

Weymouth Conservation Commission  
75 Middle Street  
Weymouth, MA 02189



0 Summer Street, Weymouth, MA

Issues remaining to be resolved for Conservation include:

1. Placing the turnaround closer to the proposed house (outside 50-foot buffer)

*The turn-around has been relocated outside of the 50-foot buffer.*

2. Is there an alternative to bringing the utilities through the wetlands? Can they be brought through the driveway (e.g., using a drop manhole)? The engineer for the project should coordinate with the Town Engineering Division regarding the utilities.

*The proposed utilities have been located under the proposed driveway and outside of the wetland areas*

3. More info is needed on utilities. See Town Engineer Chip Fontaine's email. Conservation will want a profile of the utilities.

*The surveyor has updated the existing utilities and the proposed utilities have been revised in accordance with the DPW comments. The plan format has been revised to reflect Plot Plan specs (including sewer profile) as requested by DPW.*

4. There is a significant amount of fill proposed in the 25-foot no-disturb area. Can the engineer calculate the amount of proposed fill in the 25-foot no disturb?

*Concerning the amount of fill and how the driveway is to be graded, the intent is to have the driveway sloped at approximately 2% to minimize velocity of runoff. The grades generally direct runoff towards the 25-foot buffer to further reduce velocity and minimize impacts directly to the wetland. The estimated amount of fill in the 25-foot buffer is approximately 30 cubic yards.*

5. What can you provide for compensatory mitigation? Flood control may be the most significant interest here, given the degraded condition of the habitat and in light of neighbors' concerns about flooding and statement that the entire area fronting the road will fill up with water in severe wet weather events. Perhaps a cut-and-fill analysis and mitigation would be reasonable here, as you would with fill in a floodplain.

*As part of the NOI application, the project provided calculations to determine the regulatory status of the northern, larger of the two wetland areas. The watershed to this property is relatively small 30,500*

square feet or 0.7 acres. Hydrocad calculations determined that the 100-year flood event (7 Inches) only raised the water elevation within the wetland by 1.42 inches.

As part of the mitigation offered during the public meeting, the project proposes invasive species control within the 0-25 foot Buffer Zone. Hand removal of glossy false buckthorn (*Frangula alnus*) will be done with a tree wrench within the wetland and 25 foot buffer zone. To control Japanese knotweed (*Reynoutria japonica*) injecting the knotweed with a glyphosate herbicide concentrate (Roundup, or similar) within the second joint above the ground, enabling the herbicide to translocate to the root systems and weaken them. Repeated treatments will likely be required.

6. A variance is required to work in the 25-foot no disturb buffer and the Commission needs to rule that the work will not have an impact on the wetland functions or values.

The 25 no disturb buffer spans the entire front of the property and is the only access to the site. This portion of the buffer zone is degraded by invasive species. As part of the proposed construction, the project will remove and control invasive species throughout the 25 no disturb buffer. Allowing the regeneration of the native understory and enhancing wildlife habitat. The driveway has been located so to avoid direct impacts to wetland resources. The grading of the driveway discharges runoff of the uplands minimizing impact to groundwater resources.

7. Can the amount of fill in the 25-foot no-disturb area be reduced with use of retaining walls?

The drive is designed 10 inches above existing grade, 119 feet vs. 118.2 feet. The driveway is sloped at approximately 2% to minimize velocity of runoff. The grades generally direct runoff towards the 25-foot buffer to further reduce velocity and minimize impacts directly to the wetland. The side slopes of the driveway will be stabilized with a native wildflower mixture enhancing wildlife habitat within the 25 no disturb buffer zone.

8. What is the minimum width of the driveway as allowed by town regulations/ordinances?

The driveway is shown to be 18-feet wide. Zoning does not have a required width for a driveway in the R-1 zone, but requires 12-foot for 1-way and 24-foot for 2-way in all other zones. Splitting the difference knowing this is residential and likely won't have much in the way of traffic, but still wanted it to be wide enough to maneuver in and out of the roadway and allow for 2 cars to fit side by side.

9. Slope stabilization is needed between the wetlands and the proposed fill. Appears you have 3:1 slopes right next to the wetland. The plan shows grading adjacent to the smaller wetland but no erosion controls are shown.

Erosion controls have been added to the plan. The side slopes will be stabilized with a naturalizing native wildflower seed mix.

10. It is difficult to read the fill and grading since the plan is so busy. Can you separate layers or provide at a larger scale? Need to understand proposed slopes, stabilization, etc.

*Layering has been revised to make the plan easier to read.*

11. Which of the trees are proposed to be removed?

*To minimize the impact to existing trees, only trees located within the construction area of the driveway and home site will be removed as part of the construction. To further minimize impacts the limit of work has been moved to 35 feet for the back yard and no trees will be impacted in the front yard.*

*Tree Impacts*

*2 trees within the 0 - 25 buffer*

*3 trees within the 25 - 50 buffer*

*10 trees within the 50 - 100 buffer*

12. Infiltration units for roof runoff.

*Infiltration chambers have been added for roof runoff*

13. How will the driveway be graded? Need to understand where this new runoff is going to go.

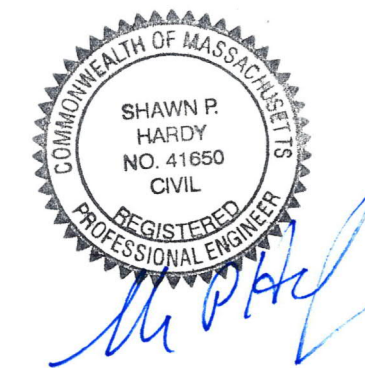
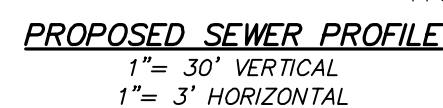
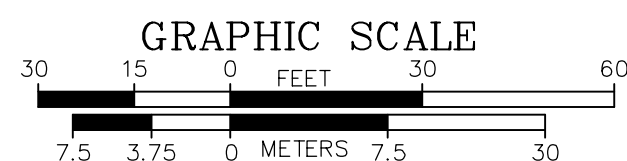
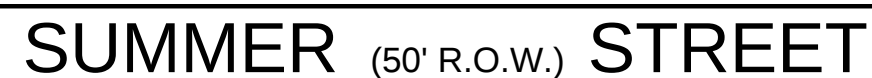
*The intent is to have the driveway sloped at approximately 2% to minimize velocity of runoff. The grades generally direct runoff towards the 25-foot buffer to further reduce velocity and minimize impacts directly to the wetland.*

If you have any question please give me a call.

*5 Wetlands*

Kenneth Thomson  
Botanist

**SOUTHEAST EXPRESSWAY**



FOR DPW USE ONLY

GENERAL NOTES:

1. THE PROPERTY IS SHOWN AT THE TOWN OF WEYMOUTH ASSESSORS DEPARTMENT ON MAP 32 BLOCK 358 AS LOT 7 THEREON.

2. LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY  
REGISTRY OF DEEDS AS FOLLOWS:

OWNER: WILLIAM LUKEMAN & KATHLEEN BENSON  
DEED BOOK 3637 PAGE 294

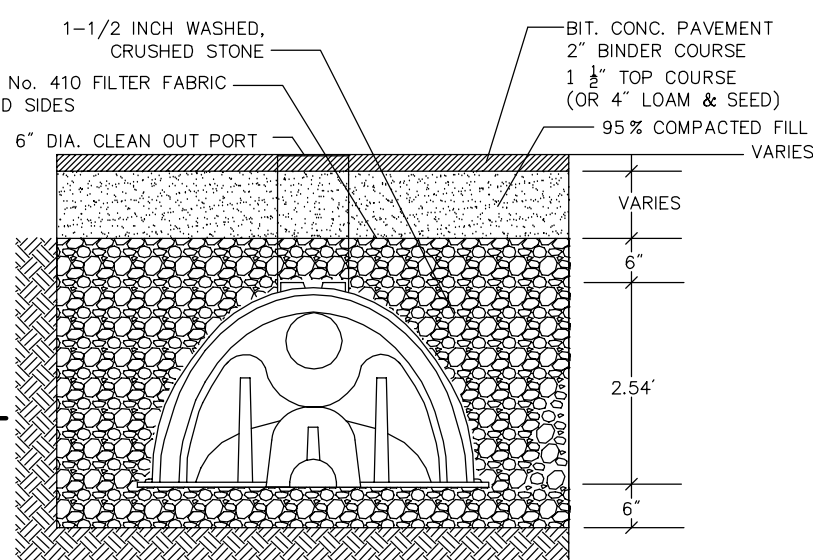
3. EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION DURING MARCH 2020 BY HOYT LAND SURVEYING & UTILITY INFORMATION WAS REVISED IN JULY 2020. THE ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH DATUM.

4. LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.

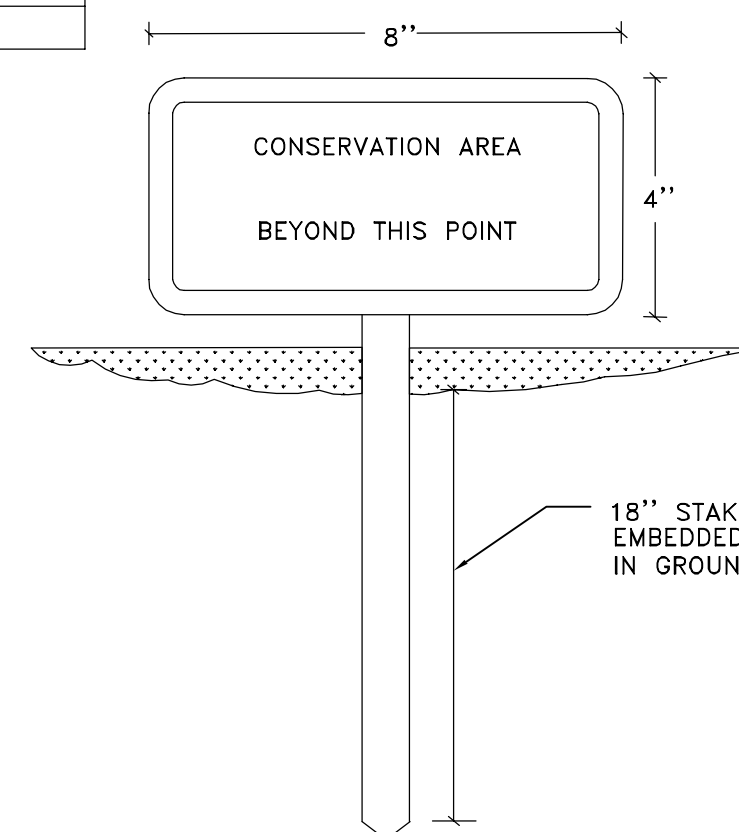
5. LOCUS LIES IN ZONING DISTRICT RESIDENCE R1.

6. LOCUS IS LOCATED IN A 'ZONE X', AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WEYMOUTH, MAP NUMBER 25021C0228E HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

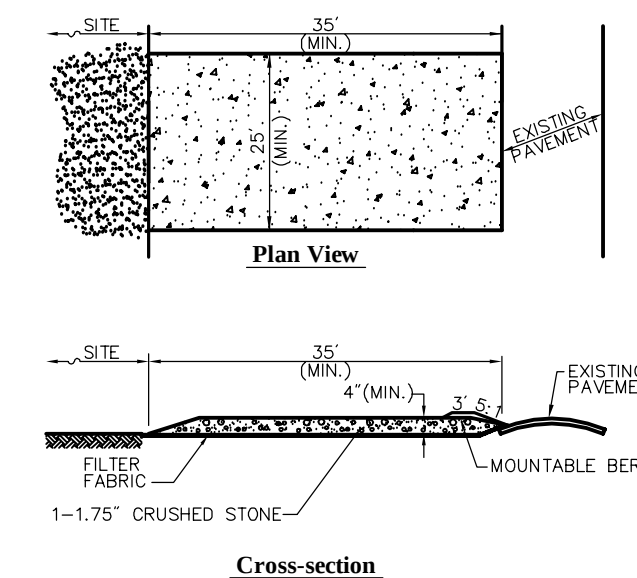
| CULTEC SYSTEM ELEVATIONS |           |
|--------------------------|-----------|
|                          | ELEVATION |
| MIN. GROUND ELEVATION    | 120.0     |
| TOP OF STONE             | 118.0     |
| TOP OF CHAMBER           | 117.5     |
| BOTTOM OF CHAMBER        | 114.96    |
| BOTTOM OF STONE          | 114.46    |



GENERAL NOTES  
RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT.  
ALL RECHARGER 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE  
WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.  
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR  
STRIPES FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.



NOTE:  
SIGN SHALL BE MADE WITH WEATHER RESISTANCE MATERIAL



**Notes:**

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHOWS EVIDENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIST SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

## Cultec Recharger 330XLHD Chamber

N.T.S.

### Conservation Sign Detail

N.T.S.

### Stabilized Construction Entrance

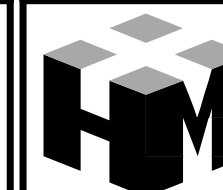
NTS

| REVISIONS: |           |       |
|------------|-----------|-------|
| NO.:       | COMMENTS: | DATE: |
|            |           |       |

SITE PLAN OF LAND  
0 SUMMER STREET  
WEYMOUTH, MASSACHUSETTS

DRAWN BY: JKY  
DESIGNED BY: CYM  
CHECKED BY: SPH

DATE: 7-14-2020



**HARDY + MAN**  
**DESIGN GROUP, PC**  
CIVIL ENGINEERING &  
LAND DEVELOPMENT CONSULTING

1285 WASHINGTON STREET  
WEYMOUTH, MA  
(781) 335-1464

**PREPARED FOR:**  
MENTO HOMES  
BRAINTREE, MA

SHEET  
C-1