

NOTICE OF INTENT

The Residences at 1500 Main 1500 Main Street Weymouth, Massachusetts

CHA Project Number: 34672

Submitted To:

*Weymouth Conservation Commission
Town Hall
75 Middle Street
Weymouth, Massachusetts 02190*

Applicant:

*John M. Corcoran & Co., LLC
100 Grandview Road, Suite 203
Braintree, MA 02184*

Prepared by:



*141 Longwater Drive, Suite 104
Norwell, Massachusetts 02061
Phone: (781) 982-5400
Fax: (781) 982-5490*

December 2018

TABLE OF CONTENTS

<u>Title</u>	<u>Section</u>
Notice of Intent (NOI) Form (WPA Form 3) & Town of Weymouth NOI Form	I
Executive Summary	II
1.0 Introduction	
2.0 Existing Conditions	
3.0 Environmental Resource Areas	
4.0 Proposed Project	
5.0 General Construction Sequence	
6.0 Regulatory Compliance	
Figures	III
Figure 1 USGS Locus Map	
Figure 2 NHESP Habitat Map	
Figure 3 FEMA Floodplain Map	
Figure 4 Wellhead Protection Area Map	
Abutters Information	IV
Filing Fee Information	V
Site Access Authorization	VI
Appendices	VII
Appendix A – DEP Data Forms	
Appendix B – Owner Signature Page (WPA Form 3)	
Under Separate Cover	
Stormwater Report	

Section I

WPA Form 3 - Notice of Intent

NOTICE OF INTENT
UNDER THE TOWN OF WEYMOUTH
WETLANDS PROTECTION ORDINANCE, CHAPTER 7, SECTION 301

1. Project Location 1500 Main Street
2. Town of Weymouth Atlas Reference 61
3. Project Description (2) mixed-use buildings and (1) residential building with associated parking, drainage & utility improvements
4. County Norfolk Book 16371 Page 86
5. *Applicant John M. Corcoran & Co., LLC *Telephone# 781-849-7111
6. *Applicant Address 100 Grandview Road, Suite 203, Braintree, MA 02184
7. Property Owner GMS Realty, LLC
8. Representative CHA Consulting, Inc. Telephone# 781-982-5400
9. Representative's Address 141 Longwater Drive, Norwell, MA 02061
10. Billing Party for Legal Notice (All info is required):
 Name: John M. Corcoran & Co., LLC
 Address: 100 Grandview Road, Suite 203, Braintree, MA 02184
 Home Phone: 781-849-7111 Cell: _____
 Email address pmahoney@corcoranmgmt.com
11. Has the Conservation Commission received the **original** material **plus six (6) copies** of the Notice of Intent form, 8.5"x11", U.S.G.S. locus and 8.5"x11" sheet clearly showing the proposed site and work in addition to labeled resource areas? YES X NO _____
12. Are the following additional interests relevant to the proposed project? If so, Notice of Intent must include a discussion of these interests. Aesthetics _____ Wildlife _____ Recreation _____ Erosion Control X
13. Have you filed your Local Wetland Fees? State Fees? YES X NO _____
14. Have you filed the Abutters' Notification and Affidavit of Service? YES X NO _____

I, THE UNDERSIGNED, HEREBY APPLY FOR A PERMIT PURSUANT TO THE CODE OF ORDINANCES, TOWN OF WEYMOUTH, CHAPTER 7, SECTION 301



 Signature

11/30/18

 Date

*THE WEYMOUTH CONSERVATION OFFICE WILL SUBMIT THE NECESSARY LEGAL AD, AND THE APPLICANT WILL BE BILLED DIRECTLY BY THE PATRIOT LEDGER. FOR BILLING PURPOSES, THE PATRIOT LEDGER REQUIRES THAT THE TELEPHONE NUMBER SUBMITTED MUST BE THE DIRECT CONTACT NUMBER THAT MATCHES THE NAME AND ADDRESS OF THE APPLICANT, OTHERWISE THE LEGAL AD WILL NOT BE PUBLISHED AND THE HEARING WILL BE DELAYED.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

1500 Main Street

a. Street Address

Weymouth

b. City/Town

02190

c. Zip Code

Latitude and Longitude:

42.1533 N

d. Latitude

-70.9529 W

e. Longitude

Map 61, Block 627

f. Assessors Map/Plat Number

25

g. Parcel /Lot Number

2. Applicant:

a. First Name

John M. Corcoran & Co., LLC

b. Last Name

c. Organization

100 Grandview Road, Suite 203

d. Street Address

Braintree

e. City/Town

MA

f. State

02184

g. Zip Code

781-849-7111

h. Phone Number

i. Fax Number

pmahoney@corcoranmgmt.com

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

GMS Realty, LLC

b. Last Name

c. Organization

40 Waverly Street

d. Street Address

Framingham

e. City/Town

MA

f. State

01702

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Kelly

a. First Name

Killeen

b. Last Name

CHA Consulting Inc.

c. Company

141 Longwater Drive, Suite 104

d. Street Address

Norwell

e. City/Town

MA

f. State

02061

g. Zip Code

(781) 982-5400

h. Phone Number

i. Fax Number

Kkilleen@chacompanies.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$3,150

a. Total Fee Paid

\$1,562.50

b. State Fee Paid

\$1,587.50

c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

The Residences at 1500 Main consist of three buildings containing 237 residential units, and approximately 6,120 sf of commercial space. The project will include associated parking, utility infrastructure, and additional grading for compensatory storage to support the proposed development.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

16371

c. Book

b. Certificate # (if registered land)

86

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	72,849 1. square feet 310,889 3. cubic feet of flood storage lost	100,532 2. square feet 471,328 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

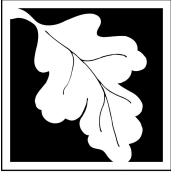
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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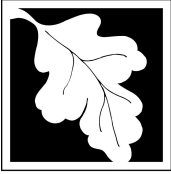
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

MassGIS 2018

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☒ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☒ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☒ A portion of the site constitutes redevelopment
 3. ☒ Proprietary BMPs are included in the Stormwater Management System.
 - b. ☐ No. Check why the project is exempt:
 1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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D. Additional Information (cont'd)

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

The Residences at 1500 Main

a. Plan Title

CHA Consulting Inc,

b. Prepared By

11/30/18

d. Final Revision Date

Kelly Killeen, P.E.

c. Signed and Stamped by

As Shown on Plans

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1153

2. Municipal Check Number

1151

4. State Check Number

John M. Corcoran & Co LLC

6. Payor name on check: First Name

11/29/2018

3. Check date

11/29/2018

5. Check date

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Document Transaction Number

Weymouth

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

1500 Main Street

a. Street Address

Weymouth

b. City/Town

\$3,150

d. Fee amount

c. Check number

2. Applicant Mailing Address:

a. First Name

John M. Corcoran & Co., LLC

b. Last Name

c. Organization

100 Grandview Road, Suite 203

d. Mailing Address

Braintree

e. City/Town

MA

f. State

02184

g. Zip Code

781-849-7111

h. Phone Number

i. Fax Number

pmahoney@corcoranmgmt.com

j. Email Address

3. Property Owner (if different):

a. First Name

GMS Realty, LLC

b. Last Name

c. Organization

40 Waverly Street

d. Mailing Address

Framingham

e. City/Town

MA

f. State

01702

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3 (b) each building (for development) including site	3	\$1,050	\$3,150

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:	\$3,150
	a. Total Fee from Step 5
State share of filing Fee:	\$1,562.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$1,587.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Section II

Executive Summary

INTRODUCTION

The Applicant, John M. Corcoran & Co., LLC, is pleased to submit this Notice of Intent for the proposed mixed-use development at 1500 Main Street in Weymouth, MA. The proposed project includes the construction of three 5-story buildings, two of which are mixed-use, and one is solely residential. Two of the buildings contain internal parking garages, and all buildings are seeking LEED Certification. The proposed development also includes a centralized parking lot, accessory landscape and hardscape, outdoor amenity space, and associated drainage and utility improvements. No new construction is proposed within the isolated vegetated wetlands (IVW) or its 25-foot buffer zone, however there is work that is proposed in the 100-foot and 50-foot buffers to the wetland.

The project locus is approximately 5.5 acres in area and is located within the Limited Business zoning district which is overlaid by the Commercial Corridor District. The site is bounded by Trotter Road and the MBTA South Weymouth Station parking lot to the north, the MBTA tracks to the east, wetlands and residential properties to the south, and a CVS, diner, and Main Street to the west.

A portion of the proposed work will occur within the jurisdiction of the Wetlands Protection Act (310 CMR 10.00) and Town of Weymouth Wetlands Protection Ordinance (Weymouth Wetlands Ordinance). The work includes permanent disturbances within the buffer zones to the isolated vegetated wetland (IVW) as shown on the attached site plans. The jurisdictional buffer zones extend 25-feet, 50-feet and 100-feet from the flagged IVW as regulated by the Weymouth Wetlands Ordinance and Weymouth Conservation Commission policy. No disturbances are proposed within the 25-foot buffer zone to the IVW. The project also proposes work within a Federal Emergency Management Agency (FEMA) 100-year flood zone (Zone A) according to FIRM Map number 25021C0239E dated July 17, 2012. No work will occur within wetland resources, or waterbodies, including but not limited to, the Massachusetts natural Heritage Endangered Species program (NHESP) Estimated/Priority Habitats for Rare Species (2018) or NHESP Certified Vernal Pools (See Section III, Figure 2, NHESP Habitat Map). Additionally, the proposed project is not located within any riverfront areas, public surface water supply protection areas (Zone A & B), or DEP Zone II Wellhead Protection Areas.

2.0 EXISTING CONDITIONS

The existing parcel of land is approximately 5.5 acres in size and is located off Trotter Road, accessed by Main Street (Route 18) in Weymouth, MA (See Section III, Figure 1 - USGS). The parcel is irregularly shaped and has a “tail” which traverses through adjacent parking lots before it intersects with Main Street (Route 18). The existing site supports two industrial type warehouse buildings and a paved parking/storage area. The site has a shared curb cut off Trotter Road to the north, where the two buildings and parking lot are situated. The south end of the property is wooded land which includes a small Isolated Vegetated Wetland approximately 2,675 square feet in size. MBTA tracks are located to the east of the property while a CVS, diner, and Main Street (Route 18) are located to the west. A Federal Emergency Management Agency (FEMA) 100-year flood zone (Zone A - Special Flood Hazard Area with no base flood elevation established) is present in the southeastern quadrant of the site.

The existing site currently has no stormwater management infrastructure. In addition to the onsite stormwater, the parcel also receives overland flow from the adjacent retail site. The majority of the stormwater runoff flows overland and ultimately collects in the Isolated Vegetated Wetland along the southern property line. A limited amount of stormwater runoff flows into Trotter Road where it is collected in an existing catch basin.

A review of the Massachusetts Natural Heritage and Endangered Species (NHESP) GIS data layer and Natural Heritage Atlas, 14th Edition (August 2017) for the Weymouth Quadrangle indicates that there are no Estimated and Priority Habitat of rare-listed species located within the subject property.

The site is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Water (ORW), DEP Zone II or Interim Well-Head Protection Areas nor Surface Water Protection Areas (Zone A & B).

3.0 ENVIRONMENTAL RESOURCE AREAS

Resource areas under the jurisdiction of the Wetlands Protection Act (310 CMR 10.00) within the project area include: Bordering land subject to flooding, according to the FEMA FIRM Map #25021C0239E dated July 17, 2012. This flood hazard area is also jurisdictional to the Town of Weymouth Wetlands Protection Ordinance.

Resource areas solely under the jurisdiction of the Town of Weymouth Wetlands Protection Ordinance (Weymouth Wetlands Ordinance) within the project area include: Isolated Vegetated Wetlands (IVW) and associated buffer zones. Wetland resource areas were delineated on July 1, 2018 by a CHA Professional Wetland Scientist (PWS) according to the DEP Publication *Delineating Bordering Vegetated Wetlands Under the 1995 MA Wetlands Protection Act* (310 CMR 10.00), the U.S. Army Corps of Engineers (ACOE) *Wetlands Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast* (January 2012) as well as the Town of Weymouth Wetland Protection Ordinance (Chapter 7) that recognizes a 25-foot “setback” for residential projects and a 50-foot “setback” for commercial projects associated with wetland resource areas and banks. Resource areas identified on-site are shown on the attached Existing Conditions Plan (See Project Plans). Each of the resource areas are described below, and DEP Data Plots are located in Appendix A.

3.1 Isolated Vegetated Wetland

Wetland Series A delineates an oblong Isolated Vegetated Wetland (IVW), approximately 2,675 square feet in size, that parallels the southern boundary of the parcel adjacent to residential properties along Plain Terrace located to south. The IVW is classified as a mixed palustrine forested/scrub-shrub/emergent system (Cowardin et al, Dec. 1979) flagged with 12 pink, nylon survey flags. Overstory vegetation within the wetland resource area includes red maple (*Acer rubrum*) and pussy willow (*Salix discolor*) although black cherry and climbing vines such as fox grape and Oriental bittersweet extend into the tree and shrub layers from adjacent uplands. The emergent understory layer is dominated by spotted touch-me-not (*Impatiens capensis*) and lurid sedge (*Carex lurida*) as well as the noxious invasive species purple loosestrife (*Lythrum salicaria*) and Japanese knotweed. The wetland is disturbed as a result of past landscaping/retaining wall development by local residences and lawn clippings/cuttings were present in some areas of the depression. The IVW appears to flood seasonally due to the presence of water stained leaves and black organic soils underlain in some areas by gleyed matrices. The IVW is too small to qualify as Isolated Land Subject to Flooding (ILSF) under the DEP but is protected under the Town of Weymouth Wetland Protection Ordinance.

3.2 Buffer Zones

Three buffer zones are present within the limits of the site; the 100-foot, 50-foot and 25-foot buffer zones jurisdictional to the Weymouth Conservation Commission under the Weymouth Wetland Ordinance. The proposed work/development will disturb approximately 24,071 square feet within the 100-foot IVW Buffer Zone, which includes disturbance in the 50-foot buffer zone to the Isolated Vegetated Wetland (IVW). The 50-foot Buffer Zone to the Wetland will include a total disturbance of 4,773 square feet of which 1,600 square feet is proposed impervious area. The area between the 100-foot and the 50-foot Buffer Zone to the Wetland will include a total disturbance of 19,298 square feet of which 9,970 square feet is proposed impervious area. No work is proposed within the 25-foot Buffer Zone to the IVW.

Erosion and sedimentation control (ESC) measures will be placed at the limits of work, as seen on the project Site Plans, to prevent sediment from entering adjacent wetland resource areas, and all pervious areas will be stabilized with vegetation and/or appropriate roadside treatments such as retaining walls, gravel, etc.

3.3 Special Flood Hazard Areas

A review of the FEMA Flood Map #25021C0239E dated July 17, 2012 reveals that a portion of the site is located within FEMA 1% annual chance flood hazard Zone A (with no Base Flood Elevation established). Approximately 74,000 square feet of area will be disturbed by the project. A portion of the project site will be regraded to provide compensatory flood storage. Table-1 below, shows that the surface area of each contour has been replicated or increased from the existing to the proposed condition. Therefore, the project proposes no increase in flood elevations and no loss in flood storage capacity. Additionally, the proposed project provides greater flood storage than existing conditions.

Table-1
Surface Areas per Elevation

Contour Elevation	Existing Area (SF)	Proposed Area (SF)	Area Difference (SF)
156	5,854	8,573	2,720
157	9,838	16,725	6,887
158	14,531	19,636	5,104
159	19,759	24,375	4,615
160	27,895	32,388	4,492
161	34,211	68,910	34,699
162	45,920	76,996	31,076
163	56,165	85,943	29,778
164	63,218	91,804	28,586
165	72,849	100,532	27,683

3.4 Wildlife Habitat

A review of the Massachusetts Natural Heritage and Endangered Species (NHESP) GIS data layer and Natural Heritage Atlas, 14th Edition (August 2017) for the Weymouth Quadrangle indicates that there are no Estimated and/or Priority habitats of rare upland or wetland wildlife or certified vernal pools located on site (See Section III, Figure 3).

3.5 Special Resources

The site is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Water (ORW), Surface Water Protection Area (Zone A & B), or DEP Zone II/Interim Wellhead Protection Areas.

4.0 PROPOSED WORK

The proposed development will include the construction of three 5-story buildings, two of which are mixed-use, and one is solely residential. Two of the buildings contain internal parking garages, and all buildings are seeking LEED Certification. The project includes a driveway connection from Trotter Road which provides access into the centralized parking lot & perimeter parking garages. The project also includes accessory landscape and hardscape, outdoor amenity space, and associated drainage and utility improvements. A portion of the hardscape is proposed to be porous pavement. Drainage infrastructure consists of deep sump hooded catch basins, pipe conveyance, and five subsurface infiltration systems around the site that will provided the required recharge and water quality volumes. No new construction is proposed within isolated vegetated wetlands (IVW) or its 25-foot buffer zone (Refer to the Stormwater Report).

5.0 GENERAL CONSTRUCTION SEQUENCE

5.1 Pre-Construction Meeting

An on-site meeting shall be coordinated by the Owner's Representative prior to the start of construction activity. The appropriate State & Town Departments will be invited to participate. A copy of the Stormwater Pollution Prevention Plan (SWPPP) and NPDES Construction General Permit (CGP) will be provided to applicable parties, Authorities, and Town Departments.

5.2 Installation of Erosion Controls

Erosion and sedimentation controls (i.e. silt fence, filter socks, and inlet protection) will be installed at the limits of work and within the existing catch basins, as applicable. Tree protection will be installed around trees specified to remain within the limit of work. Structures to remain shall also be visibly flagged/protected.

5.3 Installation of Construction Entrance

A construction entrance will be installed in the location as shown on the Erosion Control Plan in accordance with the construction detail provided in the plan set. Existing pavement will be removed within the limits of the proposed construction entrance to accommodate the crushed stone entrance.

5.4 Site Clearing

The site will be cleared and rough graded in accordance with the proposed grading as shown on the plans. If suitable topsoil is found, it will be removed and stockpiled within the project limits. Inactive stockpiles or areas of granular material or topsoil shall be temporarily secured in accordance with the SWPPP in order to control sediment laden runoff.

5.5 Installation of Utilities & Subsurface Storm Drainage System

The proposed storm drainage system and utilities will be installed in accordance with the plans. Material stabilization will be in accordance with the SWPPP.

5.6 Construction of Proposed Building

The building foundations will be excavated according to the limits on the site plans. The proposed storm drainage system and utilities will be installed simultaneously in accordance with the plans and connected to the buildings. Material stabilization will be in accordance with the SWPPP.

5.7 Fine Grading, Paving, Etc.

Finish grading for the project site will be completed along with driveway and parking lot during this stage of construction. The pavement installation will include final preparation of the sub-foundation and various base layers. Typically, the base course of pavement is applied as soon as possible with the finish paving course being installed near project completion. Cement concrete sidewalks and other access ways will also be installed per plan at this stage. Curbing, pavement markings, lighting, signage, and other related amenities will also be installed at this time.

5.8 Permanent / Final Site Stabilization

The final phase of the project is landscaping, and restoration and stabilization of all exposed surfaces. Disturbed areas will be landscaped, mulched or seeded in accordance with the landscape requirements. Permanent restoration and revegetation measures serve to control erosion and sedimentation by establishing a vegetative cover. In the event that weather conditions prevent final restoration, temporary erosion and sedimentation measures will be employed until the weather is suitable for final cleanup. A final inspection will ensure that the project site is cleared of all project debris and that erosion and sedimentation controls are functioning properly. Once the site has been stabilized, newly installed catch basins and the subsurface drainage system will be inspected for sediment deposits and cleaned if necessary.

6.0 REGULATORY COMPLIANCE

6.1 Compliance with the Wetlands Protection Act Regulations

The Wetlands Protection Act (WPA) Regulations (310 CMR 10.00) presume that Areas Subject to Protection, i.e. wetlands and waterbodies and their associated 100-foot buffer zones, serve in the capacity of: the protection of private or public water supplies; protection of groundwater; provision of flood control; prevention of storm damage; prevention of pollution; and/or, the protection of wildlife, fisheries and land containing shellfish. The following discussion identifies the various interests to the Weymouth Wetlands Ordinance and WPA and how the proposed property development will avoid, reduce and/or mitigate change/loss of the current roles of the various resource areas. The proposed project has been

designed to comply with both the Wetlands Protection Act Regulations as well as the Weymouth Wetlands Ordinance to the greatest extent practicable.

6.1.1 Protection of Private or Public Water Supplies

Water supply is defined under the WPA as any source or volume of surface or ground water demonstrated to be in public or private use or approved for public/private water supply by M.G.L. c. 111 § 160 under the Department of Environmental Protection.

Installation of Best Management Practice (BMPs) erosion and sediment control (ESC) measures at project limits of work prior to ground disturbance will protect surface water resources during construction activities associated with site development. Maintenance of ESC measures until all bare areas are fully stabilized and/or revegetated following construction in addition to long-term operation and maintenance of existing stormwater features will ensure protection to resources within the project area post construction.

6.1.2 Groundwater Supply

Groundwater supply is defined under the WPA as the water below the earth's surface in the zone of saturation. No DEP Zone II or Interim Wellhead Protection Areas (See Section III, Figure 4) occur on the property and the proposed project is not anticipated to adversely impact the existing groundwater within the general project area.

6.1.3 Provision of Flood Control and Storm Damage Prevention

Storm Damage Prevention is defined under the WPA as the prevention of damage caused by water from storms, including, but not limited to; erosion and sedimentation; damage to vegetation, property or buildings; damage caused by flooding; water-borne debris; or, water-borne ice. According to the Federal Insurance Rate Map (FIRM) Federal Emergency Management Act (FEMA) (Panel #25021C0239E dated July 12, 2012) Zone (A) 100-year floodplains (See Section III, Figure 3) are located in the southeast corner of the property. Compensatory flood storage has been provided for the development, and the project is not anticipated to inundate surrounding properties.

6.1.4 Prevention of Pollution

Prevention of pollution is defined under the WPA as the prevention or reduction of contamination of surface or groundwater. As previously described and identified on the Site Plans, the installation of Best Management Practices (BMPs) erosion and sediment control (ESC) measures at project limits of work prior to ground disturbance will protect surface water resources during construction activities associated with the proposed construction. Maintenance of ESC measures until all bare areas are fully stabilized and/or revegetated following construction in addition to long-term operation and maintenance of existing stormwater features will ensure protection to resources within the project area post construction.

6.1.5 Protection of Wildlife Habitat/Fisheries

No Natural Heritage Endangered Species Program (NHESP) estimated or Priority Habitat of rare-listed species (See Section III – Figure 2, NHESP Habitat Map) or NHESP Bio Map Core Habitat as identified on MassGIS data layers occur within the subject property.

6.1.6 Summary

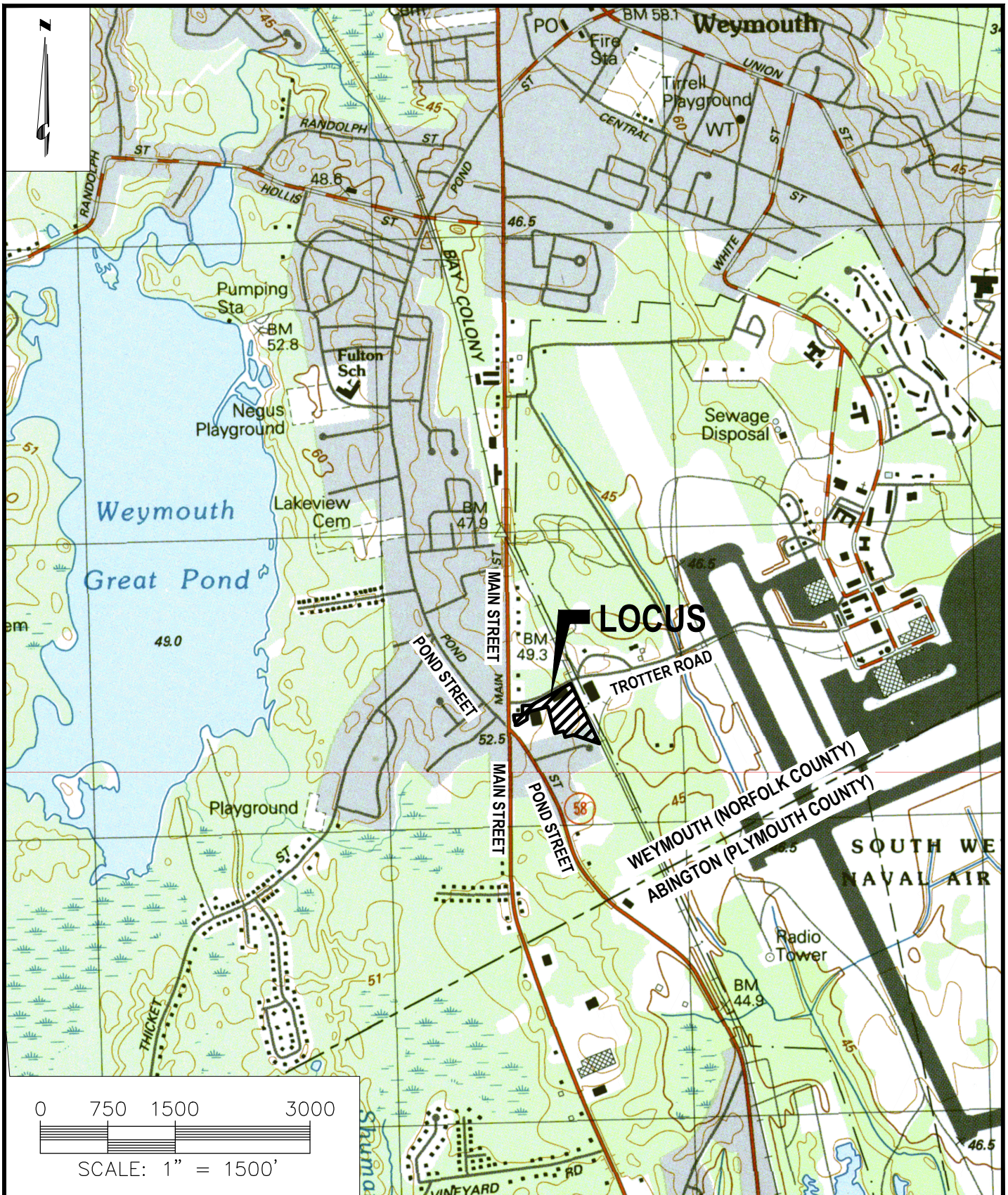
In summary, the proposed project is designed to incorporate erosion and sediment controls (ESC) to prevent the disturbance of the surrounding resource areas. Additionally, the proposed development improves the water quality through the utilization of the Best Management Practices (BMPs) and adheres to the Massachusetts Stormwater Management Standards (see attached Stormwater Report).

6.2 Compliance with Town of Weymouth Wetlands Protection Ordinance

The proposed project has been designed to comply with the minimum setback requirements as defined by the Town of Weymouth Wetland Protection Ordinance (Weymouth Wetlands Ordinance). Approximately 4,773 square-feet of disturbance is proposed within the local 50-foot buffer to the IVW under the Weymouth Wetlands Ordinance. No disturbances are proposed within the 25-foot buffer to the IVW.

Section III

Figures



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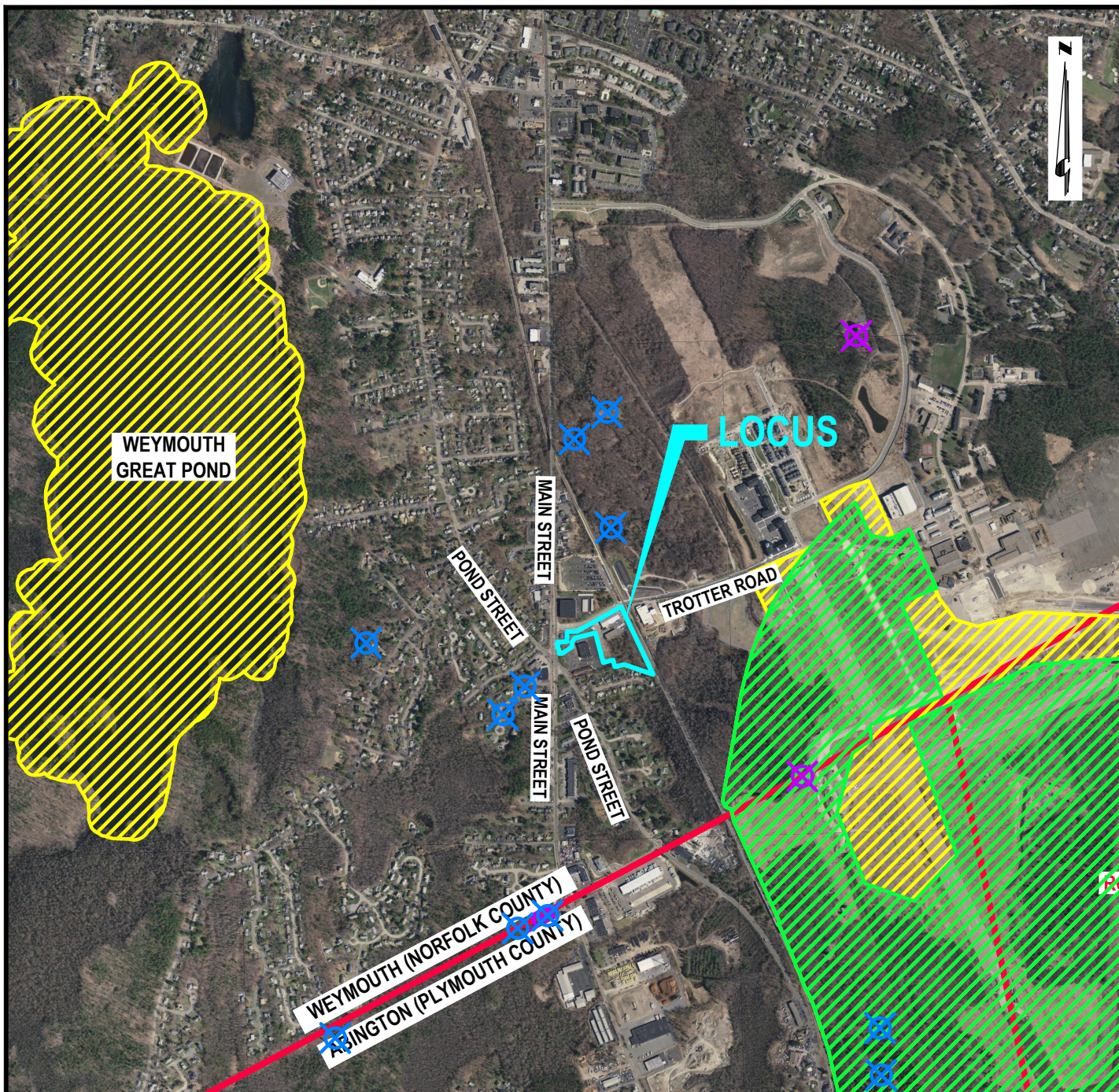
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USGS PLAN
THE RESIDENCES AT 1500 MAIN
WEYMOUTH, MASSACHUSETTS

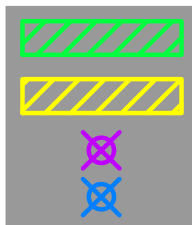
PROJECT NO.
34672

DATE: 11/2/2018

FIGURE 1



0 750 1500 3000
SCALE: 1" = 1500'



ESTIMATED HABITAT OF RARE WILDLIFE
PRIORITY HABITAT OF RARE SPECIES
CERTIFIED VERNAL POOL
POTENTIAL VERNAL POOL

NHESP HABITAT DATA FROM MASSGIS - EFFECTIVE DATE: AUGUST 1, 2017

Drawing Copyright © 2018

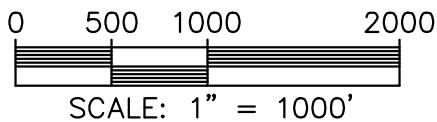
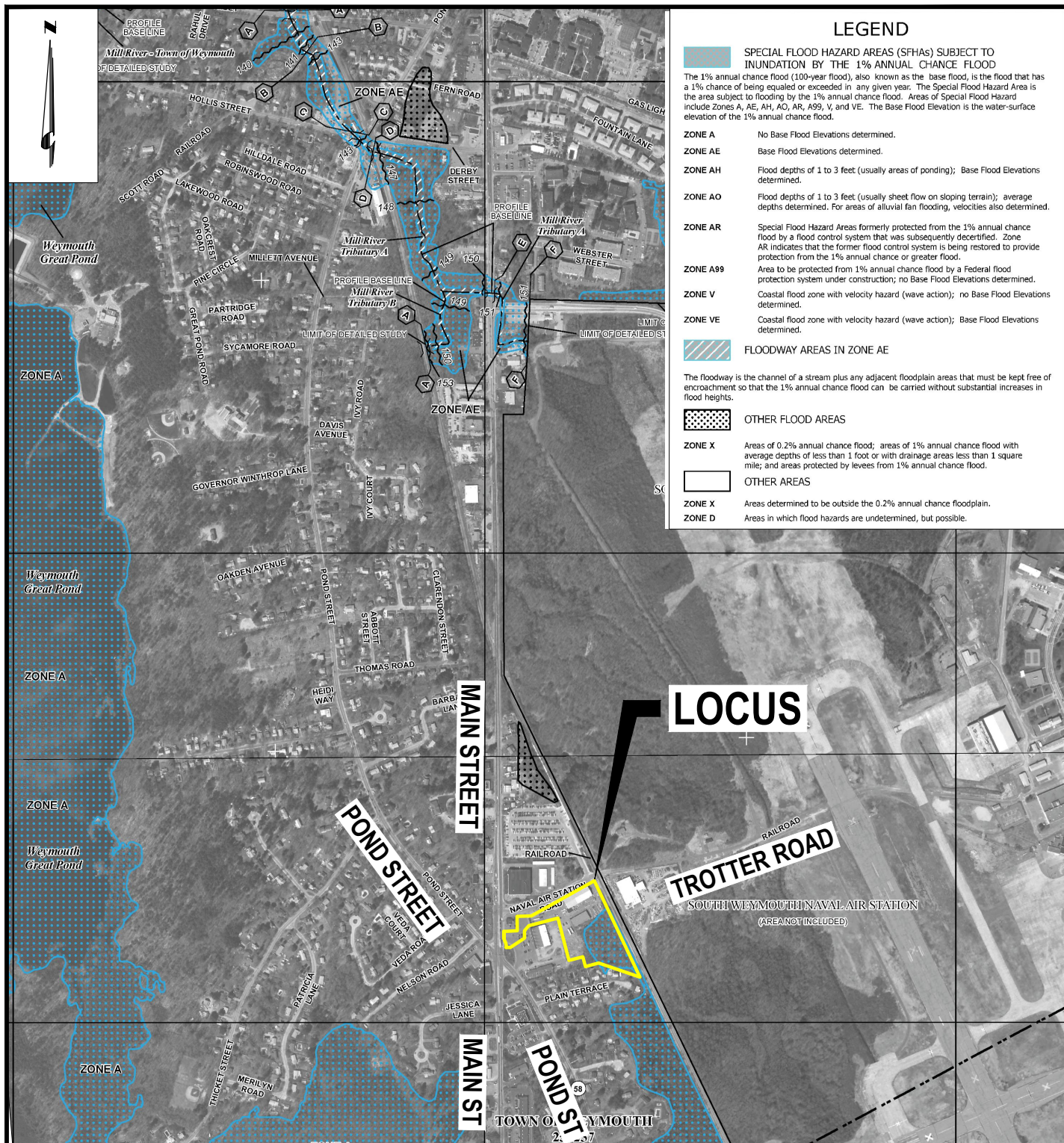
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NHESP HABITAT MAP
THE RESIDENCES AT 1500 MAIN
WEYMOUTH, MASSACHUSETTS

PROJECT NO.
34672

DATE: 11/02/18

FIGURE 2



FEMA FLOOD MAP NORFOLK COUNTY, MASSACHUSETTS - MAP NUMBER 25021C0237E, EFFECTIVE DATE: JULY 17, 2012 & MAP NUMBER 25021C0239E, EFFECTIVE DATE: JULY 17, 2012

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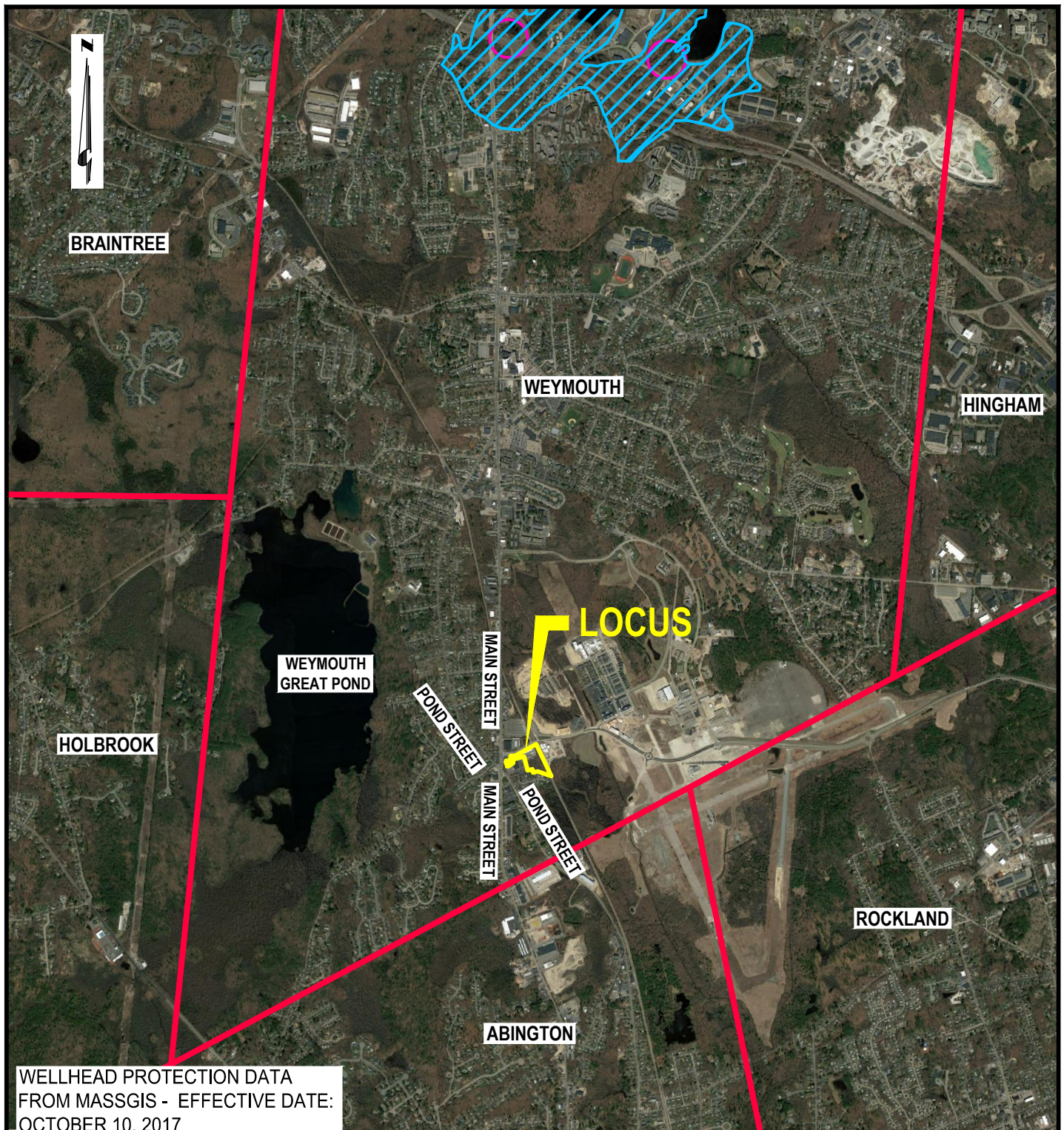
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FEMA FLOOD MAP
 THE RESIDENCES AT 1500 MAIN
 WEYMOUTH, MASSACHUSETTS

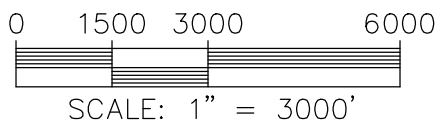
PROJECT NO.
 34672

DATE: 11/30/18

FIGURE 3



WELLHEAD PROTECTION DATA
FROM MASSGIS - EFFECTIVE DATE:
OCTOBER 10, 2017



WELLHEAD
PROTECTION ZONE I



WELLHEAD
PROTECTION ZONE II

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WELLHEAD PROTECTION AREA MAP
THE RESIDENCES AT 1500 MAIN
WEYMOUTH, MASSACHUSETTS

PROJECT NO.
34672

DATE: 11/02/18

FIGURE 4

Section IV

Abutters Information

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and
Code of Ordinances, Town of Weymouth, Chapter 7, Section 301

(to be submitted to the Massachusetts Department of Environmental Protection and the **Weymouth Conservation Commission** when filing a Notice of Intent or Request for Determination)

I Tyler King hereby certify under the
pains and penalties of perjury that on _____ (date)
I gave notification to abutters in compliance with the second paragraph of
Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to
Abutter Notification dated April 8, 1994, and **Town of Weymouth**, in
connection with the following matter:

A Notice of Intent ~~or Request for Determination~~ filed under the Massachusetts
Wetlands Protection Act by

John M. Corcoran & Co., LLC

With the **Town of Weymouth Conservation Commission** on 12/3/2018
(date)

For property located at 1500 Main Street

Shown on Assessors Map# 61 Block # 627 Lot# 25

The forms of the notification, and a list of the abutters and town departments to
whom it was given and their addresses, are attached to this Affidavit of Service.

Name

Date

/ap

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 John M. Corcoran & Co., LLC
- B. The applicant has filed 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:
1500 Main Street; construction of a mixed-use development comprised of
three 5-story buildings with residential and commercial uses. The project also
includes site improvements including parking, utility services, and landscaping.
- D. Copies of the Notice of Intent or 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 Notice of Intent or Request for Determination may be obtained from (check one):
the Applicant or the Applicant's Representative
by calling this telephone number 781-982-5400 contact person Tyler King
between the hours of: 8:30am - 4:30pm 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.

Town of Weymouth



ABUTTERS LIST ORDER FORM

1) Subject Identification
Address or Block-Lot

1500 Main Street

2) Type of Filing
(check one)

- ☒ Conservation Commission (all filings)
- ☐ Planning Board - Subdivision (Definitive or Preliminary)
- ☐ Board of Appeals (all applications)
- ☐ Licensing ☐ Will the establishment be serving alcohol?
- ☐ Town Council

3) Contact Person

Tyler King

4) Telephone Number

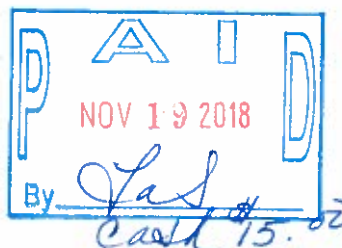
(781) 792-2277

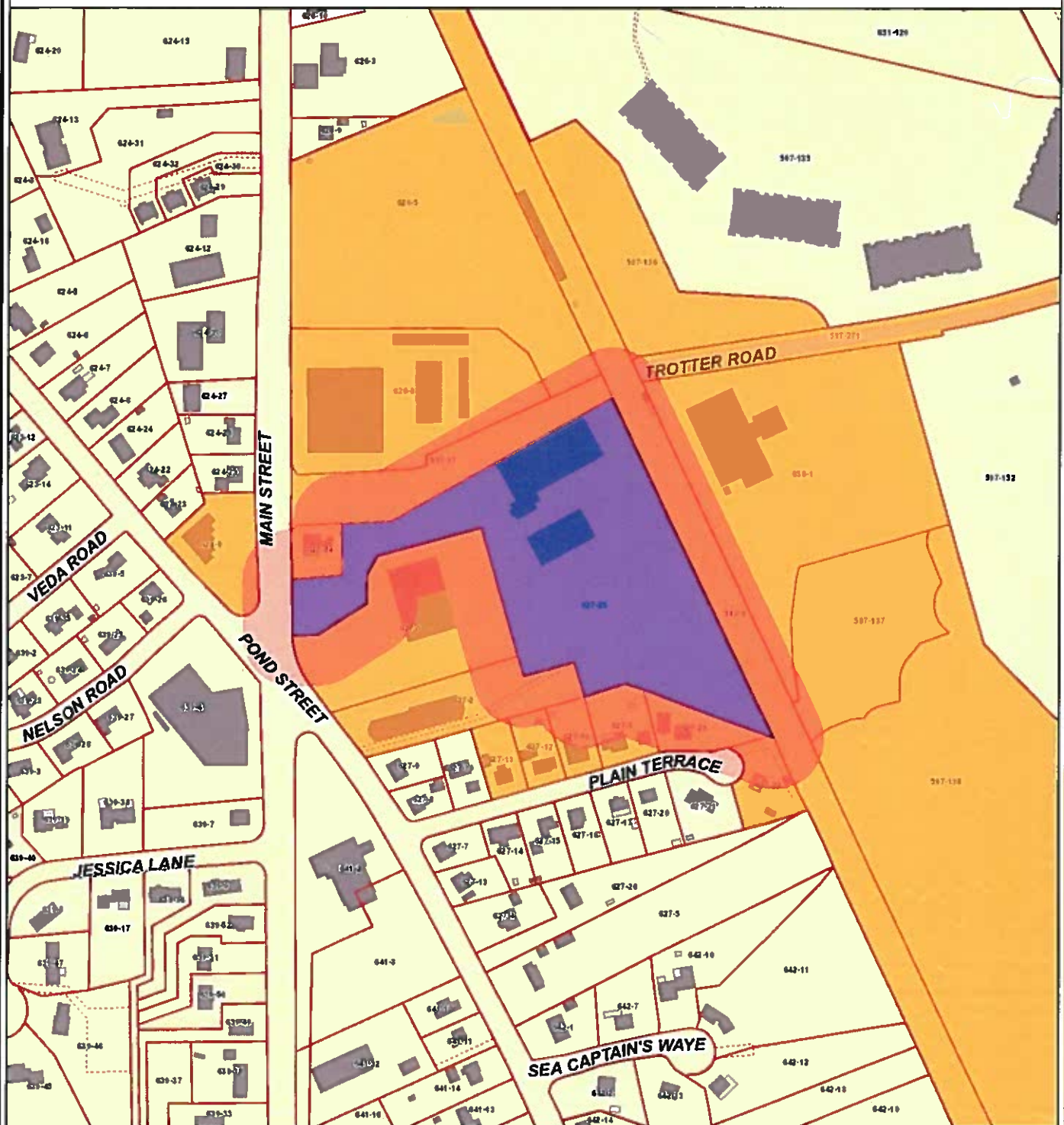
NOTE:

Please allow 3-5 business days to be completed.
Completed requests must be picked up at Town Hall
during normal business hours.

Abutters List Fee - \$15

Please make \$15 fee payable to the "Town of Weymouth"





- Easements
- Assessors Parcels
- Buildings
 - BUILDING
 - DECK
 - OTHER
 - SHED

1" = 279 ft



#

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 57 BLOCK: 626 LOT: 5 EXT: 0	0 MAIN ST	MASS BAY TRANSPORTATION AUTHORITY 954 HANCOCK ST QUINCY, MA, 02169	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 626 LOT: 8 EXT: 0	1470 MAIN ST	PUBLIC STORAGE INC DEPT PT MA 29162 P O BOX 25025 GLENDALE, CA, 91201-5025	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 61 BLOCK: 627 LOT: 24 EXT: 0	1496 MAIN ST	WILSON CHARLES 420 JOHN MAHAR HWY # 109 BRAINTREE, MA, 02184	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 61 BLOCK: 627 LOT: 25 EXT: 0	1500 MAIN ST	GMS REALTY LLC 40 WAVERLY ST FRAMINGHAM, MA, 01702	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 61 BLOCK: 627 LOT: 1 EXT: 0	1502-1504 MAIN ST	HIGH ROCK 1502 MAIN LLC & LANDER J J & ROAZEN R M TRS&TIC 275 GROVE ST SUITE 2-400 NEWTON, MA, 02466	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 61 BLOCK: 627 LOT: 11 EXT: 0	18 PLAIN TER	DUDEK JOHN M & CAROL A TBE 18 PLAIN TER S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 61 BLOCK: 627 LOT: 12 EXT: 0	24 PLAIN TER	STANLEY CLAIRE M LIFE ESTATE STANLEY DENISE M 24 PLAIN TER S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 61 BLOCK: 627 LOT: 19 EXT: 0	30 PLAIN TER	CARDINAL PATRICIA A LIFE EST CARDINAL DAVID E TRUSTEE 30 PLAIN TER WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 61 BLOCK: 627 LOT: 3 EXT: 0	36 PLAIN TER	HALE KENNETH W & FRANCES A LIFE EST HALE S & THIBEAULT J 36 PLAIN TER WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 62 BLOCK: 627 LOT: 23 EXT: 0	50 PLAIN TER	ORLOWSKI THOMAS C MOLLINS KATHLEEN A 50 PLAIN TERR S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#####

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 62 BLOCK: 627 LOT: 22 EXT: 0	57 PLAIN TER	ESDALE MERLE J 57 PLAIN TERRACE WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 49 BLOCK: 510 LOT: 1 EXT: 0	0 POND ST	MASS BAY TRANSPORTATION AUTHORITY 10 PARK AVE RM 6720 BOSTON, MA, 02116	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 61 BLOCK: 624 LOT: 9 EXT: 0	500 POND ST	FUTURO DONTICS LLC 500 POND ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 61 BLOCK: 627 LOT: 2 EXT: 0	532 POND ST	TRICOLORE LLC C/O DIBELLO CARMINE V& SAVERIA 60 NEWMAN ST REVERE, MA, 02151	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 597 LOT: 37 EXT: 0	0 TROTTER RD	UNION POINT RESIDENTIAL LLC ATTN: ACCOUNTS PAYABLE 516 N. WEST STREET RALEIGH, NC, 27603	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 58 BLOCK: 650 LOT: 1 EXT: 0	0 TROTTER RD	UNITED STATES OF AMERICA U S COAST GUARD 427 COMMERCIAL ST BOSTON, MA, 02109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 58 BLOCK: 597 LOT: 138 EXT: 0	0 TROTTER RD	LSTAR SOUTHFIELD LLC ATTN: ACCOUNTS PAYABLE 516 N. WEST ST RALEIGH, NC, 27603	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 58 BLOCK: 597 LOT: 137 EXT: 0	0 TROTTER RD	LSTAR SOUTHFIELD LLC ATTN: ACCOUNTS PAYABLE 516 N. WEST ST RALEIGH, NC, 27603	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 58 BLOCK: 597 LOT: 136 EXT: 0	0 TROTTER RD	LSTAR SOUTHFIELD LLC ATTN: ACCOUNTS PAYABLE 516 N. WEST ST RALEIGH, NC, 27603	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 58 BLOCK: 597 LOT: 271 EXT: 0	0 TROTTER RD	SOUTHFIELD REDEVELOPMENT AUTHORITY 223 SHEA MEMORIAL DR WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#####


PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO

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 to April 30, 2018.

Prepared by:

 11/20/18

Reviewed by:

 11.20.18

Section V

Filing Fees

Calculated Filing Fee Statement

Under the MA Department of Environmental Protection (DEP) Wetlands Protection Act (WPA), the fee for proposed activities associated with a Notice of Intent filing are included within Category 3.

Category 3(b): Construction of each building (for development) including site. The fee for Category 3(b) is \$1,050.00

3 Building including site X \$1,050.00 = \$3,150.00

WPA Filing Fee:

Total WPA Required Fees = \$3,150.00

State Share of WPA Filing Fee: (\$ 1,050/2) - \$12.50 = \$ 1,562.50

Town Share of WPA Filing Fee: (\$ 1,050/2) + \$12.50 = \$ 1,587.50

Town of Weymouth Filing Fee:

The Town of Weymouth requires filing fees in addition to the filing fees under the WPA as required under the Town of Weymouth Wetlands Ordinance.

Activity2(d) Notice of Intent for Multiple-Dwellings:

- (i) \$750.00 and \$100.00 per unit, all or part of which lies within 200 feet of a resource area.

Building B = \$ 750.00 + 19 second floor units X \$100.00 per unit = \$2,650.00

Building C = \$ 750.00 + 5 second floor units X \$100.00 per unit = \$1,250.00

Activity2(e) Notice of Intent for Commercial and Industrial Projects:

\$750.00 and \$.75 per square foot of wetland disturbed and \$.04 per square foot of flood plain or buffer zone disturbed.

52,717 ft² Flood Plain disturbance (less bldg. footprint) X \$0.04 per ft² = \$2,108.68

Total Town of Weymouth Filing Fee = \$2,650.00 + \$1,250.00 + \$2,108.68 = \$6,008.68

Notes:

1. There are no proposed units on the first floor of either building, therefore, the second-floor units have been used in the unit calculation for Activity 2(d) above.
 2. A check in the amount of \$5,957.08 has been submitted for the Town filing fee. Since then, the fee was revised to reflect the above amount. A separate check in the amount of \$51.78 will be submitted to pay the balance.
-

Total Project Filing Fees:

Total State Share of Filing Fee = \$1,562.50

Total Town Share of Filing Fee: \$6,008.68 + \$1,587.50 = \$7,596.18

Note: Public notification in a local newspaper is required for public hearings under the WPA and Weymouth Wetland Ordinance. The Weymouth Conservation Commission uses the Patriot Ledger for notification purposes and the Patriot Ledger bills the applicant for the public legal notice.

DATE:11/29/2018 CK#:1151 TOTAL:\$1,562.50*** BANK:646458(177a)
PAYEE:COMMONWEALTH OF MASSACHUSETTS(commma)

Property Address - Code	Invoice - Date	Description	Amount
John M. Corcoran & Co (1/1/18) -	1500 MAIN ST - 11/29/2018		1,562.50
			<hr/> 1,562.50

John M. Corcoran & Co LLC

100 Grandview Road -Suite 205
Braintree, MA 02184
(781) 849-0011

The Bank of New York Mellon

5-123
110

NO:1151

VOID AFTER 90 DAYS

**** ONE THOUSAND FIVE HUNDRED SIXTY TWO AND 50/100 DOLLARS

TO THE
ORDER OF

11/29/2018

\$1,562.50***

COMMONWEALTH OF MASSACHUSETTS

Laura Saunders

⑈001151⑈ ⑆011001234⑆ ⑈64 645 8⑈



DATE:11/29/2018 CK#:1153 TOTAL:\$1,587.50*** BANK:646458(177a)
PAYEE:TOWN OF WEYMOUTH(weyins)

Property Address - Code	Invoice - Date	Description	Amount
John M. Corcoran & Co (1/1/18) -	1500 MAIN ST FILING FEES,		1,587.50
			<hr/> 1,587.50

John M. Corcoran & Co LLC

100 Grandview Road -Suite 205
Braintree, MA 02184
(781) 849-0011

The Bank of New York Mellon

5-123
110

NO:1153

VOID AFTER 90 DAYS

**** ONE THOUSAND FIVE HUNDRED EIGHTY SEVEN AND 50/100 DOLLARS

TO THE
ORDER OF

11/29/2018

\$1,587.50***

TOWN OF WEYMOUTH
75 MIDDLE ST
EAST WEYMOUTH, MA 02189

Laura Saunders

⑈001153⑈ ⑆011001234⑆ ⑈64 645 8⑈



DATE:11/29/2018 CK#:1152 TOTAL:\$5,957.08*** BANK:646458(177a)
PAYEE:TOWN OF WEYMOUTH(weyins)

Property Address - Code	Invoice - Date	Description	Amount
John M. Corcoran & Co (1/1/18) -	1500 MAIN ST FILING FEES		5,957.08
			<hr/> 5,957.08

John M. Corcoran & Co LLC

100 Grandview Road -Suite 205
Braintree, MA 02184
(781) 849-0011

The Bank of New York Mellon

5-123
110

NO:1152

VOID AFTER 90 DAYS

**** FIVE THOUSAND NINE HUNDRED FIFTY SEVEN AND 08/100 DOLLARS

TO THE
ORDER OF

11/29/2018

\$5,957.08***

TOWN OF WEYMOUTH
75 MIDDLE ST
EAST WEYMOUTH, MA 02189

Laura Saunders

⑈001152⑈ ⑈011001234⑈ ⑈64 645 8⑈



Section VI

Site Access Authorization

SITE ACCESS AUTHORIZATION

DATE: 12/3/18

PROJECT: The Residences at 1500 Main

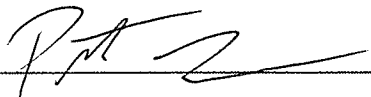
TO: **Weymouth Conservation Commission and Conservation Administrator**

FROM: John M. Corcoran & Co., LLC

LOCATION: 1500 Main Street, Weymouth, MA
(Hereafter referred to as the property)

I (We) hereby authorize the individual members of the Conservation Commission and its agents to enter upon the property for the purpose of gathering information prior to issuing a Determination of Applicability or an Order of Conditions and for the purpose of enforcing the Order of Conditions prior to the issuance of a Certificate of Compliance.

TIME: FROM THE PRESENT TO DATE OF ISSUANCE OF CERTIFICATE OF COMPLIANCE

PROPERTY OWNER:  DATE: 12/3/18

Section VII

Appendices

Appendix A

DEP Data Forms

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: City of Weymouth Prepared by: CHA Consulting, Inc. Project Location: Trotter Road DEP File #: _____

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: Wetland A Transect Number: Flag WFA 1-12 Date of Delineation: 7/1/18

A. Sample Layer and Plant Species (by common/scientific name)		B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Trees:</u>	Red maple (<i>Acer rubrum</i>)	20.5	20.5/20.5=100%	yes	FAC*
<u>Saplings:</u>	Pussy willow (<i>Salix discolor</i>)	38	38/41=93%	yes	FACW*
	Northern catalpa (<i>Catalpa speciosa</i>)	3	3/41=7%	no	FACU
<u>Shrubs:</u>	NA				
<u>Herb:</u>	Purple loosestrife (<i>Lythrum salicaria</i>)	38	38/72=53%	yes	FACW*
	Spotted touch-me-not (<i>Impatiens capensis</i>)	20.5	20.5/72=29%	yes	FACW*
	Fowl mannagrass (<i>Glyceria striata</i>)	3	3/72=4%	no	OBL
	Lurid sedge (<i>Carex lurida</i>)	10.5	10.5/72=15%	no	OBL
<u>Vines:</u>	Fox grape (<i>Vitis labrusca</i>)	20.5	20.5/20.5=100%	yes	FACU

* Use an asterisk to mark indicator plants: plant species listed in the wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion: Hydrophytic Plant Community	
Number of dominant wetland indicator plants: 4	Number of dominant non-wetland indicator plants: 1
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	

Section II. Indicators of Hydrology

Hydric Soil Interpretation **Wetland Series WFA – 1-12**

1. Soil Survey

Is there a published soil survey for this site? Yes ☒ no ☐

title/date: **Soil Survey of Norfolk and Suffolk Counties,
Massachusetts, USDA NRCS Web Soil Survey
(2018)**

map number: **(MA616)**

soil type mapped: **260B—Sudbury fine sandy loam, 2 to 8 percent
slopes**

hydric soil inclusions: **Walpole series**

Are field observations consistent with soil survey? Yes ☒ no ☐

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
0_A	0– 12"	10YR 2/1	Organic Material
C	12+"	GLE Y1 2.5/N	Clay Sand

Remarks:

3. Other:

Conclusion: Is soil hydric? Yes ☒ No ☐

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: _____
- ☐ Depth to free water in observation hole: _____
- ☐ Depth to soil saturation in observation hole: _____
- ☐ Water marks: _____
- ☐ Drift lines: _____
- ☐ Sediment deposits: _____
- ☒ Drainage patterns in BVW: _____
- ☒ Oxidized rhizospheres: _____
- ☒ Water-stained leaves: _____
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____

☒ Other: **Depression** _____

Vegetation and Hydrology Conclusion

	yes	no
Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present:		
hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: City of Weymouth Prepared by: CHA Consulting, Inc. Project Location: Trotter Road DEP File #: _____

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: Upland A Transect Number: WFA- Upland Date of Delineation: 7/1/18

A. Sample Layer and Plant Species (by common/scientific name)		B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Trees:</u>	Red maple (<i>Acer rubrum</i>)	38	38/58.5=65%	yes	FAC*
	Black cherry (<i>Prunus serotina</i>)	20.5	20.5/58.5=35%	yes	FACU
<u>Saplings:</u>	Red maple (<i>Acer rubrum</i>)	20.5	20.5/31=66%	yes	FAC*
	Malus species (<i>Malus spp.</i>)	10.5	10.5/31=34%	yes	NI-FACU
<u>Shrubs:</u>	Black cherry (<i>Prunus serotina</i>)	20.5	20.5/41=50%	yes	FACU
	Multiflora rose (<i>Rosa multiflora</i>)	20.5	20.5/41=50%	yes	FACU
<u>Herb:</u>	Fox grape (<i>Vitis labrusca</i>)	10.5	10.5/69=15%	no	FACU
	Oriental bittersweet (<i>Celastrus orbiculatus</i>)	38	38/69=55%	yes	FACU
	Multiflora rose (<i>Rosa multiflora</i>)	20.5	20.5/69=30%	yes	FACU
<u>Vines:</u>	Fox grape (<i>Vitis labrusca</i>)	20.5	20.5/41.5=49%	yes	FACU
	Oriental bittersweet (<i>Celastrus orbiculatus</i>)	10.5	10.5/41.5=25%	yes	FACU
	Virginia creeper (<i>Parthenocissus quinquefolia</i>)	10.5	10.5/41.5=25%	yes	FACU

* Use an asterisk to mark indicator plants: plant species listed in the wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion: Hydrophytic Plant Community

Number of dominant wetland indicator plants: 2

Number of dominant non-wetland indicator plants: 9

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants: yes ☐ no ☒

Section II. Indicators of Hydrology

Hydric Soil Interpretation Upland Series WFA

1. Soil Survey

Is there a published soil survey for this site? Yes ☒ no ☐

title/date: **Soil Survey of Norfolk and Suffolk Counties,
Massachusetts, USDA NRCS Web Soil Survey
(2018)**

map number: **(MA616)**

soil type mapped: **602 – Urban land, 0 to 15 percent slopes**

hydric soil inclusions: **NA**

Are field observations consistent with soil survey? Yes ☒ no ☐

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
	0 – 4"	10YR 3/3	Loam
	4 – 11"	10YR 4/3	Loam
	Refusal		

Remarks:

3. Other:

Conclusion: Is soil hydric? Yes ☐ No ☒

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: _____
- ☐ Depth to free water in observation hole: _____
- ☐ Depth to soil saturation in observation hole: _____
- ☐ Water marks: _____
- ☐ Drift lines: _____
- ☐ Sediment deposits: _____
- ☐ Drainage patterns in BVW: _____
- ☐ Oxidized rhizospheres: _____
- ☐ Water-stained leaves: _____
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____
- ☐ Other: _____

Vegetation and Hydrology Conclusion

	yes	no
Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present:		
hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

Appendix B

Owner Signature Page (WPA Form 3)

authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
6. Payor name on check: First Name	7. Payor name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

APPLICANT SIGNATURE

OWNER SIGNATURE

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

DUE TO FORMATTING ERRORS ON THIS PAGE, ONLY THE APPLICANT & REPRESENTATIVE SIGNATURES ARE PRESENT ON THE WPA SIGNATURE PAGE IN SECTION I. THE OWNER'S SIGNATURE IS SHOWN HERE.

