



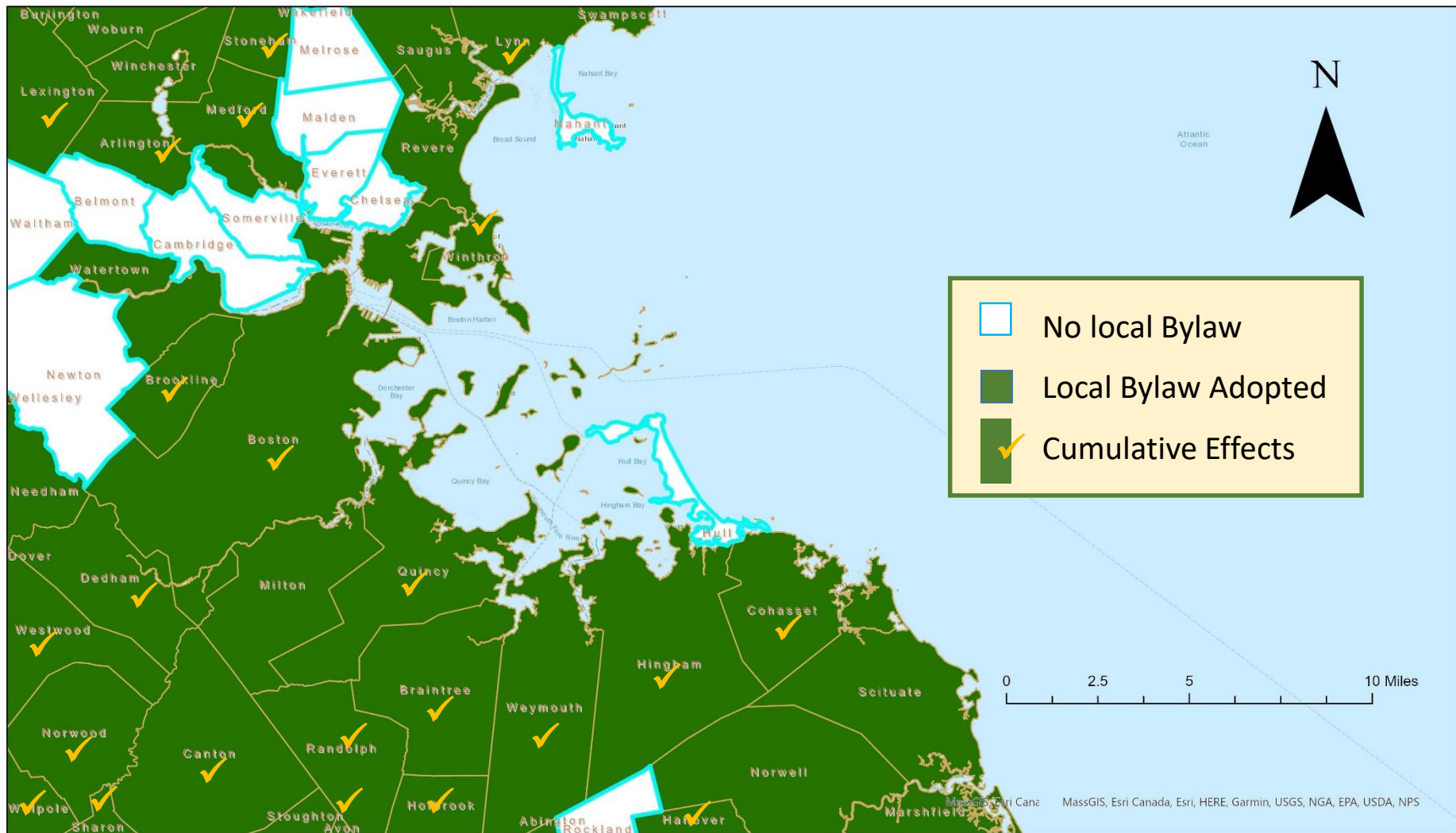
Special Town Meeting  
08.31.203

**Article 3:**

*To amend Town Conservation Bylaw:*

# Proposed Article: To amend Conservation By-law (§233) to **add**:

- **Procedures** (RDA, NOI, COC, PE, Amend OOC) **Not New = 310 CMR 10**
- **Fees Structure** (local Town Wetlands Protection Act fees)
- **Special Local Wetlands Bylaws:**
  - a) The Commission must consider protecting wetlands because of its ability to *reduce flood risk*
  - b) The Commission must consider *cumulative adverse effects* resulting from past, permitted, and foreseeable future activities

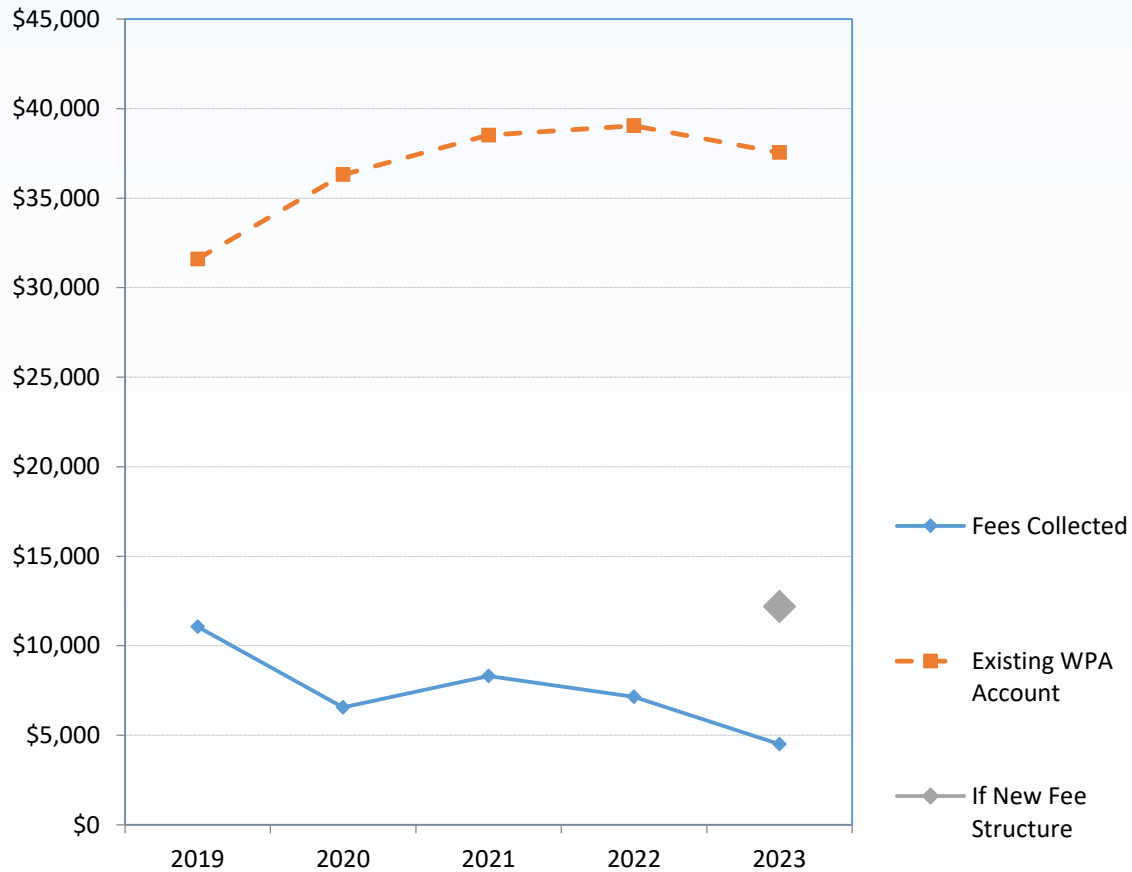


[Updated list of Municipal Wetlands Bylaws/Ordinances Available - Massachusetts Association of Conservation Commissions \(maccweb.org\)](https://www.maccweb.org)

Nearby Coastal Communities Local WPA fees (*in addition* to what is required by 310 CMR 10):

Town	Hull (proposed)	Cohasset	Hingham Res/Com	Marshfield	Weymouth
Admin Fee		\$250			
RDA	50	\$150	\$50	\$150	\$75
NOI1	100	\$750	\$100	\$125	\$100 or 300
NOI2	275	\$1,050	\$250	\$500	\$750 plus for Com.
NOI3	550	\$1,300	\$525/1,000	\$1,050	\$750 plus
NOI4	750	\$1,500-2,500	\$725	\$1,450	
NOI5	\$3/ft, >\$100		\$3/ft, >\$100	\$4.50/ft	
NOI6	\$3/ft, >\$100	NA	NA	\$3/ft	
PE	\$100/300	\$150	100/300	\$100	\$50 or 100
COC	\$50/100	\$150	50/100	\$125/250	\$50
A OOC	\$25/200	\$150	25/200	\$100	\$100
After-fact	✓	✓	✓	✓	✓

# Town WPA Fund



**TOWN OF HULL**  
**LOCAL WETLANDS PROTECTION ACT FEES<sup>1</sup>**  
**JANUARY 2024**

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Requests for Determination of Applicability*	\$ 50.00	
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Notices of Intent* Category 1	\$ 100.00	
Category 2	\$ 275.00	
Category 3	\$ 550.00	
Category 4	\$ 750.00	
Category 5	\$ 3.00/foot	Not less than \$100.00
Category 6	\$ 3.00/foot	Not less than \$100.00

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Permit Extensions	\$ 100.00	Residential
	\$ 300.00	Commercial

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Certificates of Compliance	\$ 50.00	Residential
	\$ 100.00	Commercial/Subdivision

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Requests for Amendments to Orders of Conditions	\$ 25.00	Residential
	\$ 200.00	Commercial/Subdivision

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

<sup>1</sup> These fees are in addition to the fees pursuant to the Massachusetts Wetlands Protection Act (WPA; M.G.L. c. 131, §40).

# Two Local Wetlands Bylaws:

- a) Any vegetated wetland determined to reduce flood risk by storing or conveying flood waters shall not be filled or altered from performing this function.
  
- b) The Conservation Commission shall take into account the ***cumulative adverse effects*** of loss, degradation, isolation, and replication of protected resource areas throughout the Community, resulting from past activities, permitted and exempt, and foreseeable future activities. (*adopted by Quincy/Weymouth/Hingham/Norwood/etc.*)

"This rule is [premised] on the recognition that the act establishes Statewide minimum wetlands protection standards, and local communities are free to impose more stringent requirements." *Oyster Creek* at 866. *Oyster Creek Preservation, Inc. v. Conservation Comm'n of Harwich*, 449 Mass. 859, 865 (2007).

“Several cities and towns have this “cumulative effects” language in their Home Rule wetland protection bylaws”<sup>1</sup>

<sup>1</sup> [Supreme Judicial Court Instructs Conservation Commissions on Home Rule Wetland Protection Power: Use It or Lose It \(mcgregorlaw.com\)](http://mcgregorlaw.com)

“Wetlands impacts that may seem minor when considered individually, may become major if considered collectively over time and space”<sup>2</sup>

<sup>2</sup> [SmallWetlandLosses.pdf \(wi.gov\)](http://wi.gov)

Harborview Coastal Bank  
Stabilization Project

How to Connect to Conservation  
Commission Meetings

Permitting Information

Recommended Websites

Schedule of Meetings and  
Submittal Deadlines July-Dec  
2023

Town of Hull Projects Before The  
Commission

## Contact Info

**Phone:**

781-925-8102

**Meetings - When:** The 2nd and  
4th Tuesday of each Month (only  
once in August)

**Meetings - Where:** The  
Commission meets virtually on  
Zoom

## SPECIAL TOWN MEETING WARRANT - THURSDAY, AUGUST 31, 2023

[Read more »](#)

[Home](#) » [Boards & Commissions](#)



# Conservation Commission

The Conservation Commission is responsible for the protection of natural resources within the Town of Hull as listed in the Massachusetts Wetlands Protection Act for the interest of the public in water supply, flood control, storm damage prevention, pollution prevention, and the protection of wildlife and their habitats.

Most promi

Salt Marsh

Barrier Beach



Sunrise over Nantasket Beach

## News & Announcements

[Proposed amendment to the  
Wetlands Bylaw \(for STM 2023\)](#)