

August 24, 2026

Zoning Board of Appeals
210 Central Street
Hingham, MA 02043

RE: 225 Otis Street (Assessors Lot 27-0-68)
Special Permit A1 – Proposed Dock
Applicant – Donald & Leslie Smith

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SEP 01 2026

Town Clerk
Hingham, MA

Dear Commission Members:

On behalf of the applicant, we hereby submit this Special Permit A1 Application as required under Section III-C, 7(a) of the Hingham Zoning Bylaw in the Flood Protection Overlay District for the proposed dock project at the above referenced address.

Enclosed please find the following:

1. 5 Copies of the completed Zoning Application and Forms.
2. Check for \$300.00 (Special Permit fee) payable to the Town of Hingham.
3. 5 Copies of the Site Plan.

If you have any questions please do not hesitate to contact us.

Sincerely,
GRADY CONSULTING, L.L.C.



Paul Seaberg
Project Manager

Cc: Donald & Leslie Smith
225 Otis St
Hingham, MA 02364

Town Clerk
210 Central Street
Hingham, MA 02043

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TOWN OF HINGHAM

Board of Appeals



210 Central Street, Hingham, MA 02043-2758 • Telephone (781) 741-1494 • Fax (781) 740-0239
• ZBA@hingham-ma.gov •

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ZONING APPLICATION CHECKLIST

SEP 01 2026

FORM 1 INSTRUCTIONS

PROPERTY ADDRESS: 225 Otis Street

Town Clerk
Hingham, MA

OWNER: Donald & Leslie Smith

If you need assistance with your application, please contact the Zoning Department at least one week prior to the filing deadline.

Per [Zoning Board of Appeals Rules and Regulations](#):

- The Zoning Department Staff will review all applications to determine their completeness.
- Incomplete filings will not be accepted for processing and scheduling.
- Complete applications include:
 - Filing fee; see filing fees chart, below;
 - Form 1 Required Documents; see checklist, below;
 - Application copies:
 - One (1) complete set of documents to be filed with the Town Clerk
 - Four (4) complete set of documents to be filed with the Board of Appeals
 - Digital copy of all application materials emailed to ZBA@hingham-ma.gov

number of copies specified below

	Required	Submitted
This Checklist (Form 1)	1	5
Application for Hearing (Form 2)	5	5
provide one of the following forms:		
Supporting Statements – Requested Findings	5	5
☐ Administrative Appeal (Form 2A)		
☐ Variance / Variance Modification (Form 2B)		
☒ Special Permit A1 / Special Permit A1 Modification (Form 2C)		
☐ Special Permit A2 / Special Permit A2 Modification (Form 2D)		
provide one of the following:		
Evidence of Standing to Seek Relief	5	5
☒ Deed or Certificate of Title		
☐ Signed Option to Purchase		
☐ Lease with Property Owner's Authorization Letter		

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Board of Appeals



Required

Submitted

All plans must be stamped by a registered professional.

Provide all of the following:

Plan(s) of Propose Project

1. Plot Plan: Plan shall show scale, north arrow, lot dimensions and area, existing building and structures. Include topography, floodplain, wetlands, and other features as relevant - 2' x 3' format.

5

n/a

2. Site Plan: shall show scale, north arrow, dimensioned location of all improvements, including floor area, and elevations. Include, if applicable, physical features, off-street parking plan, landscape plan, grading, drainage, and lighting plans, Zoning Chart showing the Required, Existing and Proposed Area Regulations - 2' x 3' format.

5

5

3. Architectural plans and elevations: shall include sufficient detail to demonstrate dimensions of buildings/structures, square footage, materials, and other details - One (1) 2' x 3' format; five (5) 11" x 17" format, to scale.

5

n/a

Provide copies, when applicable:

Prior Zoning Relief

Has an application for relief from the Zoning By-Laws ever been filed for this parcel?

Yes

☐

No

☒

If yes provide five (5) copies for each of the following:

Explanation(s) and date(s) of relief(s)

5

n/a

Prior Zoning decision(s) rendered.

5

n/a

Provide copies, when applicable:

Other Application Information

Drainage report, if applicable.

5

n/a

Traffic report, if applicable.

5

n/a

Letter(s) of support; optional.

1

n/a

TOWN OF HINGHAM
Board of Appeals



APPLICATION FILING FEES

Residential Variance..... \$300.00

Commercial Variance..... \$300.00 for the first 2000 ft²/
\$100.00 for each additional 1,000 ft² or portion thereof

Special Permits..... \$300.00 for the first 2000 ft²/
\$100.00 for each additional 1,000 ft² or portion thereof

Applications requiring multiple permits... 100% of highest fee required by Board of Appeals
in addition each additional permit 50% of required fee

Special Permit(s) and/or Variances(s) – Signs..... \$300.00

Comprehensive Permit..... \$250.00 per units, in addition the Applicant pays
cost of postage associated with abutter notifications
and cost of newspaper legal notice(s)

All Other Applications..... \$400.00

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SEP 01 2026

Town Clerk
Hingham, MA

APPLICATION FOR ZONING HEARING

FORM 2

Application date: 8/24/26

The undersigned hereby petitions the Board of Appeals for the following:

- | | | |
|--|--|---|
| ☐ Appeal | ☐ Variance | ☒ Special Permit A1 |
| ☐ Special Permit A2 | ☐ Variance Modification | ☐ Special Permit Modification |

Subject Property: 225 Otis Street Zoning District: Residence A Floodplain Protection Overlay

Applicant's Name: Donald & Leslie Smith Address: 225 Otis Street

Email: [REDACTED] Phone: [REDACTED]

Record title to the subject property stands in the name(s):
Donald and Leslie A.G. Smith

Address of owner of record: 225 Otis Street, Hingham MA 02043

Title reference:

- ☐ (Unregistered land) Plymouth County Registry of Deeds, Book _____, Page _____
- ☒ (Registered land) Land Court Certificate of Title No. 137514, Book 687, Page 114

The undersigned is:

- ☒ Owner of subject property ☐ Holder of written option to purchase property
- ☐ Holder of valid lease to subject property

Written authorization from property owner must be submitted with application documents.

TOWN OF HINGHAM
Board of Appeals



State briefly what is currently on the premises:

The property is located at 225 Otis Street and currently consists of a single-family residence with a paved driveway, deck, and patio in the rear of the house. The rear yard abuts Walton Cove and consists primarily of maintained lawn with scattered trees and ledge outcroppings. Existing seawalls are located along the left and right sides of the property, and an existing rip-rap dam extends into Walton Cove.

Brief description of work:

The project proposes a residential dock for access to Walton Cove. The proposed project consists of a 56-foot-long by 4-foot-wide elevated walkway supported by 12 wooden posts, a 35-foot-long by 3-foot-wide ramp, and one 20-foot-long by 10-foot-wide float. The total length of the dock, measured from the landward end of the pier to the seaward end of the attached float, is approximately 100 feet.

Signed as a statement of fact under the pains and penalties of perjury,
this 24th day of August, in the year 2026.

APPLICANTS NAME: Donald Smith

SIGNATURE: 
(Applicant/Owner)

ADDRESS: 225 Otis Street, Hingham MA 02043

PHONE: 

CELL: 

EMAIL: 

CHECK ALL THAT APPLY

☒	PROPERTY OWNER
☒	APPLICANT

TOWN OF HINGHAM
Board of Appeals



If you are represented by an agent, please provide information below:

AGENT'S NAME: <u>Paul Seaberg, Grady Consulting LLC</u> AGENT'S SIGNATURE: <u></u> (Agent) ADDRESS: <u>71 Evergreen Street, Suite 1, Kingston MA 02364</u> PHONE: <u></u> CELL: <u></u> EMAIL: <u></u>	CHECK ALL THAT APPLY <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="text-align: center; width: 50px;">☒</td><td>OWNER'S AGENT</td></tr><tr><td style="text-align: center;">☒</td><td>APPLICANT'S AGENT</td></tr></table>	☒	OWNER'S AGENT	☒	APPLICANT'S AGENT
☒	OWNER'S AGENT				
☒	APPLICANT'S AGENT				

Please attach additional sheets if space provided is insufficient.

Applicants requesting an **Appeal** must also complete **Form 2A**

Applicants requesting a **Variance** or **Variance Modification** must also complete **Form 2B**

Applicants requesting a **Special Permit A1** or **Special Permit A1 Modification** must also complete **Form 2C**

Applicants requesting a **Special Permit A2** or **Special Permit A2 Modification** must also complete **Form 2D**

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**SUPPORTING STATEMENT –
REQUESTED FINDINGS**

SEP 01 2026

Town Clerk
Hingham, MA

**FORM 2C
SPECIAL PERMIT A1**

Applicant Donald & Leslie Smith seeks
a Special Permit A1 under Section(s) III-C, 7(a)
of the Zoning By-Law for property located at 225 Otis Street
and asks the Board of Appeals to make the following findings of fact in accordance with the
provisions of the law:

1. The proposed use will be in harmony with the general purpose and intent of the Zoning By-Law, for the following reasons:

The proposed residential dock is consistent with the harmony and purpose of the Hingham Zoning By-Law because it provides a water-dependent residential use that is appropriate to the waterfront character of the property and surrounding area. The proposed dock is located within the Floodplain Protection Overlay District, which specifically identifies docks, piers, duck walks and boat landings as uses that may be authorized by Special Permit A1.

2. The proposed use complies with the purposes and standards of the relevant specific sections of the Zoning By-Law, for the following reasons:

The proposed use complies with Section III-C, 7(a) of the Hingham Zoning By-Law, which allows for docks, piers, duck walks and boat landings by Special Permit A1. The proposed residential dock is a water-dependent use and is specifically within the category of uses contemplated by this provision.

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Board of Appeals



3. The specific site is an appropriate location for such use, structure, or condition, compatible with the characteristics of the surrounding area, for the following reasons:
The site is an appropriate location for a residential dock as it is an existing residential waterfront property with direct access to Walton Cove. A dock is a water-dependent use that is dependent upon this waterfront location. The size, configuration, and location of the proposed dock is consistent with other docks in the area and structures within this coastal community. The proposed structure will extend from the upland portion of the property toward the water and will be confined to the area necessary to provide safe and functional access. The project has been designed to avoid unnecessary disturbance to the upland and waterfront areas.
4. The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated, for the following reasons:
The proposed dock will provide a water-dependent recreational amenity for the existing residential property while limiting the need for disturbance to the waterfront. The dock will be constructed as a pile-supported structure, thereby minimizing the disturbance of the underlying substrate and allowing water to continue to circulate beneath the structure. Potential adverse impacts associated with construction will be minimized through appropriate construction practices and compliance with the conditions of the Hingham Conservation Commission.
5. There will be no nuisance or serious hazard to vehicles or pedestrians, for the following reasons:
The proposed dock is located on private property and will not interfere with the public roadway, existing vehicular circulation, parking, or pedestrian access. The proposed project will not adversely affect vehicular or pedestrian safety on the property or surrounding public ways.
6. Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use, for the following reasons:
The proposed dock is an accessory water-dependent use to the existing residence and does not require any additional utilities or increase in demand on the municipal infrastructure. The proposed dock will provide adequate and safe access between the upland property and the water while accommodating the intended residential recreational use.

TOWN OF HINGHAM
Board of Appeals



7. The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction, for the following reasons:
The proposed improvements will be constructed in accordance with the project plans and all applicable requirements of the Hingham Zoning By-Law, Hingham Conservation Commission, Massachusetts Wetlands Protection Act, and applicable waterways regulations. Construction will utilize the appropriate construction practices to minimize impacts to wetlands, water quality, and adjacent properties.

The rights authorized by a Special Permit expire three years from the date the decision is filed with the Town Clerk, unless exercised or extended in accordance with the terms of M.G.L. 40A, § 9.

Signed as a statement of fact under the pains and penalties of perjury,
this 24th day of August, in the year 2024.

APPLICANT'S NAME: Donald Smith

SIGNATURE: 
(Applicant/Owner)

ADDRESS: 225 Otis Street, Hingham MA 02043

PHONE: 
CELL: 
EMAIL: 

CHECK ALL THAT APPLY

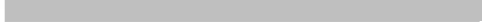
☒	PROPERTY OWNER
☒	APPLICANT

If you are represented by an agent, please provide information below:

AGENT'S NAME: Paul Seaberg, Grady Consulting LLC

AGENT'S SIGNATURE: 
(Agent)

ADDRESS: 71 Evergreen Street, Suite 1, Kingston MA 02364

PHONE: 
CELL: 
EMAIL: 

CHECK ALL THAT APPLY

☒	OWNER'S AGENT
☒	APPLICANT'S AGENT

Please attach additional sheets if space provided is insufficient.

Doc#: 00856940
Bk: 00687 Pg: 114 Cert: 137514
Rec Date: 11/20/2024 01:42 PM
Also Noted On: 125245
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 11/20/2024 01:42 PM
Ctrl# 176789 19223
Fee: \$13,839.60 Cons: \$3,035,000.00

Recording information only above this line

QUITCLAIM DEED

We, **Francis Eric Lamlein and Margaret Dwyer Lamlein, Trustees of the 225 Otis Street Realty Trust** u/d/t dated June 2, 2017, as evidenced by Trustee Certificate pursuant to M.G.L. c. 184, Sec. 35 registered with the Plymouth County Registry District of the Land Court at Document No. 764104, of Hingham, MA,
(and herewith)

for consideration paid and in full consideration of **Three Million Thirty-Five Thousand and 00/100 Dollars (\$3,035,000.00)**, hereby grant to

Donald Smith and Leslie A.G. Smith, husband and wife, tenants by the entirety, now of 225 Otis Street, Hingham, MA 02043, with *Quitclaim Covenants*:

That certain parcel of land situated in Hingham in the County of Plymouth, Commonwealth of Massachusetts, described as follows:

Being Lot 5, except the lines across the flats in Walton Cove and Hingham Harbor, as determined by the Court to be located as shown on subdivision plan #25325B, drawn by Lewis W. Perkins & Son, Engineers, dated June 6, 1956, and Lot 8, except the lines across the flats in Walton Cove, as determined by the Court to be located as shown on subdivision plan #25325C, drawn by Lewis W. Perkins & Son, Surveyors, dated April 22, 1966, filed with Certificate of Title No. 23459.

Said lots are subject to the terms of an agreement executed by Alfred H. Avery, et al, dated July 30, 1955, duly recorded in Book 2479, Page 90.

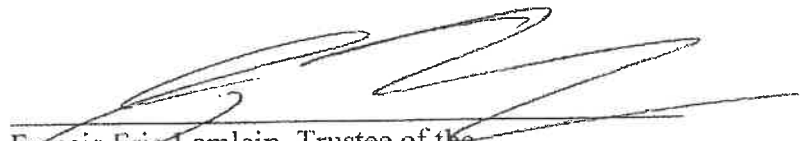
This conveyance is made subject to and with the benefit of all easements, restrictions, and other matters of record to the extent the same are in force and applicable.

Under the pains and penalties of perjury, we, the Grantors named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

For Grantors' title, see deed filed with the Plymouth County Registry District of the Land Court at Document No. 759911 on Certificate of Title No. 125245

Property Address: 225 Otis Street, Hingham, MA 02043

Signed and sealed by me on this 18th day of November, 2024.

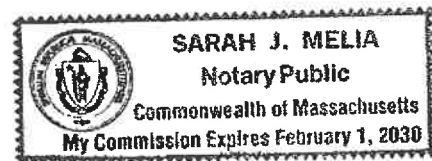

Francis Eric Lamlein, Trustee of the
225 Otis Street Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss.

On this 18th day of November, 2024, before me, the undersigned notary public, Francis Eric Lamlein, personally appeared, proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the 225 Otis Street Realty Trust


Printed Name of Notary:
Commission Expires:



Signed and sealed by me on this 19th day of November, 2024.

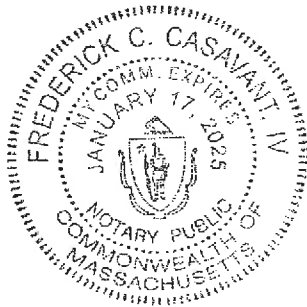
M. Dwyer Lamlein

Margaret Dwyer Lamlein, Trustee of the
225 Otis Street Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss.

On this 19th day of November, 2024, before me, the undersigned notary public, Margaret Dwyer Lamlein, personally appeared, proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the 225 Otis Street Realty Trust




Printed Name of Notary: _____
Commission Expires: _____