete frame has numerous areas of spalled and cracked concrete, with rusted and exposed reinforcing.



Photo 5: Ceiling of Building 12A in former wood shop, with numerous roof leaks, failed ceilings and moldy insulation.



Photo 6: Building 12A interior, with collapsed ceiling, cracked ACM floor tile, peeling paint, and cracked concrete frame at windows.



Photo 7: Exposed roof framing of Building 12B through partial ceiling collapse – note wood decking on wood framing supported by structural steel trusses.

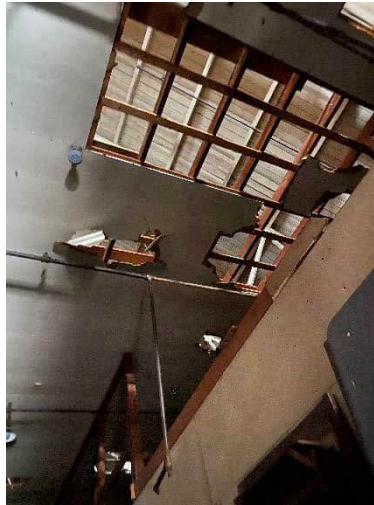


Photo 8: Extensive roof leaks and mold throughout Building 12B, which is filled with old desks, chairs, partitions and kitchen equipment.

