

**Subject** 158-160 Hersey Street documents

**From** [REDACTED]

**To:** [REDACTED]

**Date** Today at 3:53 PM

Hersey Street 158-160, LLC  
158-160 Hersey Street  
Hingham, Mass

Building permit for 158 Hersey Street dated June 22,2023

Building Permit Fee Paid \$6000

Building Permit for 160 Hersey Street dated June 22,2023

Building Permit Fee Paid \$6000

Building permit for 158 Hersey Street dated September,23 2024

Building Permit Fee Paid \$50

Building Permit for 160 Hersey Street dated September 23,2024

Building Permit Fee Paid \$50

Site plan for proposed renovation/addition

Planning board decision re: site plan review at a meeting held on February 27,2023

Site plans filed with application for site plan approval

Architectural plans filed with application for site plan approval

Architectural plans reflecting interior and exterior views

Zoning board of appeals decision for special permits at a meeting held on May 21,2019

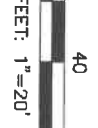
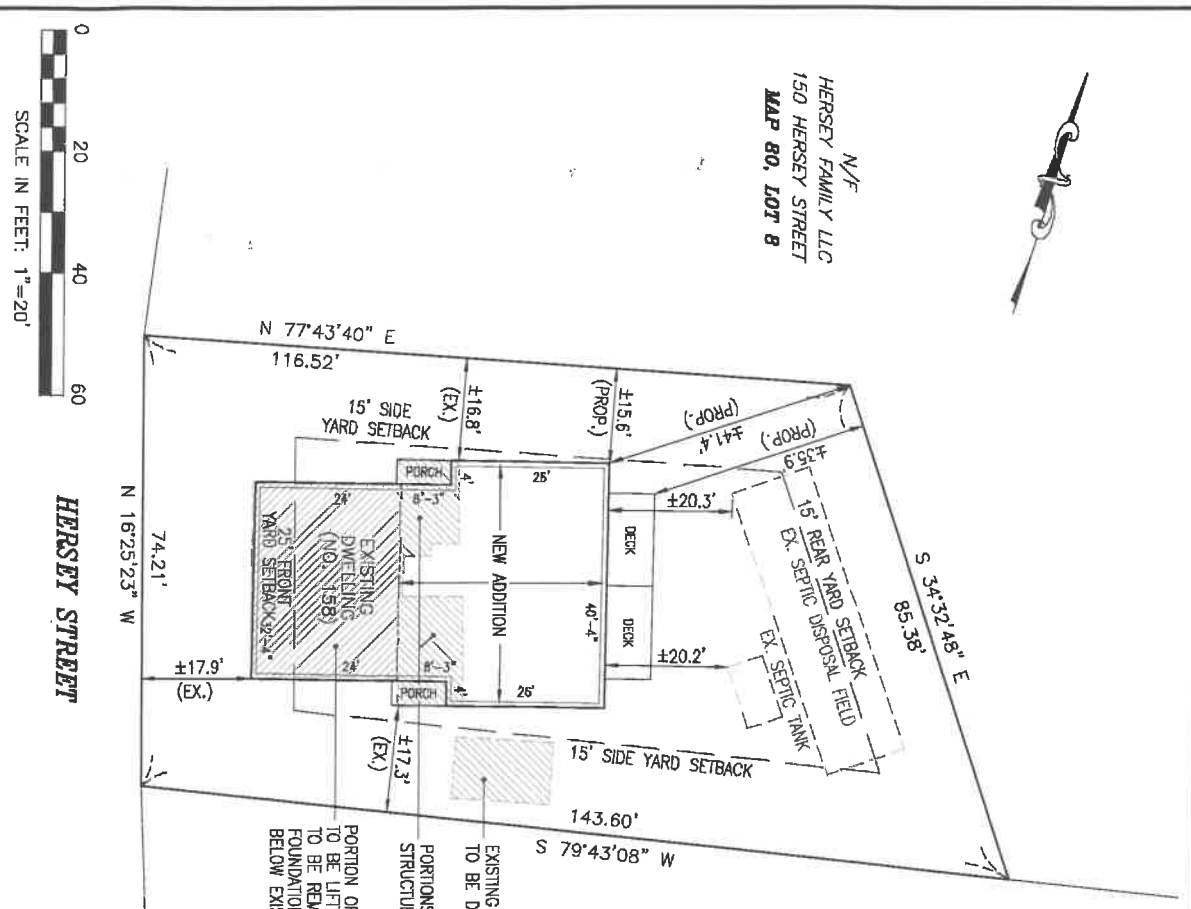
Six bedroom septic plan approved by the board of health( SYSTEM IS INSTALLED AND APPROVED]

Six bedroom septic system as built plans on file at board of health

Surveyed plan of land dated December 2,1946 [recorded on February 19,1947] by Lewis W. Perkins, Engineer



N/F  
HERSEY FAMILY LLC  
150 HERSEY STREET  
MAP 80, LOT 8



N/F  
JERRY K. SEELEN &  
JOHANNA S. SEELEN JT  
166 HERSEY STREET  
MAP 89, LOT 119

**SITE INFORMATION:**

PROPERTY LOCATION:  
158-160 HERSEY STREET  
HINGHAM, MA 02043  
ASSESSORS MAP 80, LOT 7  
ZONING DISTRICT: RESIDENCE A

**NOTES & REFERENCES:**

1. PROPERTY LINE INFORMATION FROM ON-THE-GROUND PROPERTY LINE SURVEY COMPLETED BY SITEC, INC. IN JUNE 2021.
2. EXISTING DWELLING AND GARAGE LOCATIONS FROM "PLAN OF LAND IN HINGHAM, MASS." DATED DECEMBER 2, 1946, RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS ON FEBRUARY 19, 1947 (PLAN 7-215), PREPARED BY LEWIS W. PERKINS, ENGINEER. DIMENSIONS VERIFIED IN THE FIELD WITH AND HAND-HELP TAPE.
3. SEPTIC SYSTEM COMPONENTS FROM PLAN ENTITLED "AS-BUILT SEPTIC PLAN, 158-160 HERSEY STREET, HINGHAM, MASSACHUSETTS", PREPARED BY MOSWENEY ASSOCIATES, INC., DATED 10/24/2018.

PORTION OF EXISTING STRUCTURE TO BE LIFTED. EXISTING FOUNDATION TO BE REMOVED AND NEW FOUNDATION TO BE POURED BELOW EXISTING STRUCTURE

EXISTING GARAGE TO BE DEMOLISHED

PORTIONS OF EXISTING STRUCTURE TO BE REMOVED

**TABLE OF DIMENSIONAL REQUIREMENTS**

ZONING DISTRICT:	REQUIRED	PROPOSED ADDITION
RESIDENCE A		
MINIMUM LOT AREA	20,000 S.F.	±9,900 S.F. (EXISTING)
MINIMUM FRONTAGE	125 FT.	±74.21 FT. (EXISTING)
MINIMUM FRONT YARD SETBACK	25 FT.	±17.9 FT. (EXISTING)
MINIMUM SIDE YARD SETBACK	15 FT.	±18.8 FT. (EXISTING)
MINIMUM REAR YARD SETBACK	15 FT.	±41.4 FT. (PROPOSED DWELLING) ±35.9 FT. (PROPOSED DECK)



769 Plain Street, Unit C  
Methuen, MA 02842  
Tel: (978) 319-0100 Fax: (978) 634-4783

PROPOSED RENOVATION/ADDITION  
158-160 HERSEY STREET  
HINGHAM, MA 02043

1"=20'

PETER HERSEY

DEC. 7, 2022

BUILDING PERMIT SITE PLAN



Proposed replacement dwelling  
 FF el. = 71.5'

BENCH, top of hydrant  
 elevation = 71.0' NAVD

Hersey Street



SITE PLAN  
 1" = 20'

DISTANCE DATA:	To	To
From	Cor "A"	Cor "B"
MH Tank (#1)	47'3"	57'3"
MH Tank (#2)	48'9"	64'5"
D.B. (#3)	67'	84'
SAS (#4)	72'3"	86'6"
SAS (#5)	60'8"	79'3"
SAS (#6)	69'2"	56'9"
SAS (#7)	57'	45'
Insp. Port (IP1)	69'	83'
Insp. Port (IP2)	57'	49'

GRADE DATA:	Proposed	As-built
House Out	62.1'	61.4'
Tank In	61.9'	61.1'
Tank Out	61.6'	60.5'
D.B. In	60.9'	60.3'
D.B. Out	60.7'	60.10'

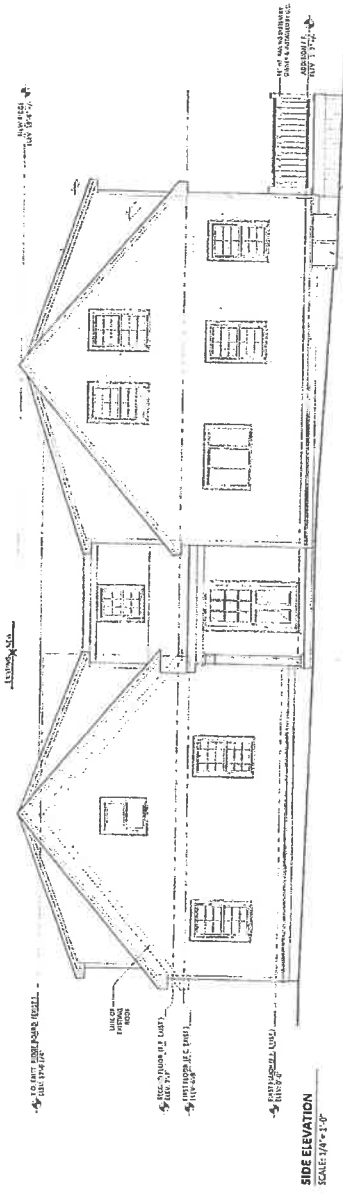
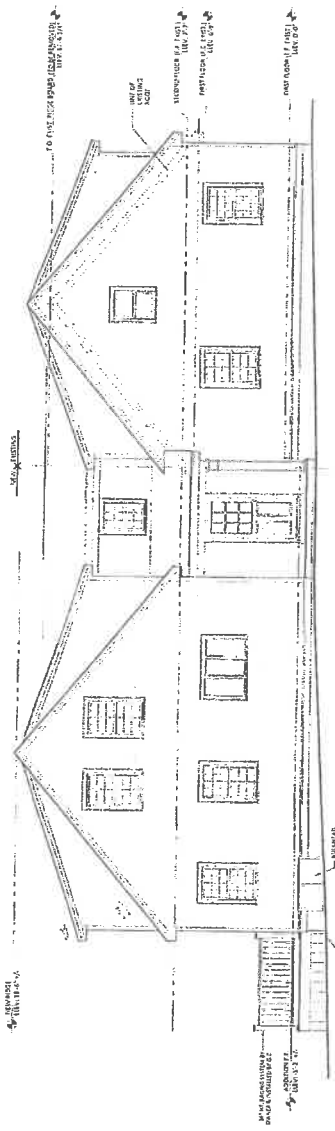
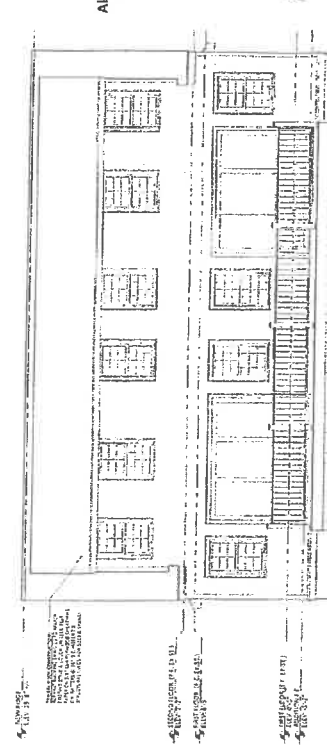
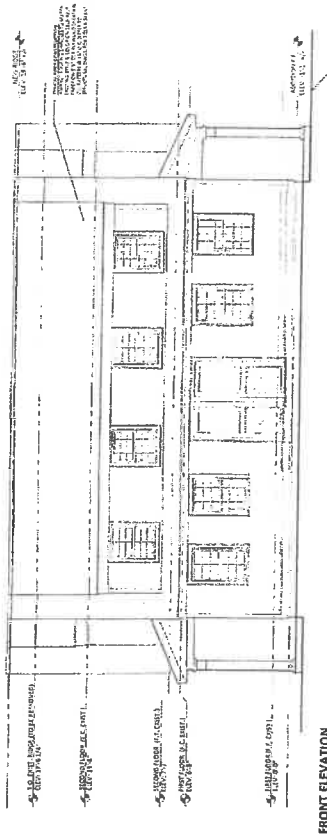
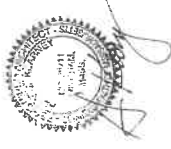
44" diameter "Tank 3" in 12" diameter  
 in bed configuration, 4' long in 1' unit,  
 with 1' total diameter, 12" dia, 4' long,  
 in bed configuration, 4' long in 1' unit.

RECEIVED  
 OCT 25 2018  
 TOWN OF HINGHAM  
 ENGINEERING DEPT.

*Thomas McSwain*

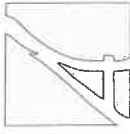
As-built Septic Plan  
 158-160 Hersey Street  
 Hingham, Massachusetts  
 10/24/2018  
 McSwain Associates  
 190 Union St. Hingham (781) 746-2886  
 745 White St. Honomo (781) 828-4571

**Alan Kearney Architects**  
 222 North St., Birmingham, VA 22033  
 Office: 781-740-4354  
 Cell: 781-710-3356



**NOTE:**  
 EXISTING STRUCTURE TO BE SELECTIVELY  
 DEMOLISHED TO EXPOSE EXISTING POST-BEAM  
 CONSTRUCTION. ALL EFFORTS WILL BE MADE TO  
 REUSE COMPONENTS TO ME CODE COMPLIANCE

Revisions:	
No.	Date Description
1	11.12.12 For Permit
Project: HERSEY RESIDENCE 1000 W. MAIN STREET BIRMINGHAM, VA 22030	
Title: ELEVATIONS	
Scale: 1/4" = 1'-0"	
Sheet No. A2.0	



**Alan Kearney Architects**  
 222 North St., Hingham, MA 02043  
 Office: 781-740-4555  
 Cell: 781-710-3955



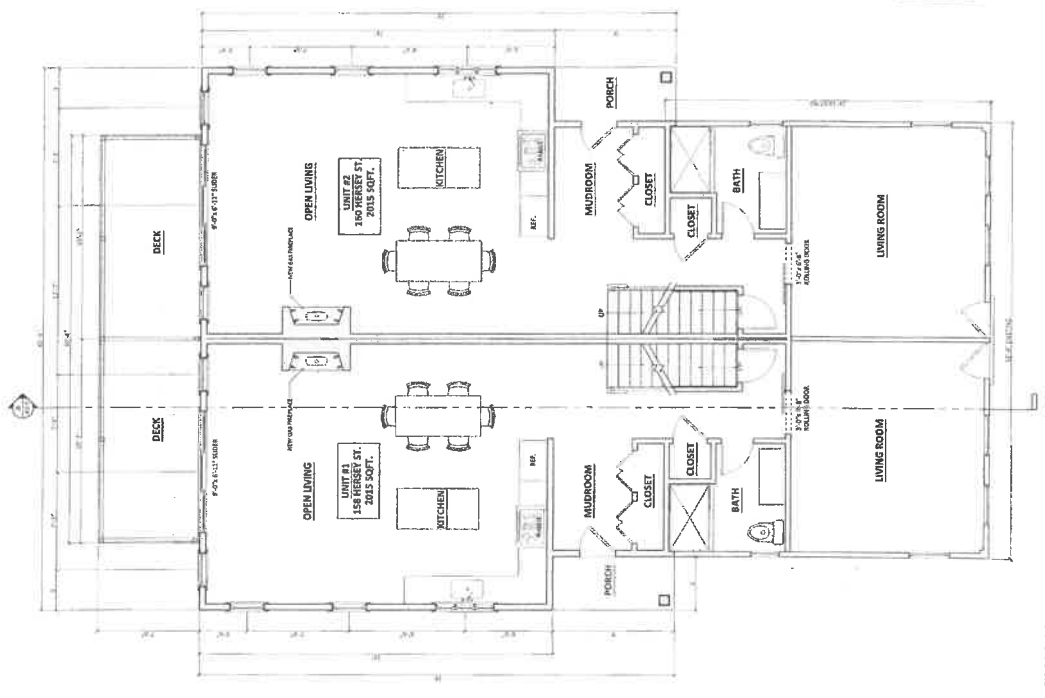
Revisions:	Date:	Description:
No. 1	11.1.22	Per Permit

Project: **HERSEY RESIDENCE**  
 155-160 HERSEY STREET  
 HINGHAM, MA 02043

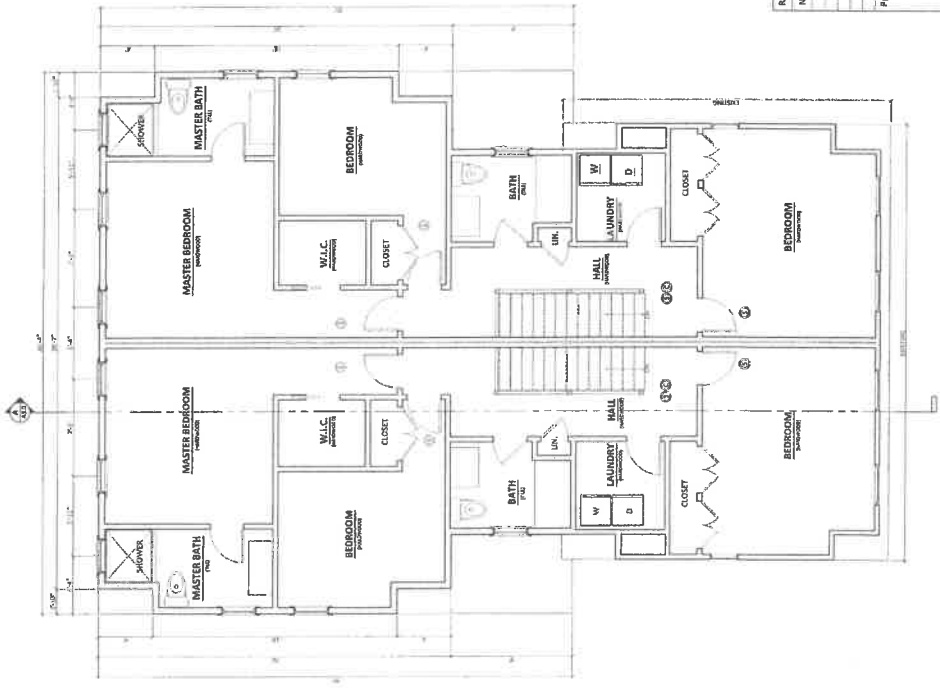
Title: **FLOOR PLANS**

Scale: 1/4" = 1'-0"

Author: [Blank]  
 Drawn By: [Blank]



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**LEGEND:**

- EXISTING WALLS
- NEW WALLS
- GLASS WALLS TO BE RETAINED

**A1.0**



# INSPECTION RECORD

INSPECTION	BY	DATE
Footing/Foundation		
Sonotube		
Fireplace Throat		
Rough Plumbing		
Rough Gas		
Rough Electric		
Rough AC		
Rough Frame		
Insulation		
Underground		
Rough Sprinkler		
Remarks :		



**TOWN OF HINGHAM**  
 Municipal Services Online Permitting  
 210 Central Street  
 Hingham, MA 02043-2759  
 Phone: 781-741-1429  
 Fax: 781-741-1460

## BUILDING PERMIT

**FINAL INSPECTION REQUIRED**

**HERSEY STREET 158-160 LLC**

Is issued to: \_\_\_\_\_ (Owner)  
 to *renovate existing 2 family house. Build addition at rear as per plan by Al Kearney*  
 \_\_\_\_\_ (build, alter, demolish)  
 at : **158 HERSEY STREET** Unit No. :  
 Zoning : *Res\_A* Map : *80* Block : *0* Lot : *7*  
 Use Group: *R-3* Construction Type : *V-B*  
 Construction cost (\$) : *600,000.00*  
 Lic Const. Sup. : *Peter Bickford* # : *023958*  
 Home Imp. Contractor : *Bickford Woodworking* # : *129297*  
 Building Size : Length: Width: Height:  
 Remarks :  
 "Person contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL e.142A)"

## FINAL APPROVALS

✓ Building		
✓ Conservation		
✓ Electrical		
✓ Fire		
✓ Health		
✓ Plumbing		
✓ Gas		
✓ Planning		
✓ <i>Historic</i>		

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK;  
 1. FOUNDATION OR FOOTING.  
 2. PRIOR TO COVERING STRUCTURAL MEMBERS.  
 (READY FOR LATH OR FINISH COVERINGS)  
 3. FINAL INSPECTION BEFORE OCCUPANCY.

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

Permit No. : *R-23-0614* Date Issued : *2023-06-22*  
 Fee(\$): *6,000.00*

Signature : *Michael J. Conway*  
 Building Official

**POST THIS CARD SO IT IS VISIBLE FROM THE STREET**

All Permit Fees are Non-Refundable

Please be advised:  
 You must contain all drainage water runoff on your property

**Attention**  
 Building owners and Contractors are responsible for any damages made within the "Road Layout" (which includes any sidewalk or other part of any public way).

# INSPECTION RECORD

INSPECTION	BY	DATE
Footing/Foundation		
Sonotube		
Fireplace Throat		
Rough Plumbing		
Rough Gas		
Rough Electric		
Rough AC		
Rough Frame		
Insulation		
Underground		
Rough Sprinkler		
Remarks :		



**TOWN OF HINGHAM**  
 Municipal Services Online Permitting  
 210 Central Street  
 Hingham, MA 02043-2759  
 Phone: 781-741-1420  
 Fax: 781-741-1460

## BUILDING PERMIT

**FINAL INSPECTION REQUIRED**

**HERSEY STREET 158-160 LLC**

Is issued to: \_\_\_\_\_ (Owner)  
 to renovate existing 2 family house. Build addition at rear as per plan by Al Kearney

\_\_\_\_\_ (build, alter, demolish)  
 at : 160 HERSEY STREET Unit No. :  
 Zoning : Map : 80 Block : 0 Lot : 7  
 Use Group: R-3 Construction Type : V-B  
 Construction cost (\$) : 600,000.00  
 Lic Const. Sup. : Peter Bickford # : 023958  
 Home Imp. Contractor : Bickford Woodworking # : 129297  
 Building Size : Length: Width: Height:  
 Remarks :  
 "Person contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL e.142A)"

## FINAL APPROVALS

✓ Building		
✓ Conservation		
✓ Electrical		
✓ Fire		
✓ Health		
✓ Plumbing		
✓ Gas		
✓ Planning		
✓ Historic		

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.  
 PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.  
 MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:  
 1. FOUNDATION OR FOOTING.  
 2. PRIOR TO COVERING STRUCTURAL MEMBERS.  
 (READY FOR LATH OR FINISH COVERINGS)  
 3. FINAL INSPECTION BEFORE OCCUPANCY.  
 APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

Permit No. : R-23-0613 Date Issued : 2023-06-22  
 Fee(\$): 6,000.00

Signature : *Michael J. Conway*  
 Building Official

POST THIS CARD SO IT IS VISIBLE FROM THE STREET

All Permit Fees are Non-Refundable

Please be advised:  
 You must contain all drainage water runoff on your property

**Attention**  
 Building owners and Contractors are responsible for any damages made within the "Road Layout" (which includes any sidewalk or other part of any public way).





Hingham Building Department  
 210 Central Street  
 Hingham, MA 02043  
 781-741-1420

**BUILDING PERMIT  
 FINAL INSPECTION REQUIRED**

Is issued to: **HERSEY STREET 158-160 LLC**

(Owner)

to *In conjunction with our current permit we found that the house is not safe to move in order to complete the necessary foundation work and reconstruction as planned. On our current permit we were planning to remove the roof and second floor leaving us with 2 empty rooms on each side of thee 2 family dwelling. Since we are unable to work with the remaining portion of the house we are requesting to demo the small portion of what would be left. Engineering report to be attached.*

(build, alter, demolish)

at: **158 HERSEY STREET**

Zoning : **Res\_A**      Map : **80**      Block : **0**      Lot : **7**

Use Group:      Construction Type : **Type V-B**

Construction cost (\$) : **\$3500.00**

Lic Const. Sup. : **Peter Bickford**      # : **023958**

Home Imp. Contractor : **Bickford Woodworking**      # : **129297**

Building Size :      Length:      Width:      Height:

Remarks :

"Person contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL e.142A)"

"Pictures are not excepted in place of in person inspections"

**INSPECTION RECORD**

INSPECTIONS	RESULT	INITIALS	DATE
Footing / rebar			
Wall / rebar			
Found damp proof			
Sonotube, precast			
Rough electrical			
Rough Gas			
Rough plumbing			
Rough frame			
Rough ductwork			
Insulation			

Remarks :

**Attention**

**Building owners and Contractors are responsible for any damages made within the "Road Layout" (which includes any sidewalk or other part of any public way).**

**FINAL APPROVALS**

Building			
Electrical			
Fire			
Plumbing			
Gas			

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK; 1. FOUNDATION OR FOOTING. 2. PRIOR TO COVERING STRUCTURAL MEMBERS. (READY FOR LATH OR FINISH COVERINGS) 3. FINAL INSPECTION BEFORE OCCUPANCY.

Permit No. : **R-24-0909**

Fee(\$): **\$50.00**

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

Date Issued : **09/23/24**

*Michael J. Conway*

Building Official

POST THIS CARD SO IT IS VISIBLE FROM THE STREET

**ALL PERMIT FEES ARE NON-REFUNDABLE**

**Please be advised:  
 You must contain all drainage water runoff on your property**

