



March 5, 2020

Ms. Mary Ellen Schloss, Weymouth Conservation Administrator
Weymouth Conservation Commission
Town Hall – 75 Middle Street
Weymouth, MA 02189-1360

Re: DEP File No. 81-1248
Request for Amendment to Order of Conditions Under the Local Wetlands Protection Ordinance Only (Section 7-301 of the Weymouth Code of Ordinances).
Project Address: 720 Pleasant Street – Weymouth, MA

Dear Mary Ellen:

On behalf of our client, Justin Ryder of Ryder Development Corp., we request that the Conservation Commission Amend the issued Order of Conditions to ensure that the Plan approved by a Superseding Order of Conditions as issued by the Massachusetts Department of Environmental Protection is the same Plan on file with the Town of Weymouth Conservation Commission. It should be noted that the property was previously addressed as 0 Pleasant Street and has since been assigned the address of 720 Pleasant Street by the Weymouth Engineering Department.

In support of this request, we have enclosed one original and eight copies of the following:

- Filing Fee in the amount of \$100.00 made payable to the Town of Weymouth (SITEC Environmental, Inc. Check No. 24233 dated 3/4/2020)
- Notification to Abutters
- Certified List of Abutters and Map
- Narrative
- Revised Site Plan dated December 4, 2019. (One original and six copies)

Sincerely,

For SITEC Environmental, Inc.

A handwritten signature in black ink, appearing to read 'Alexander Trakimas', is written over the printed name.

Alexander Trakimas
President

cc: Ryder Development Corp.

With enclosures

SITEC Environmental, Inc. • 769 Plain Street, Unit C • Marshfield, MA 02050 • Tel: 781-319-0100

Civil & Environmental Design & Permitting – Solid Waste Consulting

24233

SITEC
ENVIRONMENTAL
Hazardous and Solid Waste Consultants

769 Plain Street Unit C
Marshfield, MA 02050
www.sitec-engineering.com

ROCKLAND TRUST COMPANY
MILFORD, MA 01757

53-447/113



3/4/2020

PAY TO THE
ORDER OF

Town of Weymouth

\$ **100.00

One Hundred and 00/100*****

DOLLARS

Town of Weymouth

MEMO

19-1451 - Ryder



Christopher Thomas
AUTHORIZED SIGNATURE

⑈024233⑈ ⑆011304478⑆ 2960002125⑈

Security features. Details on back

TOWN OF WEYMOUTH

NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT AND
LOCAL WETLANDS PROTECTION ORDINANCE, CHAPTER 7, SECTION 301

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

A. The name of the applicant is Ryder Development Corp.

B. The applicant has filed an Amendment to a ~~Notice of Intent or a Request for Determination~~ with the Conservation Commission for the municipality of Weymouth seeking permission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

C. The address of the lot where the activity is proposed and a brief description including square footage and/or dimensions of proposed project:

720 Pleasant Street (Assessor's Parcel ID: 34-444-35)

D. Copies of the Amendment to a ~~Notice of Intent or a Request for Determination~~ may be examined at The Weymouth Conservation Commission Office, Weymouth Town Hall, between the hours of 8:30 and 4:30, Monday through Friday.

E. Copies of the Amendment to a ~~Notice of Intent or a Request for Determination~~ may be obtained from (check one):

☐ the Applicant ☒ or x the Applicant's Representative

by calling this telephone number 781-319-0100 contact person Alexander Trakimas

between the hours of: 9:00 a.m. and 5:00 p.m. on the following days of the week: Monday through Friday

F. Information regarding the date, time, and place of the public hearing may be obtained from:

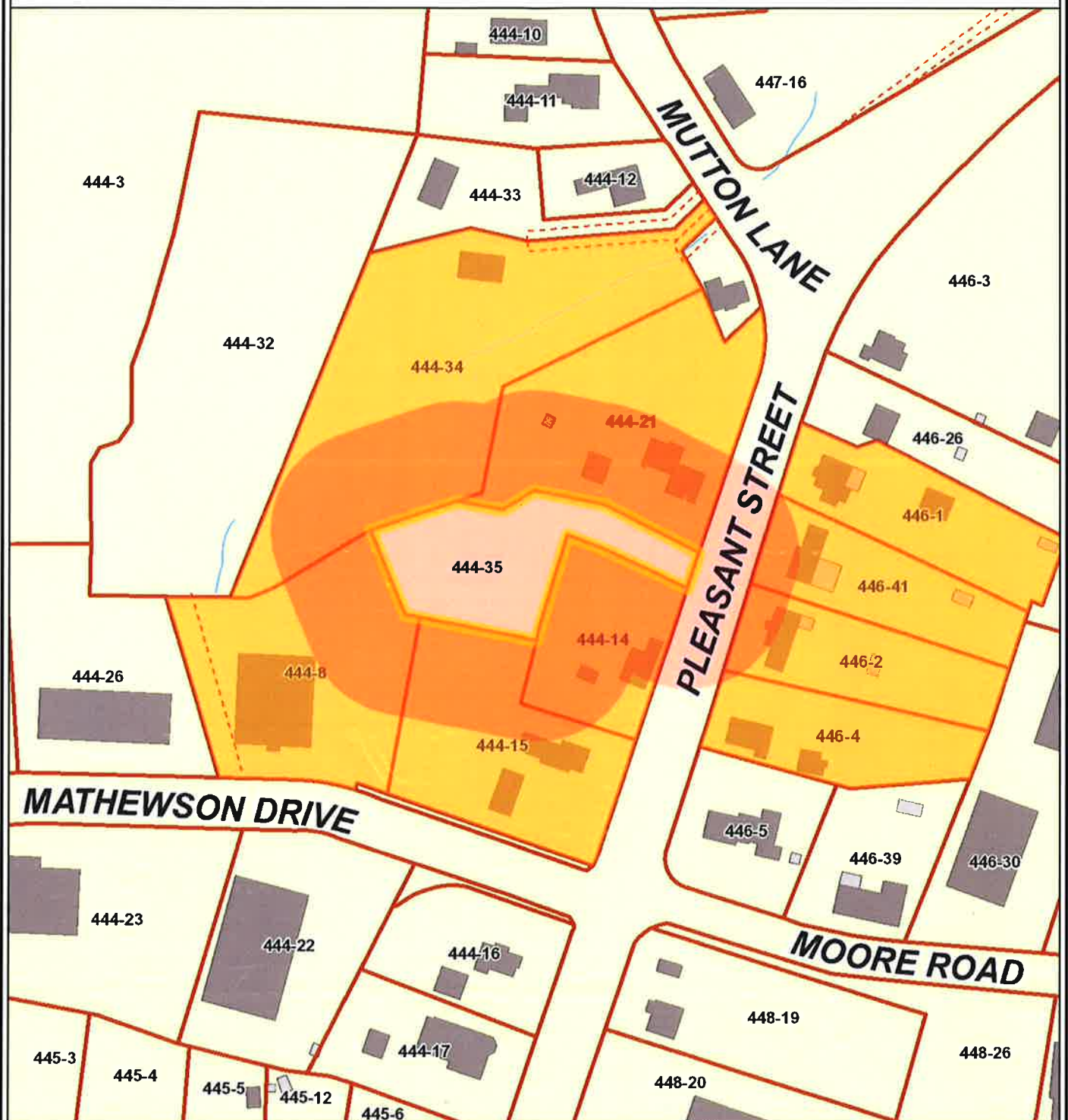
Weymouth Conservation Commission

By calling this telephone number: 781-340-5007

Between the hours of: 8:30 – 4:30 Mon. though Friday

G. Check One: ☐ This is the Applicant
☐ This is the Applicant's Representative
☒ Other (specify) Town of Weymouth Conservation Commission

NOTE: Notice of the public hearing/meeting, including its date, time and place will be published at least five days in advance in the Patriot Ledger, and will also be posted in the Town Hall not less than forty-eight hours in advance. You may also contact the Weymouth Conservation Commission or the Department of Environment Protection Regional office for more information about this application or the Wetland Protection Act. To contact DEP call 508-946-2700.



- Easements
 - Assessors Parcels
 - Buildings
 - BUILDING
 - DECK
 - OTHER
 - SHED
- 1" = 139 ft



| PARCEL # | LOCATION | OWNER NAME/ADDRESS | CERTIFIED | |
|--|-----------------|---|-------------------------------------|--------------------------|
| | | | YES | NO |
| MAP: 35 BLOCK: 444 LOT: 8 EXT: 0 | 25 MATHEWSON DR | LIBERTY FALCON REAL ESTATE VENTURES, LLC 25 MATHEWSON DR WEYMOUTH, MA, 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 35 BLOCK: 444 LOT: 34 EXT: 0 | 2 MUTTON LN | MUTTON LANE GROUP, LLC 6 MUTTON LANE WEYMOUTH, MA, 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 35 BLOCK: 444 LOT: 35 EXT: 0 | 0 PLEASANT ST | RYDER JUSTIN 847 WASHINGTON ST WEYMOUTH, MA, 02188 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 35 BLOCK: 444 LOT: 15 EXT: 0 | 706 PLEASANT ST | GOLDEN DANIEL P & DONOVAN SUSAN S TBE 706 PLEASANT ST E WEYMOUTH, MA, 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 35 BLOCK: 446 LOT: 4 EXT: 0 | 711 PLEASANT ST | WOOD PRISCILLA A & CRONIN SANDRA J NOLAN TRUSTEES 711 PLEASANT ST WEYMOUTH, MA, 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 35 BLOCK: 444 LOT: 14 EXT: 0 | 714 PLEASANT ST | DAGLEY ROBERT F JR & KARIN E TBE 714 PLEASANT ST WEYMOUTH, MA, 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 35 BLOCK: 446 LOT: 2 EXT: 0 | 719 PLEASANT ST | SERA DAVID A & LINDA M TBE 719 PLEASANT ST E WEYMOUTH, MA, 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 35 BLOCK: 446 LOT: 41 EXT: 0 | 725 PLEASANT ST | WHEELER DONALD L & ELIZABETH TBE 725 PLEASANT ST E WEYMOUTH, MA, 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 35 BLOCK: 444 LOT: 21 EXT: 0 | 726 PLEASANT ST | RYDER JUSTIN 741 BROAD ST WEYMOUTH, MA, 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 35 BLOCK: 446 LOT: 1 EXT: 0 | 731 PLEASANT ST | KAMALU CHINEDU 731 PLEASANT ST WEYMOUTH, MA, 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

3/5/2020

| PARCEL # | LOCATION | OWNER NAME/ADDRESS | CERTIFIED | |
|----------|----------|--------------------|------------|-----------|
| | | | <u>YES</u> | <u>NO</u> |

This list of abutters is a certified copy of the Town of Weymouth's tax records for fiscal year 2019.
The record of ownership is accurate through November 2019.

Prepared by:

Reviewed by:

 3/5/2020

pay 3.5.2020

NARRATIVE

**Request to Amend Order of Conditions Under the Local Wetlands
Protection Ordinance Only
(Section 7-301 of the Weymouth Code of Ordinances).**

**720 Pleasant Street
Weymouth, Massachusetts**

The Conservation Commission issued an Order of Conditions on August 13, 2019 (MassDEP File Number 81-1248) for the construction of a single-family building, access driveway, supporting utilities and drainage improvements. The issued Order of Conditions was then appealed by an abutter. DEP then issued a Superseding Order of Conditions on January 28, 2020. This request to Amend the Order of Conditions is being submitted under the Local Wetlands Protection Ordinance only, to ensure that the plan approved and referenced in the Superseding Order of Conditions issued by the DEP is the same plan on-file at the Weymouth Conservation Commission.

Revisions to the plan included reducing the size of the proposed dwelling, eliminating the garage, repositioning the dwelling further away from the resource area, and reducing the driveway length. The portion of the property that was formerly proposed for the dwelling is now proposed to be lawn area and the rear slope shall be reshaped and revegetated.