



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 #:2038245

City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	3 COUNTRY LANE	c. Zip Code	02043
b. City/Town	HINGHAM	e. Longitude	70.89244W
d. Latitude	42.17886N	g.Parcel/Lot #	65
f. Map/Plat #	204		

2. Applicant:

☒ Individual ☐ Organization

a. First Name	PAUL	b.Last Name	DEERING
c. Organization			
d. Mailing Address	3 COUNTRY LANE		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043	j. Email	paul.deering@gmail.com
h. Phone Number	617-281-0411	i. Fax	

3.Property Owner:

☒ more than one owner

a. First Name	PAUL	b. Last Name	DEERING
c. Organization			
d. Mailing Address	3 COUNTRY LANE		
e. City/Town	HINGHAM	f.State	MA
g. Zip Code	02043	j.Email	paul.deering@gmail.com
h. Phone Number	617-281-0411	i. Fax	

4.Representative:

a. First Name		b. Last Name	
c. Organization			
d. Mailing Address			
e. City/Town		f. State	
g. Zip Code		j.Email	
h.Phone Number		i.Fax	

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:

REPLACE AND EXPAND EXISTING IMPERVIOUS POOL DECK WITH NATURAL STONE WITH PERMEABLE CONSTRUCTION. CREATE A RETAINING WALL TO ALLOW FOR THE INSTALLATION OF A 16X14 SHED.

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



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CMR 10.53 (inland)?

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:

55741

d. Page:

247

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)
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.

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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)

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

- | | | |
|---|---|------------------------------------|
| 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 Beaches | 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 |
| f. ☐ Coastal Banks | 1. linear feet | |
| g. ☐ Rocky Intertidal Shores | 1. square feet | |
| h. ☐ Salt Marshes | 1. square feet | 2. sq ft restoration, rehab, crea. |
| 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

┐ Restoration/Replacement

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 entered the additional amount here.

- a. square feet of BVW

5. Projects Involves Stream Crossings

Project Involves Streams Crossings



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If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

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:

)

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,

; 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



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3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* 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



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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

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. 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:**

3 COUNTRY LANE PETER HOYT PETER HOYT 06/04/2026 1":50'

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:

283	8/3/26
2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
Paul Deering	Deering
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.

Paul R Deering	Man Deering	7/30/2026
1. Signature of Applicant		2. Date
Paul R Deering	Man Deering	7/30/2026
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 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.



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 #:2038245
City/Town:HINGHAM

A. Applicant Information

1. Applicant:

a. First Name	PAUL	b. Last Name	DEERING
c. Organization			
d. Mailing Address	3 COUNTRY LANE		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	6172810411	i. Fax	
j. Email	paul.deering@gmail.com		

2. Property Owner:(if different)

a. First Name	PAUL	b. Last Name	DEERING
c. Organization			
d. Mailing Address	3 COUNTRY LANE		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	6172810411	i. Fax	
j. Email	paul.deering@gmail.com		

3. Project Location:

a. Street Address	3 COUNTRY LANE	b. City/Town	HINGHAM
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Are you exempted from Fee? ☐ (YOU HAVE SELECTED 'NO')

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 filling fee	State share of filing fee	Total Project Fee
\$67.50	\$42.50	\$110.00

Ownership Summary

3 Country Lane

Hingham, MA 02043

Paul Robert Deering

3 Country Lane

Hingham, MA 02043

617-281-0411

Deering920@gmail.com

Maria Francesca Deering

3 Country Lane

Hingham, MA 02043

781-640-0159

Deering920@gmail.com



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **MPDEERING**

Transaction ID: **2038245**

Document: **WPA Form 3 - NOI**

Size of File: **272.42K**

Status of Transaction: **In Process**

Date and Time Created: **7/30/2026:11:54:37 AM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.

Supplemental Narrative

Pool Deck Improvements, Retaining Wall, and Accessory Shed Within Buffer Zone

Property Address: 3 Country Lane, Hingham, Massachusetts

Applicant/Owner: Paul & Maria Deering

Dear Members of the Hingham Conservation Commission:

This supplemental narrative is submitted in support of proposed residential improvements at the above-referenced property within the 50- to 100-foot buffer zone to a jurisdictional resource area. The proposed work includes the replacement and limited expansion of the existing pool deck, construction of a retaining wall, and installation of a 16-foot by 14-foot accessory shed.

The existing pool deck consists primarily of impervious stamped concrete. The proposed project will remove the existing concrete and replace it with natural stone installed over a permeable base and drainage system. Permeable jointing material will also be used between the stones. This construction method will allow stormwater to infiltrate through the finished surface and underlying base rather than flowing across an impervious concrete surface. Any infraction on the 0-50' foot buffer zone would be offset with recommended mitigation plantings.

The pool-deck improvements will include the replacement of the existing stamped concrete deck and associated walkways, together with limited expansions into areas currently maintained as lawn or previously landscaped areas. The layout and extent of the proposed pool-deck improvements are shown on the submitted project exhibit.

A retaining wall is also proposed as part of the project. The wall will be constructed to accommodate existing and proposed grades, stabilize the surrounding area, and support the proposed residential improvements. The wall will be located within the 50- to 100-foot buffer zone and will be designed to avoid directing runoff toward the adjacent resource area. Any required drainage behind the wall will be directed to an appropriate stable and permeable area on the property.

The proposed 16-foot by 14-foot shed will be located within the 50- to 100-foot buffer zone in an area that is currently maintained lawn or otherwise previously disturbed. The shed will be used for customary residential storage. Its location has been selected to avoid work within the wetland resource area and to minimize disturbance within the buffer zone. No tree removal or clearing of naturally vegetated wetland areas is proposed in connection with the shed installation.

All construction activities will be limited to the minimum area necessary to complete the work. Prior to construction, appropriate erosion and sedimentation controls will be installed between the work area and the adjacent resource area. These controls will be inspected and maintained throughout construction. Excavated materials and construction debris will be removed from the site or stored in a stable upland location outside areas subject to erosion or sediment transport.

Any disturbed lawn or landscaped areas will be loamed, seeded, planted, or otherwise stabilized immediately following completion of the work. Construction equipment and materials will be confined to the approved work areas, and no equipment, fill, debris, or materials will be placed within the wetland resource area.

The proposed pool-deck replacement will improve conditions relative to the existing impervious concrete by incorporating natural stone, permeable joints, and a permeable underlying construction system. The retaining wall and shed will be located within previously disturbed or maintained portions of the property and will not result in direct alteration of the adjacent wetland resource area.

The project has been designed to minimize disturbance and protect the interests of the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw, including protection of water quality, groundwater recharge, flood control, erosion control, and wildlife habitat.

Based on the foregoing, the applicant respectfully requests the Commission's approval of the proposed pool-deck improvements, retaining wall, and 16-foot by 14-foot accessory shed.

Respectfully submitted,

Paul & Maria Deering

3 Country Lane

Hingham, MA 02043

617-281-0411

Deering920@gmail.com

Responses to Comments

1. Pervious Stone Decking & Subbase

The pool deck will use a permeable paver system that allows water to drain through the joints into a stone base below.

Typical assembly:

- 2-3/8" natural permeable stone
 - 1" bedding layer of 3/8 washed stone
 - 4"-6" crushed stone base
 - 4"-6" ¾ washed stone drainage layer
 - Geotextile fabric (where required)
 - Compacted original soil
-

2. Erosion Control

Erosion control will be installed before construction begins and will include:

- Silt fence around disturbed areas
 - Catch basin protection, if needed
 - Stabilized construction entrance
 - Protection of stockpiled materials
-

3. Demolition & Construction

- Construction access will be through the existing driveway.
 - The fence next to the playground will be temporarily removed for equipment access and reinstalled when work is complete.
 - Materials and equipment will be staged in the driveway and designated work area and driveway will be close off for the duration of the project.
 - The site will be kept clean and safe throughout construction.
-

4. Retaining Wall

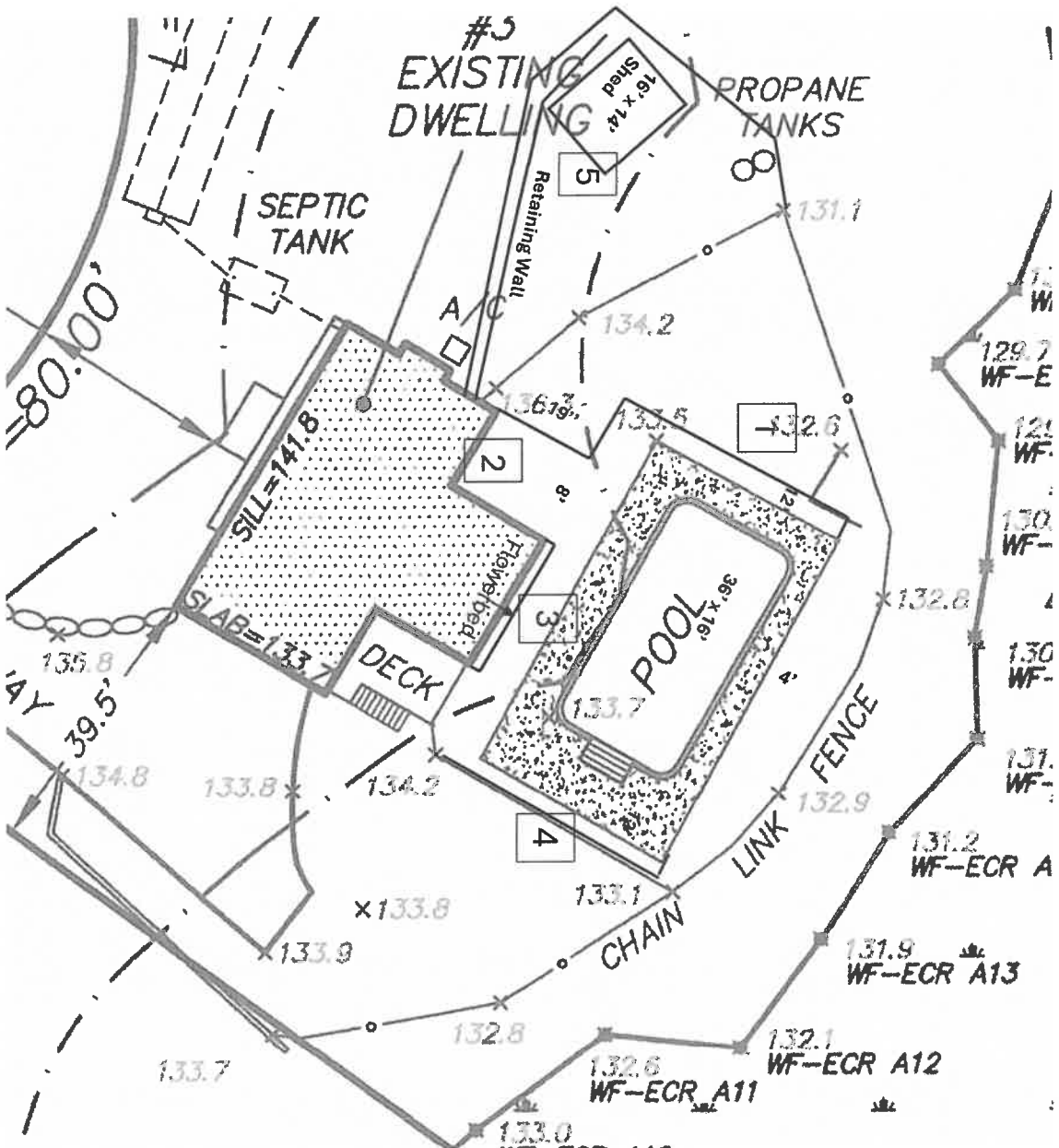
The retaining wall is being built to create a level area for the new shed and provide a smoother transition between the shed and the pool area.

Based on the updated plan, the retaining wall will go straight out from the house helping transition a better grade for the shed that is off the 50ft buffer zone as shown on the revised layout and the fence will go behind that.

- Estimated retaining wall height: **2 to 4 feet**
- Some soil will be excavated for the wall footing.
- Structural fill will be brought in as needed to create the new finished grades.
- Approximately **10–15 cubic yards** of soil will be moved, depending on final grading.

Project to replace and extend the existing pool deck that is currently non-permeable stamped concrete with natural stone and permeable grout

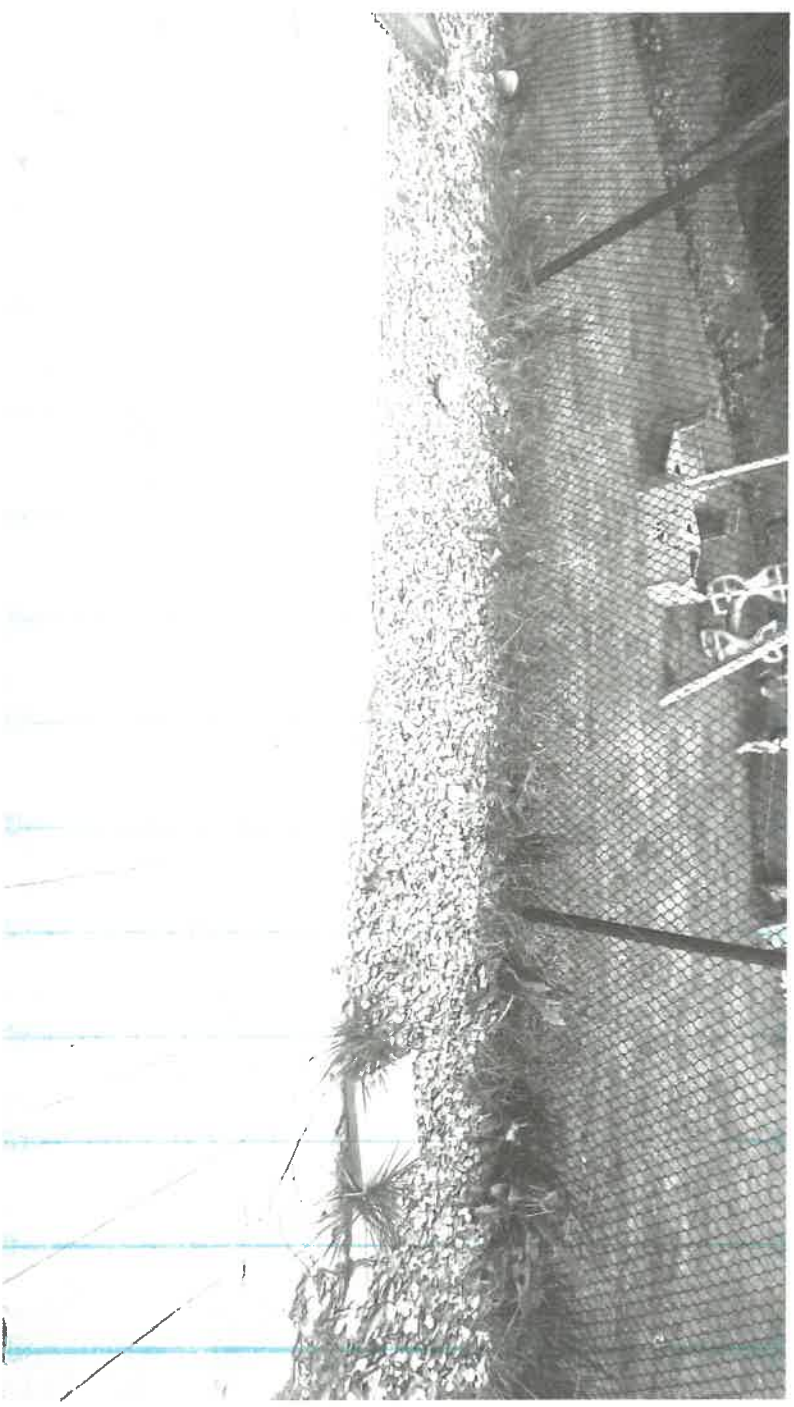
1. Extend the patio to the left of the pool by 3 feet. There is a 3 foot half moon in the patio that is not currently shown on this drawing. All Land in this area is currently maintained grass
2. Replace and expand the existing concrete walkway with natural stone and permeable grout
3. Replace the stamped concrete (non-permeable) and crushed stone with Natural stone pavers and permeable grout.
4. Extend the stone toward the house with a 3 foot flower bed
5. Retaining Wall to allow for 16'x14' Shed
6. Adjust fence to encompass shed and retaining wall



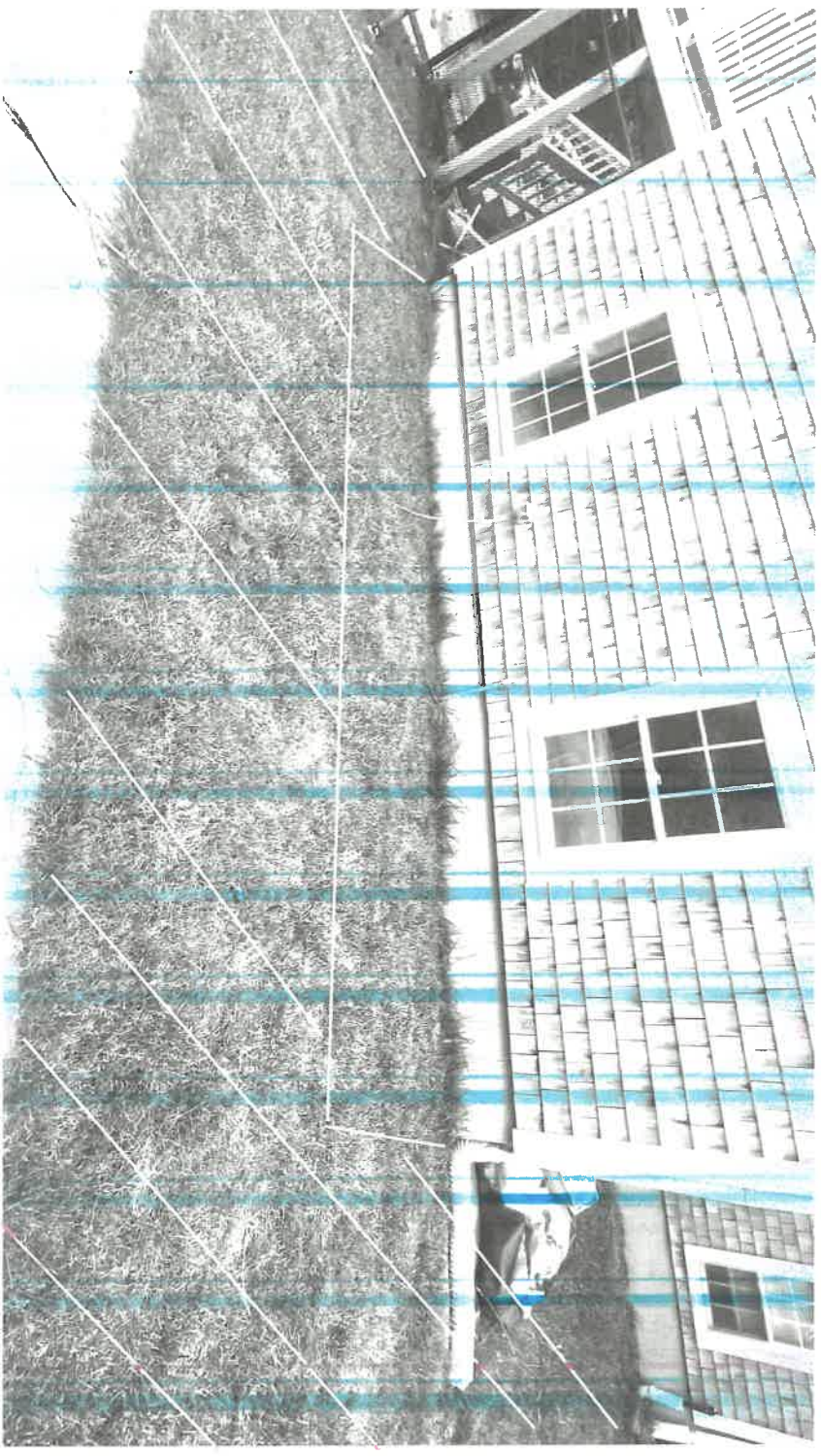
Replace and
expand the
existing
concrete walk
way with
natural stone
and permeable
grout



Replace the stamped concrete (non-permeable) and crushed stone pavers and permeable grout.



Extend the
stone toward
the house with
a 3 foot flower
bed





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

07/29/2026

Date

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:

Paul Deering 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: 3 Country Lane, Hingham Ma 02043
The proposed work includes: replace current pool deck with small expansion, build a retaining wall to allow
for the installation of shed

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

You may also request copies of the application from the ☒applicant or ☐applicant's representative by contacting Paul Deering at (617) 281 0411 between the hours of 9 am and 7pm on the following days: Monday, Tuesday, Wednesday, Thursday, 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.

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.



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Paul Deering
FROM: Brad Holmes, Wetland Scientist
DATE: August 12, 2025
RE: 3 Country Lane, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at your property located at 3 Country Lane in Hingham (the site) on July 30, 2025. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the east of Country Lane. The site consists of a single-family home with an associated paved driveway, inground pool and fencing, maintained lawn, landscaped areas, etc.

Wetland resource areas are located on and near the site. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped ribbons) #A1 to #A26 along the limit of the vegetated wetland located to the rear of the back yard to the single-family home. The wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants.

ECR also delineated the Mean Annual High-Water (MAHW) line associated with the USGS mapped intermittent stream within the BVW for reference. MAHW flags (blue ribbons) #MAHW1 to #MAHW6 were placed along the limit of the stream. This stream is mapped on the U.S.G.S. map as intermittent (dashed line). The Massachusetts Streamstats Program does not locate this stream on the mapping software since it is not large enough to calculate.

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:

- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW
- Bordering Land Subject to Flooding

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 Certified Vernal Pools according to the MaNHESP.
3. The site does contain a USGS mapped intermittent stream.
4. The site does partially contain area mapped as Bordering Land Subject to Flooding (FEMA flood zone A). The northern corner of the site is within mapped FEMA Flood Zone A.
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.