

5/20/26

Notice of Intent

14 Seal Cove Road, Hingham, MA 02043

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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 #:
eDEP Transaction #:2017989
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	14 SEAL COVE ROAD		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.25281N	e. Longitude	70.87514W
f. Map/Plat #	41	g.Parcel/Lot #	10

2. Applicant:

☒ Individual ☐ Organization

a. First Name	LEONARD	b.Last Name	MONFREDO
c. Organization			
d. Mailing Address	14 SEAL COVE ROAD		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	347-386-6622	i. Fax	
j. Email	lmonfredo@emduggan.com		

3.Property Owner:

☐ more than one owner

a. First Name	LEONARD AND KARIN	b. Last Name	MONFREDO
c. Organization			
d. Mailing Address	14 SEAL COVE ROAD		
e. City/Town	HINGHAM	f.State	MA
g. Zip Code	02043		
h. Phone Number	347-386-6622	i. Fax	
j.Email	lmonfredo@emduggan.com		

4.Representative:

a. First Name	BRENDAN	b. Last Name	SULLIVAN
c. Organization	MERRILL ENGINEERS AND LAND SURVEYORS		
d. Mailing Address	427 COLUMBIA ROAD		
e. City/Town	HANOVER	f. State	MA
g. Zip Code	02339		
h.Phone Number	781-826-9200	i.Fax	
j.Email	bsullivan@merrillinc.com		

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

a.Total Fee Paid	110.00	b.State Fee Paid	42.50	c.City/Town Fee Paid	67.50
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6.General Project Description:

PROPOSED SPORTS COURT WITHIN 100 FOOT BUFFER

7a.Project Type:

- | | |
|---|--|
| 1. ☒ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Limited Project Driveway Crossing | 4. ☐ Commercial/Industrial |
| 5. ☐ Dock/Pier | 6. ☐ Utilities |
| 7. ☐ Coastal Engineering Structure | 8. ☐ Agriculture (eg., cranberries, forestry) |
| 9. ☐ Transportation | 10. ☐ Other |

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



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1. ☐ Yes ☒ No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:

PLYMOUTH

b. Certificate:

c. Book:

51159

d. Page:

338

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☐ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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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

2. square feet

3. cubic yards dredged

d. ☐ Bordering Land Subject to Flooding

1. square feet

2. square feet

3. cubic feet of flood storage lost

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

1. Name of Waterway (if any)

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

square feet

4. Proposed Alteration of the Riverfront Area:

a. total square feet

b. square feet within 100 ft.

c. square feet between 100 ft.
and 200 ft.

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

☐ Yes ☐ No



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a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

3. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>.)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

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.



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* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. ☐ Not applicable - project is in inland resource area only

b. ☐ Yes ☒ No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1. ☒ Single Family Home

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



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☐ housing project) with no discharge to Critical Areas.

D. Additional Information

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 by regular mail delivery.

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. ☒
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s)). ☒
4. Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology. ☒
5. List the titles and dates for all plans and other materials submitted with this NOI. ☒

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	c. Revised Final Date:	e. Scale:
14 SEAL COVE ROAD SITE PLAN	MERRILL ENGINEERS AND LAND SURVEYORS	BRENDAN SULLIVAN	5/20/26	20 SCALE

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. ☐



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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:

1. Municipal Check Number <u>11801</u>	2. Check date <u>5/20/26</u>
3. State Check Number <u>Online Payments</u>	4. Check date <u>5/20/26</u>
5. State Check Number <u>Merrill Engineers and Land Surveyors</u>	6. Payer name on check: First Name
7. Payer name on check: Last Name	

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 <u>[Signature]</u>	2. Date <u>05/19/2026</u>
3. Signature of Property Owner (if different) <u>[Signature]</u>	4. Date <u>5/19/26</u>
5. Signature of Representative (if any) <u>[Signature]</u>	6. Date <u>5/19/26</u>

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 Section C, Items 1-3, 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.



Project Narrative

Project Narrative

Notice of Intent
14 Seal Cove Road
Hingham, MA 02043

Introduction:

Len Monfredo is requesting permission from the Conservation Commission to construct a sports court and associated site improvements at 14 Seal Cove Road in Hingham, Massachusetts. The property lies along Hingham Bay, which contains Salt Marsh, Coastal Bank, and Land Subject to Coastal Storm Flowage. The Salt Marsh and Coastal Bank on site follow the bottom of a sea wall located on the seaward end of the property, which has been confirmed by Environmental Consulting and Restoration and Merrill Engineers and Land Surveyors in accordance with DEP Wetlands Program Policy 92-1. A portion of the property is located within FEMA Flood Zone AE, which is graphically plotted using data sourced from community map No. 25023C0038J, as amended by LOMR 15-01-0904P and bears an effective date of August 14, 2015. The remaining portion of the property is located within FEMA Flood Zone X.

Existing Conditions:

The locus property is bounded by Seal Cove Road to the north, Hingham Bay to the south, and abutting properties to the east and west. Buffer zones associated with Salt Marsh and Coastal Bank extend onto the parcel from the south (seaward) end of the property. Existing site features include a single-family dwelling, associated landscaping, a pool / patio, and a play set. The proposed sports court area within the 100 foot buffers and Land Subject to Coastal Storm Flowage currently consists of lawn. Site topography generally slopes towards the seaward end of the property, Hingham Bay.

Proposed Conditions:

The applicant proposes to construct a sports court and associated site improvements within previously disturbed lawn areas on the property. Work proposed within the 100-foot buffer zone to Coastal Bank and Salt Marsh includes the proposed court surface, and a retaining wall with associated grading to create a suitable playing surface. Portions of the proposed work are also located within FEMA Flood Zone AE (EL 10). No work is proposed within the Salt Marsh or Coastal Bank resource areas itself.

The proposed sports court will include a retaining wall and minor grading improvements as shown on the accompanying plans. Total proposed impervious area within the 100 foot buffer shall be 885 SF. No impervious is proposed within the 50 foot buffer. Total proposed disturbance within Land Subject to Coastal Storm Flowage shall be 750 SF.

A silt sock filled with mulch or compost shall be utilized for erosion control and will surround the entire work area during construction. Minor fill is proposed within portions of the FEMA Flood Zone AE and buffer zones to create a level playing surface. The proposed work is not anticipated to adversely affect the Coastal Bank, Salt Marsh, or Land Subject to Coastal Storm Flowage.

In accordance with the Buffer Zone Mitigation Policy, the applicant proposes a 1:1 mitigation planting area for the increase in impervious area within the 100-foot buffer zones. A total mitigation planting area of 885 SF is proposed and will consist of Rosa Rugosa plantings intended to improve buffer zone functions and values.

Compliance with Performance Standards for Work in the Buffer Zone, Section 22.0(d), Hingham Wetland Regulations

The proposed work complies with the Hingham Wetland Regulations Performance Standards for work in the Buffer Zone as follows:

1. *The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.*

The proposed sports court has been positioned within previously disturbed lawn areas located landward of the existing seawall and outside of the Coastal Bank and Salt Marsh resource areas. No work is proposed within the 50 foot buffers.

2. *Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, re-vegetation with native vegetation may be required.*

The proposed work will primarily occur within previously maintained lawn areas and disturbed portions of the site. Any disturbed areas outside of the proposed court improvements shall be stabilized and revegetated following construction.

3. *The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.*

An 885 SF mitigation area is proposed per the Buffer Zone Mitigation Policy.

4. *Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrae or invertebrate and rare plant species, as identified by procedures under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.*

The site has not been identified to contain any rare species of vertebrate, invertebrate, or plant species.

5. *The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.*

The application is presented to the Conservation Commission for their review.

Compliance with Regulations for Work Within Land Subject to Coastal Storm Flowage, Section 19.1(d), Hingham Wetland Regulations

1. *A proposed project shall not cause any adverse effect or cumulative adverse effect on the wetland values of Land Subject to Flooding.*

The proposed work consists of a sports court and associated grading improvements within previously maintained lawn areas and is not anticipated to have any cumulative adverse effects on Land Subject to Coastal Storm Flowage.

2. *Projects on land subject to flooding shall be permitted only in connection with such procedures determined by the Commission as not having the effect of reducing the ability of the land to absorb and contain floodwaters.*

Only minor grading and fill associated with the proposed sports court are proposed within FEMA Flood Zone AE. The project is not anticipated to significantly reduce the ability of the land to absorb and contain floodwaters.

3. *The Commission may require compensating or greater flood storage capacity in the same watershed if it permits any filling of land subject to flooding...*

Minor fill is proposed as part of the grading necessary for the sports court. The proposed work is not anticipated to significantly alter flood storage capacity on the site.

4. *Projects shall not have any adverse effect on vernal pools...*

No vernal pools have been identified on or near the property.

5. *Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specific habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.59.*

No rare vertebrate, invertebrate, or rare plant species have been identified on the site.

6. *Refer to HWR 23.0 et seq. for additional project-specific performance standards.*

The project is presented to the Commission for their review.

7. *Performance standards for activities or work proposed in the buffer zone to Land Subject to Flooding are specified in HWR 22.0.*

All proposed work within the FEMA Flood Zone AE has been minimized to the extent practicable.

8. *The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.*

The project is presented to the Commission for their review.



Environmental Consulting & Restoration, LLC



SITE REVIEW MEMO

TO: Merrill Engineers & Land Surveyors
FROM: Brad Holmes
DATE: May 19, 2026
RE: 14 Seal Cove, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 14 Seal Cove in Hingham (the site) on May 13, 2026. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the southwest of Seal Cove Road. The site consists of a single-family home with an associated paved driveway, deck, maintained lawn, dock, landscaped areas, etc.

Wetland resource areas are located on and near the site associated with the Hingham Harbor. ECR observed a Salt Marsh along the toe of the stone revetment along the southern portion of the site, which acts as a Coastal Bank. Since the Salt Marsh is downgradient of the Coastal Bank, delineation of the Salt Marsh was not necessary. There are no vegetated wetlands located upgradient or landward of the top of the Coastal Bank.

Note, the site contains Land Subject to Coastal Storm Flowage. The limit of the flood zone and the top of the Coastal Bank should be determined by topographic survey in accordance with DEP's Coastal Bank Policy 92-1.

As a result of ECR's wetland delineation at the site, ECR confirms the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Salt Marsh
- Coastal Bank/Stone Revetment
- 100-foot Buffer Zone to Coastal Bank
- Land Subject to Coastal Storm Flowage

Also, a review of the MassMapper database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain mapped Certified or Potential Vernal Pools according to the MaNHESP.
3. The site does not contain a USGS mapped stream.
4. The site does contain areas mapped as Land Subject to Coastal Storm Flowage (FEMA flood zones AE & VE).
5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529-3792 or Brad@ecrwetlands.com with any questions or requests for additional information.



Town of Hingham Forms



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](#))

TBD ONCE
MEETING
DATE
CONFIRMED

- ☒ 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.

- N/A ☐ 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)
- N/A ☐ Proof of sending the complete NOI to the MA Natural Heritage & Endangered Species Program (NHESP) if applicable (certified mail receipt from the post office)
- N/A ☐ 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.)
- N/A ☐ 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](#)

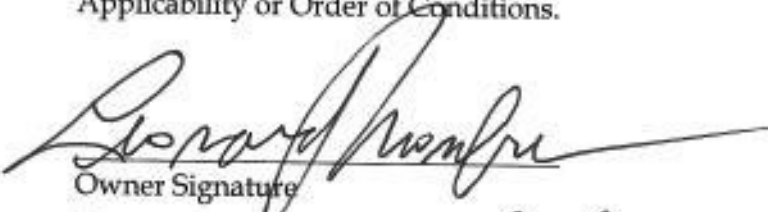


TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 14 Seal Cove Road

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


Owner Signature

LEONARD J. MONTFREDO

Print

05/19/2026

Date

HINGHAM WETLAND REGULATIONS

APPENDIX C

Policy on Receipt of Information

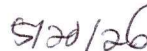
(Revised March 4, 2024)

1. New applications/filings must be submitted to the Conservation office (by certified mail or hand delivery) two weeks prior to the meeting date, on Monday by noon, to facilitate the placement of the legal ad and to allow timely review by the Conservation Officer (if the office is closed on Monday due to a holiday, then the information is due on the preceding Friday by noon). Conservation staff will review the application for administrative completeness. Upon receipt of a complete application, a hearing or meeting will be scheduled in accordance with the 310 CMR 10.05(5) and the Wetland Regulations, Section 7.6.
2. If deemed necessary, based on the Commission's meeting schedule, Conservation staff may request the applicant *voluntarily* waive the 21 day statutory deadline for holding a public hearing or issuing a Determination of Applicability.
3. Requests for additional information may be made by the Commission members or their agent to clarify the scope of the project or determine compliance with the 310 CMR 10.00 and/or the Hingham Wetland Regulations. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative as promptly as possible.
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office a minimum of 7 days prior to the meeting date, on Monday by noon. If the office is closed on Monday due to a holiday, the information is due on the preceding Friday by noon. *Revisions submitted after the established deadline may not receive a review, thereby resulting in a continuance to the next available meeting.*
5. The Commission may engage the peer review services of an outside consultant as provided by M.G.L. Ch. 44, § 53G, to be paid for by the applicant, for specific expert review deemed necessary to come to a final decision on a submitted application. Specific consultant services may include but are not limited to, review of a Notice of Intent, Wetland Resource Area Delineation, Stormwater/Drainage Reports, etc. The consultant shall be chosen by the Conservation Commission by vote at the public hearing, and report only to the Commission or its agent. *Requested additional information/revisions by the peer reviewer is required a minimum of two weeks prior to the hearing date.*
5. All supplemental documentation and revised plans must include a revision date and must be date stamped by the Conservation office upon receipt. If this information is not present, the documents may be considered incomplete and may not receive a timely review, thereby resulting in a continuance to the next available meeting.
6. Please note that all supplemental documentation and revised plans submitted to the Commission for a pending application, subject to the MA Wetlands Protection Act, must also be sent to the DEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign and include with your filing. Thank you.



Applicant or Applicant's Representative Signature



Date

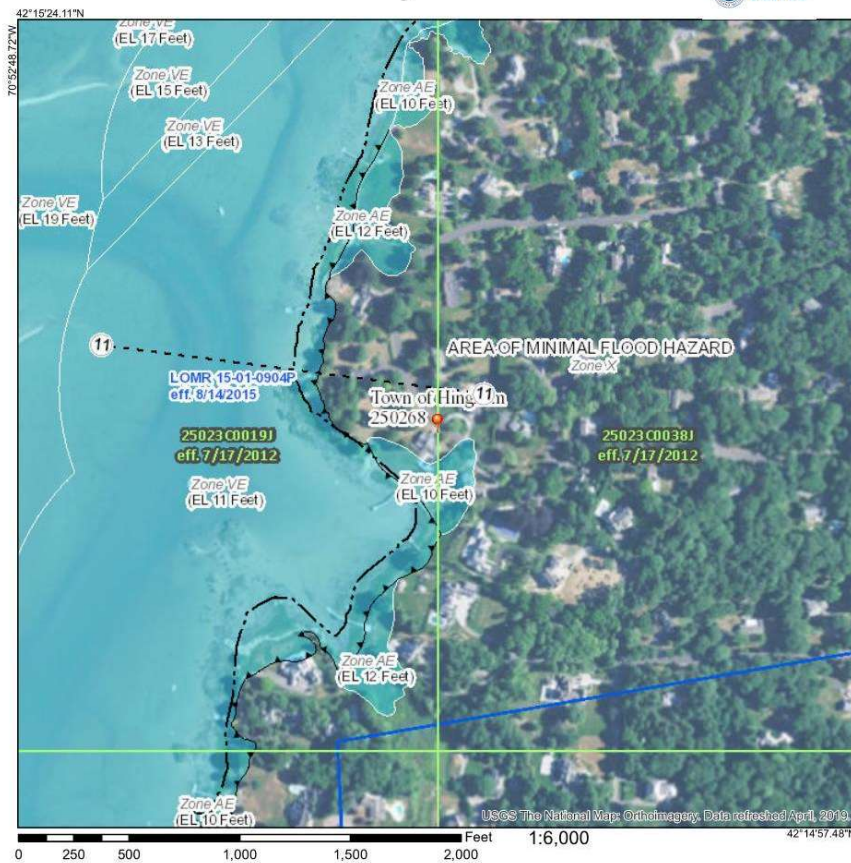


USGS Map



FEMA Flood Map

National Flood Hazard Layer FIRMette



Legend

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

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

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

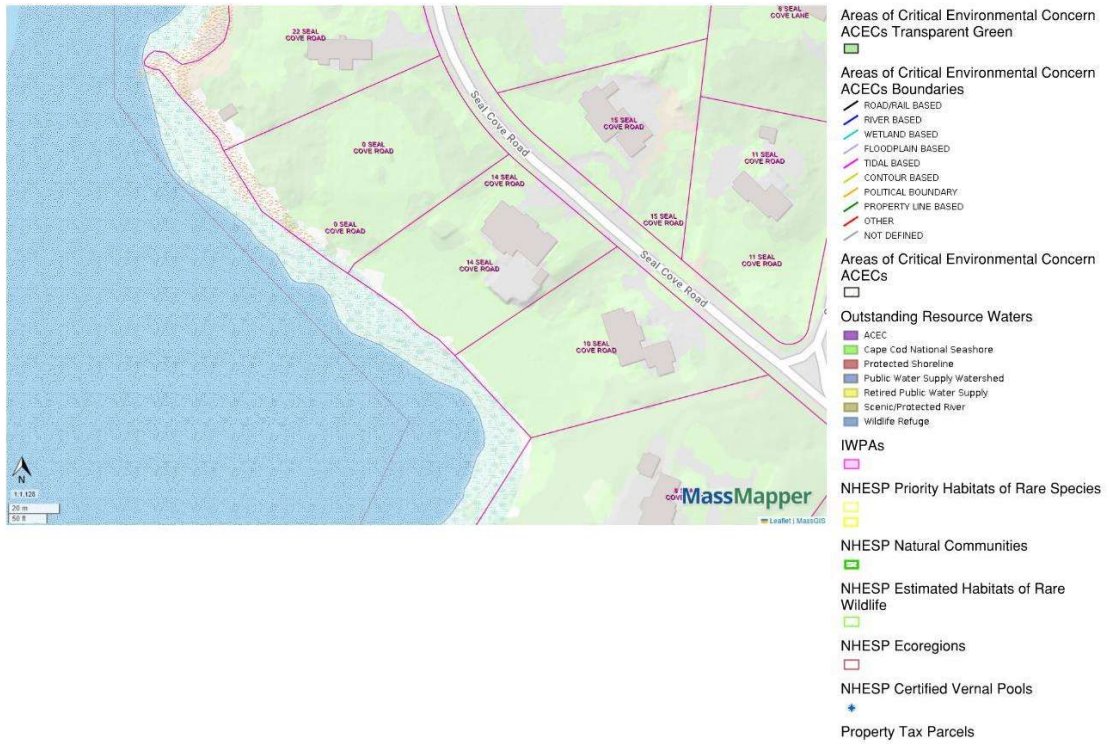
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/30/2019 at 11:43:51 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

NHESP Map

14 Seal Cove Road



Printed May 19, 2026

Aerial Photography





NOI Wetland Filing Fees



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:2017989
City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name	LEONARD	b. Last Name	MONFREDO
c. Organization			
d. Mailing Address	14 SEAL COVE ROAD		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	3473866622	i. Fax	
j. Email	lmonfredo@emduggan.com		

2. Property Owner:(if different)

a. First Name	LEONARD AND KARIN	b. Last Name	MONFREDO
c. Organization			
d. Mailing Address	14 SEAL COVE ROAD		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	3473866622	i. Fax	
j. Email	lmonfredo@emduggan.com		

3. Project Location:

a. Street Address	14 SEAL COVE ROAD	b. City/Town	HINGHAM
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Are you exempted from Fee? ☐

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	1	110.00		110.00
		City/Town share of filing fee	State share of filing fee	Total Project Fee
		\$67.50	\$42.50	\$110.00

TOWN OF HINGHAM
WETLANDS PROTECTION BY-LAW FEE SCHEDULE
Effective February 10, 2017

ADMINISTRATIVE REVIEWS	\$ 30.00	
REQUESTS FOR DETERMINATION OF APPLICABILITY*	\$ 50.00	For ancillary work on an existing single family house and all other requests for the first acre of land.
	\$ 40.00	For each additional acre of land.
NOTICES OF INTENT*	Category 1 \$ 100.00	
	Category 2 \$ 250.00	
	Category 3 \$ 525.00	Commercial
	\$ 1,000.00	Subdivision (+ \$25.00 per house lot)
	Category 4 \$ 725.00	
	Category 5 \$3.00/foot	Not less than \$100.00.
EXTENSIONS	\$ 100.00	Residential
	\$ 300.00	Commercial/Subdivision
CERTIFICATES OF COMPLIANCE	\$ 50.00	Residential
	\$ 100.00	Commercial/Subdivision
BOUNDARY DELINEATIONS	\$ 3.00/foot	Not less than \$100.00 and not more than \$200.00 for activities associated with a single family house or \$2,000.00 for all other activities.
REQUESTS FOR AMENDMENTS TO ORDERS OF CONDITIONS	\$ 25.00	Residential
	\$ 200.00	Commercial/Subdivision

NOTE: These Bylaw fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40). The Bylaw fee and the Town's share of the WPA fee should be submitted on separate checks, payable to the **Town of Hingham**.

***Fees for filings received after a project has commenced are double the fee listed.**

**TOWN OF HINGHAM
CALCULATED FEE STATEMENT
NOTICE OF INTENT FILINGS**

Activity definition: anywhere the footprint is changing or site work occurs constitutes a new activity.

Category	Activity Letter(s)	Quantity	Fee/Activity	Fee
1	a	1	\$100.00	\$100.00
2			\$250.00	
3		Commercial	\$525.00	
		Subdivision	\$1,000.00	
4			\$725.00	
5			\$3.00/foot	
Circle activities below.				TOTAL

WETLAND FEE CATEGORY SUMMARY

CATEGORY 1: \$100.00

- a) Work on Single Family Lot: addition, pool, etc.
- b) Site work without house
- c) Control vegetation (SFH): removal, herbicide, etc.
- d) Resource improvement.
- e) Work on septic system separate from house.
- f) Monitoring well activities minus roadway.

CATEGORY 2: \$250.00

- a) Construction of Single Family House (SFH).
- b) Parking lot.
- c) Beach nourishment.
- d) Electric Generating Facility activities.
- e) Inland Limited Projects minus road crossings.
- f) New agricultural or aquacultural projects.
- g) Each crossing for driveway to SFH.
- h) Any point source discharge.

CATEGORY 3: \$525.00/\$1,000.00

- a) Site preparation (for development beyond NOI scope).
- b) Each building (for development) including site.
- c) Road construction not crossing or driveway.
- d) Hazardous clean up.

CATEGORY 4: \$725.00

- a) Each crossing for development or commercial road.
- b) Dam, sluiceway, tidegate work.
- c) Landfill.
- d) Sand and gravel operation.
- e) Railroad line construction.
- f) Control vegetation in development (SFH).
- g) Bridge (SFH).
- h) Water level variation.
- i) Hazardous waste alterations to resource area.
- j) Dredging.
- k) Package treatment plant & discharge

CATEGORY 5: \$3.00 per linear foot (\$100.00 minimum)

- a) Docks, piers, revetments dikes, etc. (coastal or inland)



Abutter Notification

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 Ch. 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

Leonard Monfredo 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. Ch. 131 §40, and/or the Town of Hingham Wetlands Protection By-Law [Article 22].

The address of the property where work is proposed: 14 Seal Cove Road

The proposed work includes: Sports Court

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- 5:00PM

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 Merrill Engineers and Land Surveyors at (781) 826 9200 between the hours of 9:00 AM and 4 PM on the following days: M-F.

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. <https://www.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, _____, hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on _____ 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 _____ 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:

_____ for property located at _____
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.

Signature

Date



**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: Merrill Engineers and Land Surveyors

EMAIL: xoram@merrillinc.com

TELEPHONE: 781-887-3102

PROPERTY LOCATION: MAP(S): 41 **BLOCK(S):** **LOT(S):** 10

PROPERTY ADDRESS: 14 Seal Cove Road

OWNER OF RECORD: MONFREDO LEONARD J & KARIN P TT

PURPOSE OF LIST: Conservation Filing

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

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

Submit with this request, a list of abutters created from the GIS map program: [Hingham GIS mapsonline](http://HinghamGISmapsonline)

- 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.

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 14 Seal Cove Road

Parcel ID: 41-0-10

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

Kenn. Went
John M. R.
Sam Abbott

CERTIFICATION DATE May 18, 2026

Parcel ID: 41-0-10
MONFREDO KARIN P &
KARIN P MONFREDO LIVING
14 SEAL COVE ROAD
HINGHAM, MA 02043

Parcel ID: 41-0-10
MONFREDO LEONARD J &
LEONARD J MONFREDO
14 SEAL COVE ROAD
HINGHAM, MA 02043

Parcel ID: 29-0-1
KUTSCH LINDA K TT
LINDA K KUTSCH 2020 TRUST
21 MARTINS COVE ROAD
HINGHAM, MA 02043

Parcel ID: 29-0-2
VROOM ROSS C & DORCAS V
22 SEAL COVE ROAD
HINGHAM, MA 02043

Parcel ID: 30-0-18
BOURQUE ROBERT P &
6 SEAL COVE LANE
HINGHAM, MA 02043

Parcel ID: 30-0-5
FALVEY JOHN J JR &
18 MARTINS COVE ROAD
18 MARTINS COVE ROAD
HINGHAM, MA 02043

Parcel ID: 30-0-6
FISH JOHN F TT
STARBOARD SIDE REALTY
20 ROWES WHARF
UNIT 710
BOSTON, MA 02110

Parcel ID: 40-0-1
VROOM ROSS C & DORCAS V
22 SEAL COVE ROAD
HINGHAM, MA 02043

Parcel ID: 41-0-11
WATSON RICHARD K JR &
RICHARD K WATSON JR M &
10 SEAL COVE ROAD
HINGHAM, MA 02043

Parcel ID: 41-0-12
MCGRATH EDWARD J &
C/O CARRIE O'CONNOR
19 HAVEN ST.
DOVER, MA 02030

Parcel ID: 41-0-13
SULLIVAN JOHN
5 BARE COVE LANE
HINGHAM, MA 02043

Parcel ID: 41-0-7
TIMMONS JONATHAN & MANYA
1 SEAL COVE LANE
HINGHAM, MA 02043

Parcel ID: 41-0-8
REIS ROBERT D TT
ROBERT D REIS TRUST-2010
11 SEAL COVE ROAD
HINGHAM, MA 02043

Parcel ID: 41-0-9
FLEMING GRETCHEN & OZGUC
15 SEAL COVE ROAD REALTY
15 SEAL COVE ROAD
HINGHAM, MA 02043

