

ECR

Environmental Consulting & Restoration, LLC



March 31, 2026

Town of Hingham
Conservation Commission
210 Central Street
Hingham, MA 02043
Attn: Shannon Palmer, Conservation Officer

**RE: Request for Certificate of Compliance, 10 Chestnut Place, Hingham
DEP File# SE34-1437**

Dear Members of the Conservation Commission:

Please accept this Request for a full Certificate of Compliance to complete the Order of Conditions issued for the proposed home reconstruction project with mitigation plantings located at 10 Chestnut Place in Hingham (the Site). A partial Certificate of Compliance was issued on 10/20/2023 and recorded with Plymouth Registry of Deeds on October 25, 2023. A full Certificate of Compliance is now possible for review by the Commission since at least two successful growing seasons have passed since implementation of the mitigation planting project.

The mitigation areas were recently reviewed by Environment Consulting & Restoration, LLC (ECR) on March 25, 2026. ECR can confirm that more than 75% plant survival is present and that the mitigation areas are in very good condition. There are no signs of erosion or sedimentation and there have been no changes to the site since the issuance of the partial Certificate of Compliance. For more information, please refer to the attached Photograph Pages.

Included with this submittal are the following:

1. WPA Form 8A: 10 Chestnut Place
2. Photograph Pages
3. Hingham Conservation - Policy on Receipt Information
4. Hingham Conservation – Waiver Form
5. Copy of the Request for Partial Certificate of Compliance with Asbuilt Plan
6. Copy of the Partial Certificate of Compliance
7. Filing Fee: \$50.00

If you have any questions or require additional information, please contact me at (617) 529 – 3792 or Brad@ecrwetlands.com.

Sincerely,
Environmental Consulting & Restoration, LLC

Brad Holmes, PWS, MCA
Manager

CC: Zakary Glasberg, zakaryglasberg@gmail.com



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

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

DEP File Number:

034-1437

Provided by DEP

A. Project Information

Important:

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Zakary Glasberg

Name

10 Chestnut Place

Mailing Address

Hingham

City/Town

MA

State

02043

Zip Code

zakaryglasberg@gmail.com

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

PJ Antonik | Oak Development

Applicant

4/8/2022

Dated

SE34-1437

DEP File Number

3. The project site is located at:

10 Chestnut Place

Street Address

Hingham

City/Town

Map 32

Assessors Map/Plat Number

Parcel 34

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)

Plymouth

County

56732

Book

226

Page

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

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

DEP File Number:

034-1437

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

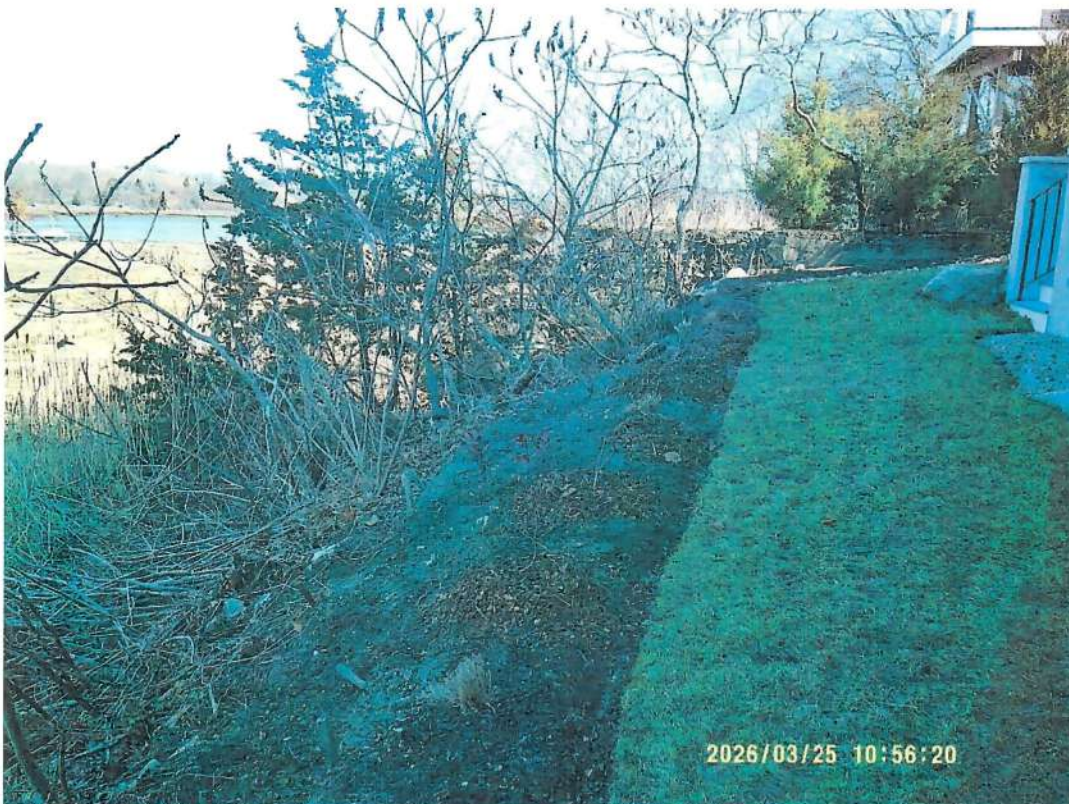
B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

**Request for Certificate of Compliance
10 Chestnut Place, Hingham**



Photograph #1- View across the mitigation area along top of the Coastal Bank. Dead Bayberry shrubs were replaced and all plantings were mulched with natural wood chips. An additional seeding of Conservation/Wildlife seed mix was also raked into the soil.

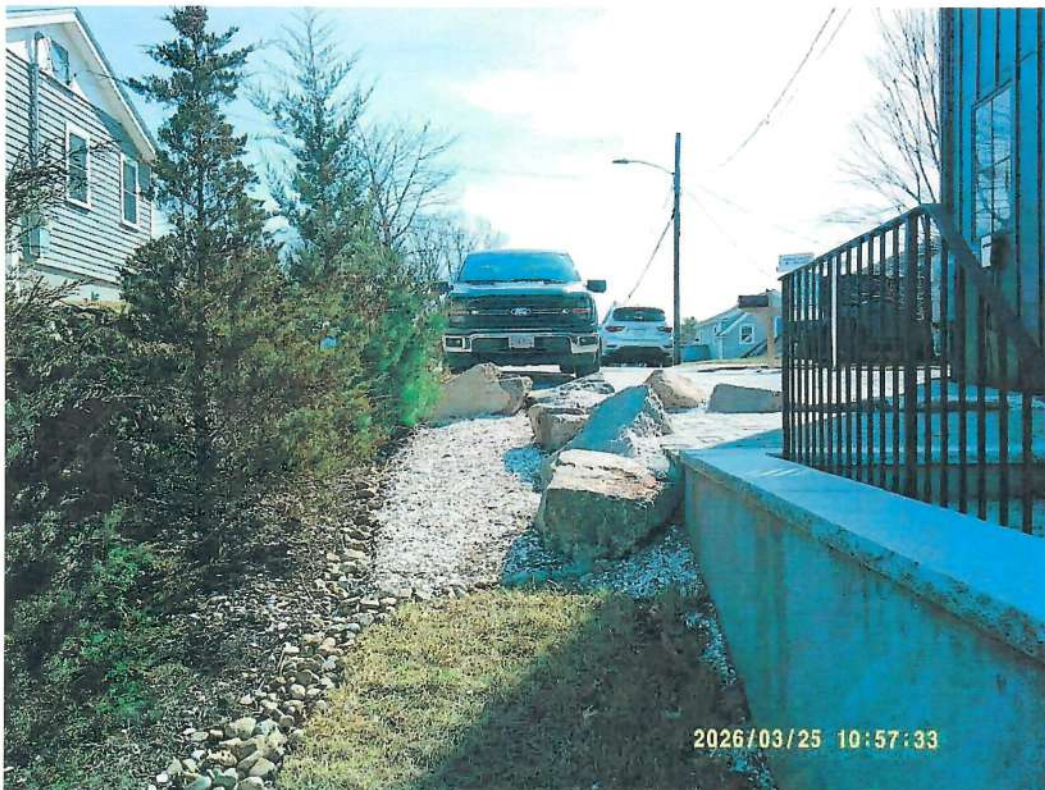


Photograph #2- Another view across the mitigation area along the top of the Coastal Bank

**Request for Certificate of Compliance
10 Chestnut Place, Hingham**



Photograph #3- View of the tree plantings and mitigation area along the south side of the house. Dead Sweet Fern shrubs were replaced in this area. Note that all plantings were mulched with natural wood chips.



Photograph #4- View of the mitigation planting area along the north side of the house.

HINGHAM WETLAND REGULATIONS

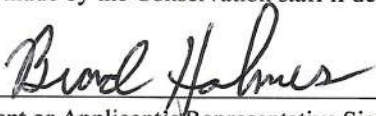
APPENDIX C

Policy on Receipt of Information

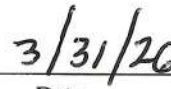
(Revised March 4, 2024)

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



TOWN OF HINGHAM CONSERVATION COMMISSION

VOLUNTARY 21 DAY WAIVER (Request for COC)

As set forth under the MA Wetlands Protection Act Regulations, 310 CMR 10.05(9), and the Town of Hingham Wetland Regulations, Section 7.12(a), the Conservation Commission is required to issue a Certificate of Compliance within 21 days of receipt of a WPA Form 8A and statement that work, subject to the Final Order of Conditions, has been satisfactorily completed. The Commission may also refuse to issue a Certificate of Compliance if it determines that the work has not been completed in compliance with the Order.

Due to the Commission's established meeting schedule the Conservation Commission is unable to act on the request within the statutory deadline and hereby requests the applicant waive the aforementioned 21 day requirement. If you choose to waive this deadline, your request will still be heard and decided upon in a timely manner.

The undersigned hereby waives the 21 day time period for the Commission to issue a Certificate of Compliance until: _____

Date

For the following application: 10 Chestnut Place

Address

034-1437

DEP File No/Local By-Law No.

B. Holmes Representative
Applicant Signature

Brad Holmes
Print

3/31/26
Date



Environmental Consulting & Restoration, LLC



July 17, 2023

Town of Hingham
Conservation Commission
210 Central Street
Hingham, MA 02043

**RE: Request for Partial Certificate of Compliance, 10 Chestnut Place, Hingham
DEP File# SE34-1437**

Dear Members of the Conservation Commission:

Please accept this Request for a Partial Certificate of Compliance application to complete the Order of Conditions issued for proposed home reconstruction project located at 10 Chestnut Place in Hingham (the Site). The completed home reconstruction project included appurtenances such as bank stabilization, patio, driveway reconfiguration, landscaping, etc. The completed project also includes a mitigation planting project with native saplings and shrubs. The project has been completed in compliance with the approved site plan and follows the Order of Conditions.

After documentation that the mitigation area has achieved at least 75% plant survival after 2 full successful growing seasons, a Request for Full Certificate of Compliance will be submitted to the Conservation Commission.

Included with this submittal are the following:

1. Request for Certificate of Compliance form WPA Form 8A
2. As-Built Plan
3. Photograph Pages
4. Filing Fee: \$50.00

If you have any questions or require additional information, please contact me at (617) 529 – 3792 or Brad@ecrwetlands.com. I am happy to make myself available for a site visit prior to the scheduled public hearing, if necessary.

Sincerely,
Environmental Consulting & Restoration, LLC

Brad Holmes, PWS, MCA
Manager

CC: PJ Antonik @ Oak Development & Design, LLC



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
034-1437
Provided by DEP

A. Project Information

Important:

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Oak Development & Design, LLC

Name

30 Summer Street

Mailing Address

Hingham

City/Town

MA
State

02043
Zip Code

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Oak Development

Applicant

4/8/2022

Dated

SE34-1437
DEP File Number

3. The project site is located at:

10 Chestnut Place

Street Address

Map 32

Assessors Map/Plat Number

Hingham
City/Town

Parcel 34
Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)

Plymouth

County

56732
Book

226
Page

Certificate (if registered land)

5. This request is for certification that (check one):

☐ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☒ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

Reconstruction of a single-family home with appurtenances. A partial Certificate is requested to confirm the completed activities to date. After documentation that the mitigation area has achieved at least 75% plant survival after 2 full successful growing seasons, a Request for Full Certificate of Compliance will be submitted to the Conservation Commission.

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

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

DEP File Number:
034-1437
Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

**Request for Partial Certificate of Compliance
10 Chestnut Place, Hingham**



Photograph #1- View from the edge of the paver driveway towards the paver patio and stairway.



Photograph #2- View of the native mitigation plantings along the top of the Coastal Bank. A coir log retaining wall was installed along the top of the Coastal Bank per the mitigation plan. The area between the mitigation planting and base of the house was loamed and seeded with a Conservation seed mix.

**Request for Partial Certificate of Compliance
10 Chestnut Place, Hingham**



Photograph #3- View along the base of the house facing the Coastal Bank. Notice mitigation plantings, gravel drip strip, etc.



Photograph #4- View of the southern portion of the site with mitigation plantings, area to be loamed and seeded, and gravel drip strip along the base of the house.

Request for Partial Certificate of Compliance
10 Chestnut Place, Hingham



Photograph #5- View of the east side of the house or front yard. Notice mitigation plantings and area to be loamed and seeded with Conservation seed mix.



Photograph #6 - View of the paver driveway towards the paver patio, mitigation plantings, etc.



TOWN OF HINGHAM CONSERVATION COMMISSION

PARTIAL CERTIFICATE OF COMPLIANCE: DEP #034-1437

TO: PJ Antonik, Oak Development and Design
FROM: Sylvia Schuler, Administrative Assistant
DATE: 10/20/23
TITLE: Partial Certificate of Compliance for 10 Chestnut Place, Hingham, MA 02043

The Hingham Conservation Commission has issued a Partial Certificate of Compliance pursuant to the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Bylaw for the above-referenced project.

You are responsible for the following actions at this time:

1. Record the **original** Partial Certificate of Compliance document at the Plymouth Registry of Deeds. This property is Recorded Land which can be processed at the satellite office of the Registry located at 900 Hingham Street, Rockland, MA.
2. Submit proof to the Conservation Office at 210 Central Street, Hingham, MA that the Partial Certificate of Compliance was recorded.

When the mitigation plantings have survived two full growing seasons with at least a 75% survival rate (end of September 2025), you will be eligible for a full Certificate of Compliance and the following actions are required:

1. Submit a Request for a Certificate of Compliance to the Conservation Office. A submittal checklist is available on the Town of Hingham Webpage.

If you have questions about the Partial Certificate of Compliance or any of the required actions, please call the Conservation Office.

CC: SERO (by email only to SERO_NOI@mass.gov)
10 Chestnut Place, Hingham, MA 02043 (hardcopy via USPS first class mail)

For Registry of Deeds Use Only



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8B – Certificate of Compliance

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

DEP File Number:

034-1437

Partial COC

Provided by DEP

A. Project Information

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



1. This Certificate of Compliance is issued to:

Paul Antonik, Oak Development & Design

Name

30 Summer Street

Mailing Address

Hingham

MA

02043

City/Town

State

Zip Code

2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions or Order of Resource Area Delineation issued to:

Paul Antonik, Oak Development & Design LLC

Name

4/8/22

034-1437

Dated

DEP File Number

3. The project site is located at:

10 Chestnut Place

Hingham

Street Address

City/Town

32

34

Assessors Map/Plat Number

Parcel/Lot Number

The final Order of Conditions or Order of Resource Area Delineation was recorded at the Registry of Deeds for:

Property Owner (if different)

Plymouth

56732

226

County

Book

Page

Certificate

4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:

9/27/23

Date

B. Certification

Check all that apply:

- ☐ **Complete Certification:** It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8B – Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

034-1437

Partial COC

Provided by DEP

B. Certification (cont.)

- ☒ **Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:

#1 - #43 and #49

- ☐ **Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.

- ☒ **Ongoing Conditions:** The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

#44, #45, #46, #47, #48, #50 and #51

- ☐ **Order of Resource Area Delineation:** It is hereby certified that the wetland resource area delineation for the above-referenced Order of Conditions has been satisfactorily completed

C. Authorization

Issued by:

HINGHAM

Conservation Commission

10-20-2023

Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8B – Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

034-1437
Partial COC
Provided by DEP

C. Authorization (cont.)

Hingham Conservation Commission

Signatures:

[Signature]
Signature

[Signature]
Signature

[Signature]
Signature

[Signature]
Signature

[Signature]
Signature

[Signature]
Signature

[Signature]
Signature

[Signature]
Signature

Robert P Mosher
Printed Name

HENRY B. HODGE
Printed Name

Nina T. Villanova
Printed Name

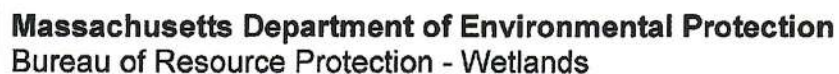
Crystal Kelly
Printed Name

Thomas S. Ridy
Printed Name

Louise Freeman
Printed Name

[Signature]
Printed Name

[Signature]
Printed Name



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

DEP File Number:

034-1437

Partial COC

Provided by DEP

D. Recording Confirmation

The applicant is responsible for ensuring that this Certificate of Compliance is recorded in the Registry of Deeds or the Land Court for the district in which the land is located.

Detach on dotted line and submit to the Conservation Commission.

To:

Hingham

Conservation Commission

Please be advised that the Certificate of Compliance for the project at:

10 Chestnut Place

Project Location

034-1437

DEP File Number

Has been recorded at the Registry of Deeds of:

Plymouth

County

for:

Property Owner

and has been noted in the chain of title of the affected property on:

Date _____

Book

Page

If recorded land, the instrument number which identifies this transaction is:

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant