

***ABBREVIATED NOTICE  
OF RESOURCE AREA DELINEATION***

***Filed under  
Massachusetts Wetlands Protection Act (M.G.L. Ch. 131 § 40)  
and  
Town of Weymouth Wetlands Protection Ordinance***

***White Oaks Lane / Washington Street  
Assessor's Reference Plan 35 – Block 448  
Lots 7, 8, 9 and 25***

**APPLICANT:**

1317 Washington RE Holdings LLC  
190 Old Derby Street – Suite 311  
Hingham, MA 02043

**PREPARED BY:**



South River Environmental  
61 Meetinghouse Lane  
Marshfield, MA 02050

May 2020

## ***Table of Contents***

<b><u>Title</u></b>	<b><u>Section</u></b>
Abbreviated Notice of Resource Area Delineation Form	I
Project Narrative	II
Figures	III
Figure 1 – USGS Locus Map	
Figure 2 – Aerial Locus Map	
Figure 3 – NHESP Map	
Figure 4 – Floodplain Map	
Abutter List and Notification Information	IV
Filing Fee Information	V
Site Plan	VII

## **SECTION I**

*ABBREVIATED NOTICE  
OF RESOURCE AREA DELINEATION FORM*



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth  
City/Town

## A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

White Oaks Lane

a. Street Address

Weymouth

b. City/Town

02190

c. Zip Code

Latitude and Longitude:

42 11' 32.172" N

d. Latitude

70 55' 15.744" W

e. Longitude

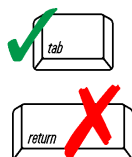
Map 35 / Block 448

f. Assessors Map/Plat Number

Lots 7, 8, 9 and 25

g. Parcel /Lot Number

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



2. Applicant:

a. First Name

1317 Washington RE Holdings LLC

c. Organization

190 Old Derby Street - Suite 311

d. Mailing Address

Hingham

e. City/Town

781-249-2010

h. Phone Number

i. Fax Number

b. Last Name

MA

f. State

02043

g. Zip Code

jeb.brisbro@comcast.net

j. Email Address

3. Property owner (if different from applicant):

☒ Check if more than one owner (attach additional sheet with names and contact information)

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

4. Representative (if any):

John

a. Contact Person First Name

Zimmer

b. Contact Person Last Name

South River Environmental

c. Organization

61 Meetinghouse Lane

d. Mailing Address

Marshfield

e. City/Town

978-697-0854

h. Phone Number

i. Fax Number

MA

f. State

02050

g. Zip Code

southriverenvironmental@gmail.com

j. Email Address

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

\$2,000.00

a. Total Fee Paid

\$987.50

b. State Fee Paid

\$1,012.50

c. City/Town Fee Paid

Fees will be calculated for online users.



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Weymouth  
City/Town

**B. Area(s) Delineated**

1. Bordering Vegetated Wetland (BVW) 4,111  
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
  - a. ☐ MassDEP BVW Field Data Form (attached)
  - b. ☒ Other Methods for Determining the BVW boundary (attach documentation):
    1. ☒ 50% or more wetland indicator plants
    2. ☒ Saturated/inundated conditions exist
    3. ☒ Groundwater indicators
    4. ☒ Direct observation
    5. ☒ Hydric soil indicators
    6. ☐ Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

<u>Inland Bank</u>	<u>110</u>
a. Resource Area	b. Linear Feet Delineated
_____ c. Resource Area	_____ d. Linear Feet Delineated

**C. Additional Information**

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ☒ ANRAD (Delineation Plans only)
2. ☒ 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.)
3. ☒ Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. ☐ List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



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Provided by MassDEP:

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

\_\_\_\_\_  
Weymouth  
City/Town

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**D. Fees**

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

16649

2. Municipal Check Number

16648

4. State Check Number

Bristol Bros. Development Corp.

6. Payor name on check: First Name

April 30, 2020

3. Check date

April 30, 2020

5. Check date

7. Payor name on check: Last Name



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Provided by MassDEP:

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Document Transaction Number

Weymouth  
City/Town

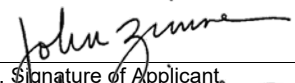
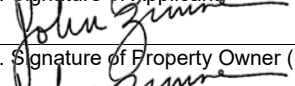
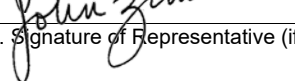
## E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

	For Applicant	April 15, 2020
1. Signature of Applicant		2. Date
	For Owners	April 15, 2020
3. Signature of Property Owner (if different)		4. Date
		April 15, 2020
5. Signature of Representative (if any)		6. Date

### For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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.

## **RECORD OWNER INFORMATION**

**Assessor's Reference: Map 35 Block 448 Lot 7  
Land Court Certificate No. 201840**

Owner: 1317 Bristol Holdings, LLC  
190 Old Derby Street  
Suite 311  
Hingham, MA 02043

**Assessor's Reference: Map 35 Block 448 Lot 8  
Land Court Certificate No. 201841**

Owner: 1317 Bristol Holdings, LLC  
190 Old Derby Street  
Suite 311  
Hingham, MA 02043

**Assessor's Reference: Map 35 Block 448 Lot 9  
Deed Book 1955 – Page 560  
Deed Book 3055 – Page 514**

Owner: Bates Bros. Seam-Face Granite Co.  
882 Pleasant Street  
East Weymouth, MA 02189

**Assessor's Reference: Map 35 Block 448 Lot 25  
Land Court Certificate No. 182152**

Owner: White Oaks Trust  
190 Old Derby Street  
Suite 311  
Hingham, MA 02043



## **SECTION II**

### *PROJECT NARRATIVE*

# PROJECT NARRATIVE

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## **1.0 INTRODUCTION**

The applicant is submitting this Abbreviated Notice of Resource Area Delineation (“ANRAD”) to confirm the state and local jurisdictional wetland resource areas within four contiguous parcels of land located off White Oaks Lane and Washington Street in Weymouth, Massachusetts (See Section III, Figures 1 and 2). There is no work being proposed within any of the subject parcels under this ANRAD application.

## **2.0 EXISTING CONDITIONS**

The site is located south of Washington Street and southeast of White Oaks Lane, and the four parcels combined are approximately 20.0 acres in area. The property has frontage on Washington Street to the north and is generally bounded to the south, east and west by commercial / industrial land. There is residential development located along White Oaks Lane which extends to the south from Washington Street. The site is undeveloped and forested, although there are two existing residences (28 White Oaks Lane and 1325 Washington Street) located in the northwestern corner of the properties (See Section III, Figure 2).

The property consists of mixed upland and palustrine wetland forest with an area of disturbance associated with the existing residences. The topography within the site is varied, and there is historic evidence of quarry / gravel removal activity within the site. The majority of the soils within the property as mapped by the Natural Resource Conservation Service are Hollis-Rock outcrop-Charlton complex with 0 to 15 percent slope. Wetlands within the property are classified as Freetown or Swansea muck with 0 to 1 percent slopes (Web Soil Survey 2020). There are also areas of Freetown muck mapped within the wetland areas predominantly to the north and south. Field investigations confirmed that the majority of soil conditions within the site were consistent with the soil mapping.

The forested uplands are dominated by a vegetation community comprised of red oak (*Quercus rubra*), white oak (*Quercus alba*), American beech (*Fagus grandifolia*), black cherry (*Prunus serotina*), and white pine (*Pinus strobus*) in the overstory with an understory containing tree clubmoss (*Lycopodium obscurum*), sweet pepperbush (*Clethra alnifolia*), witch hazel (*Hamamelis virginiana*), common greenbriar (*Smilax rotundifolia*) and hay-scented fern (*Dennstaedtia punctilobula*).

A review of the Massachusetts Natural Heritage Atlas datalayers (MAGIS 2020) indicate that there are no estimated habitats of rare upland or wetland wildlife, plants or certified vernal pools located in the area or on-site (See Section III, Figure 3). According to the FEMA floodplain datalayers, the site is not located within the 100-year floodplain (bordering land subject to flooding) (See Section III, Figure 4).

### **3.0 WETLAND DELINEATION METHODOLOGY**

#### **3.1 Section 404 – Clean Water Act**

Wetlands, springs, and other waters of the U.S. are regulated under Section 404 of the Clean Water Act (“CWA”) by the USACE. Federally jurisdictional wetlands include interstate wetlands, wetlands adjacent to waters of the U.S. and intrastate wetlands whose degradation or destruction could affect interstate or foreign commerce as per the application of the CWA. According to the 1987 Wetland Delineation Manual (ACOE 1987), areas must exhibit three distinct characteristics to be considered wetlands:

1. The prevalent vegetation must consist of plants adapted to life in hydric soil conditions. These species, due to morphological, physiological, and/or reproductive adaptations, can and do persist in anaerobic soil conditions;
2. Soils in wetlands must be classified as hydric or they must possess characteristics that are associated with reducing soil conditions; and
3. The area must be inundated either permanently or periodically at mean water depths less than 6.6 feet (2 meters) or the soil saturated at the surface for some time during the growing season of the prevalent vegetation.

#### **3.2 Massachusetts Wetland Protection Act**

The Wetlands Protection Act (“WPA”) defines freshwater wetlands as: wet meadows, marshes, swamps, bogs, areas where groundwater, flowing or standing surface water or ice provide a significant part of the supporting substrate for a plant community for at least five months of the year; emergent and submergent plant communities in inland waters; that portion of any bank which touches any inland waters. The WPA regulations (310 CMR 10.00) are administered by the municipal Conservation Commissions and the Massachusetts Department of Environmental Protection (“MA DEP”).

##### **3.2.1 *Bordering Vegetated Wetland***

Bordering Vegetated Wetlands (“BVWs”) are defined in the WPA regulations as “freshwater wetlands which border on creeks, rivers, streams ponds and lakes...Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants.” The boundary of a BVW is defined as “the line within which 50 percent or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist” (310 CMR 10.55(2)).

#### **3.3 Town of Weymouth Wetlands Protection By-Law, Rules and Regulations**

The Town of Weymouth Wetlands Protection Ordinance (“Ordinance”) defines protected resources as including any bank, freshwater wetland, marsh, wet meadow, bog, swamp, stream, river, pond, lake, vernal pool (as defined by the Natural Heritage & Endangered Species Program), or any land bordering thereon, or any land subject to flooding. Each of these resources, including land subject to flooding, also have a 100-foot jurisdictional buffer zone. Per the Ordinance, the definitions of the various resource freshwater wetland types are equivalent to those identified within the Wetlands Protection Act Regulations and were delineated accordingly.

### 3.4 Field Survey

The wetland delineation methodologies outlined in the ACOE Wetlands Delineation Manual (Environmental Laboratory 1987), the MADEP publication *Delineating Bordering Vegetated Wetlands 1987* and the By-Law were used to identify and delineate wetlands within the property. A review of existing mapping and available online data sources was conducted prior to the execution of field surveys. Vegetation, soils, and hydrology data were assessed during the field surveys to determine whether the three wetland parameters were satisfied for potential wetland areas. Wetlands were classified as palustrine forested ("PFO"), palustrine scrub-shrub ("PSS"), or palustrine emergent ("PEM") in accordance with Cowardin et al. (1979). These wetland classifications are further described in the results section of this report (Section 4.0).

Documentation of the wetland boundaries was taken at specific locations within each wetland series. This information was used to complete the wetland determination field datasheets that have been included in this report. Wetlands were delineated in the field with pink survey tape, respectively, attached to vegetation at approximately 15 to 30-foot intervals. Each wetland and waterbody was given a unique numeric designation to assist in field survey location and documentation.

The specific methods for characterizing and evaluating vegetation, hydrology, and soils for a wetland determination were performed as follows:

*Vegetation:* Species abundance in both upland and wetland communities were visually estimated. Dominant trees and shrubs/saplings were recorded within a 30-foot and 15-foot radius, respectively, of the documentation plot. Dominant herbaceous vegetation was recorded within a 5-foot radius of the plot. SRE identified plant species using appropriate botanical reference material for the region. The indicator status of each species was identified using the *National List of Plant Species That Occur in Wetlands, Region 1 - Northeast* (Resource Management Group 1999). A predominance of hydrophytic vegetation was determined to be present where greater than 50 percent of the dominant species within the observation plot were classified as facultative ("FAC+" or "FAC"), facultative wetland ("FACW"), or obligate ("OBL").

*Soils:* For each observation plot, SRE characterized the soil profile to determine the presence or absence of hydric soil indicators. Soil borings were taken with a hand-held auger to depths of approximately 18-24 inches to observe the soil profile and evaluate redoximorphic features, if present. Information collected for each soil profile included horizon depth, texture, color and the presence or absence of redoximorphic features ("mottles"). Colors of the soil matrix and mottles were identified using Munsell Soil Color Charts. SRE based all hydric soil determinations on criteria established in the USACE Wetland Delineation Manual (Environmental Laboratory 1987) and the Northeast Regional Supplement, in association with *Field Indicators of Hydric Soils in the United States* (NRCS 2006) and *Field Indicators for Identifying Hydric Soils in New England* (NEIWPC 2004). Additionally, SRE noted the presence of any saturation and/or standing water encountered during the soil profile description.

*Hydrology:* Site hydrology was evaluated during field surveys by noting whether the soil at the surface was inundated or saturated. If the ground surface was dry, the depth to freestanding groundwater or saturated soil was measured, and the presence or absence of other field evidence of wetland hydrology (e.g., drift lines, water-stained leaves, etc.) was

noted. The wetland hydrology criterion was met if one or more primary or two or more secondary field indicators were present (Environmental Laboratory 1987).

## **4.0 WETLAND RESOURCE AREAS**

### **4.1 Bordering Vegetated Wetland**

There is one major BVW system located within the central portion of the property and a second, smaller BVW located along the western and southwestern property boundary. The systems are classified as palustrine scrub / shrub and/or forested wetlands dominated by trees greater than 20 feet in height. The entire extent of the wetland boundary within and directly adjacent to the property was delineated. The wetland extends to the east off-property into the Town of Hingham. The portions of the wetland delineated outside of the property boundaries but within 100 feet are shown on the site plan for purposes of establishing associated buffer zones (See Section VII), however they are not part of the scope of this Abbreviated Notice of Resource Area Delineation. The applicant is only seeking confirmation of the wetland boundary for the wetland resource areas located within the boundaries of the property.

The large BVW located within the central portion of the property was delineated with pink survey flagging labeled WF-E1 through WF-E91. At the northern point of the wetland, there is a culvert that conveys water under an historic cart path / access to the northwest. The flow is channelized into an intermittent stream that flows northwest and downgradient toward Washington Street. The stream terminates within the property prior to Washington Street. There is BVW associated with the stream that was delineated with pink survey flags labeled WF-F1 through WF-F32.

The A series BVW is located along the western property boundary directly west of the residence at #28 White Oaks Lane. The series is delineated with pink survey flags labeled WF-A1A through WF-A6A and WF-A1 through AF-A7. The BVW discharges to an intermittent stream off-site to the south which conveys flow through a long culvert that outlets just west of the southwest property corner. There is additional BVW associated with the stream as it flows off property to the south. This small area of BVW within the property was delineated with pink survey flags labeled WF-B1 through WF-B15.

The vegetation within the wetlands are dominated by red maple (*Acer rubrum*), water tupelo (*Nyssa sylvatica*) and American elm (*Ulmus americana*) in the overstory. Highbush blueberry (*Vaccinium corymbosum*), buttonbush (*Cephalanthus occidentalis*), sweet pepperbush (*Clethra alnifolia*), and northern arrowwood (*Viburnum dentatum*) comprised the most prevalent shrub species. Common greenbriar (*Smilax rotundifolia*), cinnamon fern (*Osmunda cinnamomea*), goldthread (*Coptis trifolia*), skunk cabbage (*Symplocarpus foetidus*), and sphagnum moss (*Sphagnum* sp.) were all dominant in the vine / herbaceous layers. Soils within the wetland were characterized by muck, saturated to surface in most areas and contained both mottles and oxidized rhizopheres. Portions of the BVW interior of the delineated boundary were inundated to a depth up to approximately two feet.

## **4.2 Inland Bank**

As previously stated, there is a small intermittent stream that ultimately connects the A and B series BVWs. The majority of the stream is located off-site and is directed into a long culvert that extends under developed areas within the adjacent property to the southwest. The stream discharges from the culvert just west of the southwestern corner of the site and continues to flow southeast. The mean annual high-water line / first observable break in slope close to and within the property was delineated with pink survey flags labeled IB-5 through IB-14. The stream is depicted as intermittent on the USGS topographic map of the area and therefore does not have an associated 200-foot Riverfront Area.

## **4.3 Isolated Vegetated Wetland**

Two isolated vegetated wetlands (IVW) were identified and delineated within / adjacent to the subject property. Wetland series C is located directly east of Wetland series B and was delineated within pink survey flags labeled WF-C1 through WF-C12. The second IVW, Wetland Series D, is located at the southeastern corner of the property. The majority of the wetland is located off-property; however, it extends just across the corner of the site. The portion of the IVW closest to and crossing the property was delineated with pink survey flags labeled WF-D1 through WF-D9. Dominant vegetation within both of the IVWs is consistent with the species found within the BVWs with the exception of button bush.

## **4.4 Quarry Holes**

Two quarry holes were identified within the subject property. While neither of these areas qualifies as vegetated wetland due to the lack of hydric soil and hydrophytic vegetation, they were delineated in the field in the event that they qualify as isolated land subject to flooding pursuant to the Ordinance. The first quarry hole is located adjacent to and upgradient of the E series wetland and is located in the vicinity of flags WF-E59 through WF-E64. The second quarry hole is isolated from any vegetated wetland and was delineated with pink survey flags labeled WF-G1 through WF-G8. Both quarry holes appear to have been excavated into the groundwater table, and both held standing water at the time of the field investigation.

## **SECTION III**

*FIGURES*



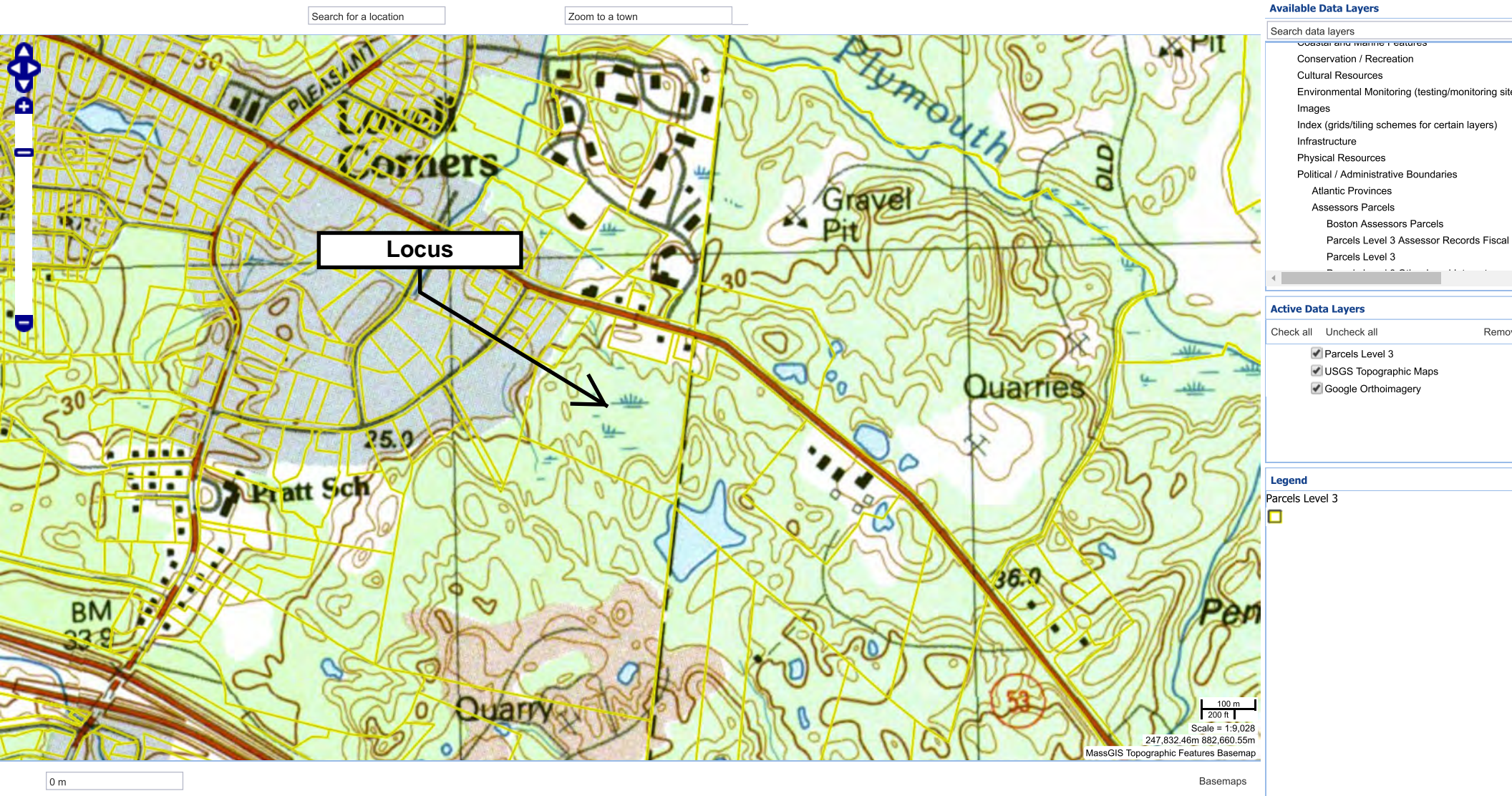
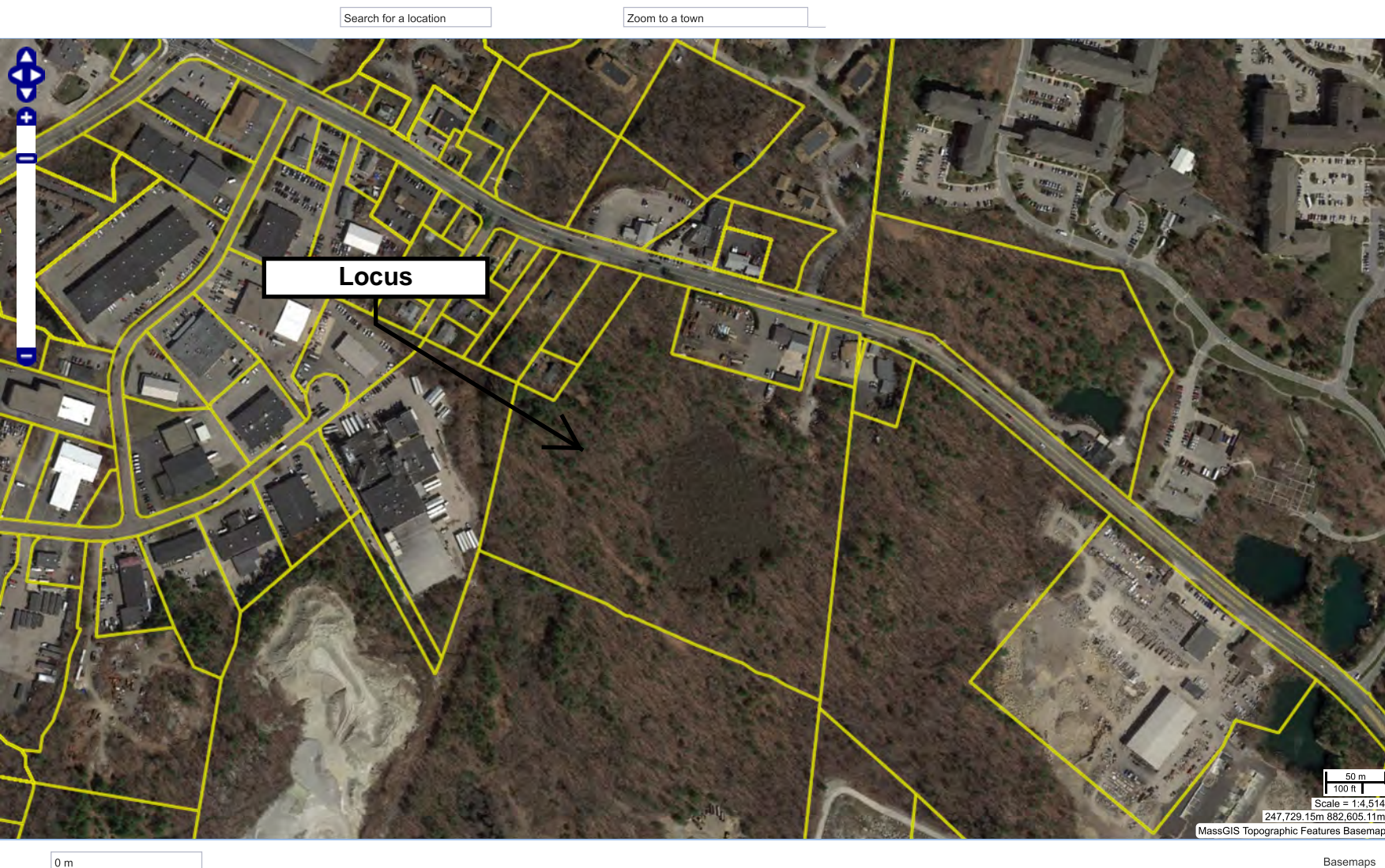


Figure 1 - USGS Topographic Locus Map  
White Oaks Lane / Washington Street - Weymouth





#### Available Data Layers

- Search data layers
- Coastal and Marine Features
  - Conservation / Recreation
  - Cultural Resources
  - Environmental Monitoring (testing/monitoring sites)
  - Images
  - Index (grids/tiling schemes for certain layers)
  - Infrastructure
  - Physical Resources
  - Political / Administrative Boundaries
    - Atlantic Provinces
  - Assessors Parcels
    - Boston Assessors Parcels
    - Parcels Level 3 Assessor Records Fiscal
    - Parcels Level 3

#### Active Data Layers

- Check all    Uncheck all    Remove
- ☒ Parcels Level 3
  - ☐ USGS Topographic Maps
  - ☒ Google Orthoimagery

#### Legend

Parcels Level 3



**Figure 2 - Aerial Locus Map**  
**White Oaks Lane / Washington Street - Weymouth**



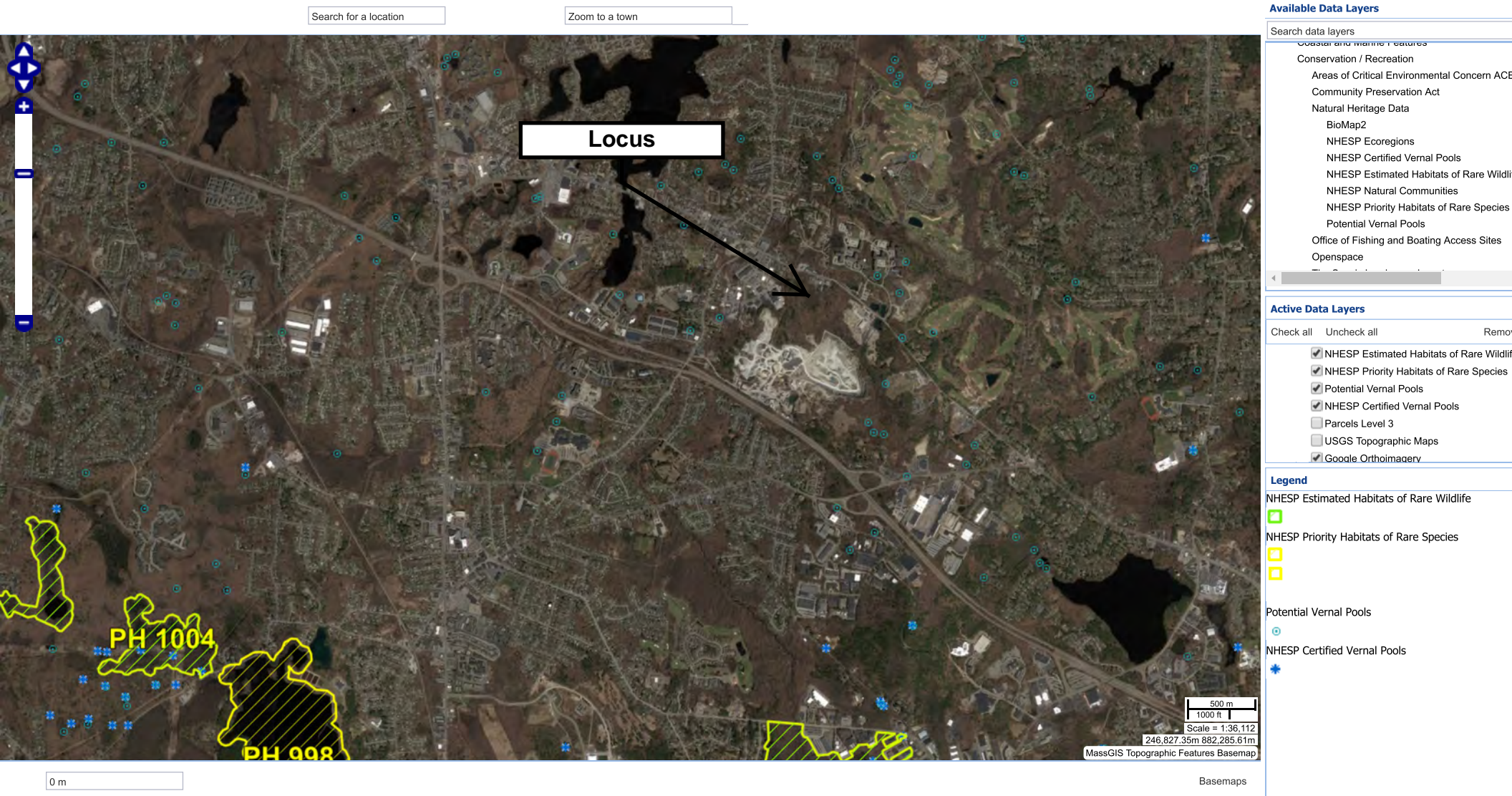


Figure 3 - Rare Species Map  
White Oaks Lane / Washington Street - Weymouth





**Figure 4 - Floodplain Map**  
**White Oaks Lane / Washington Street - Weymouth**

## **SECTION IV**

### ***ABUTTER LIST AND NOTIFICATION INFORMATION***

# Town of Weymouth



## ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 3/2/2020

1) Subject Identification  
(Address and Parcel #)

448-7, 448-8, 448-9, 448-25

2) Type of filing (check one)

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

3) Contact Person

Taylor Corsano

4) Telephone Number

(781) 919-0808

### NOTE:

- Abutters List fee is \$15.00; checks are payable to Town of Weymouth . Lists are requested in the Collector's Office, 1st Floor\*
- You will be notified when list is ready (usually within a week)
- Completed requests must be picked up in the Conservation Office, 3rd Floor\*  
\*75 Middle Street (Mon-Fri 8:30-4:30)

REV. 01/2018

3/6/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 35 BLOCK: 448 LOT: 3 EXT: 0	4 ARGYLE CT	BALAGA VENU G  4 ARGYLE CT  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 2 EXT: 0	6 ARGYLE CT	COUGHLAN THOMAS R & CLARE TBE  6 ARGYLE CT  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 1 EXT: 0	8 ARGYLE CT	GERVASI PAUL FRANK & MADALYN C TRUSTEES  8 ARGYLE CT  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 12 EXT: 0	167 MOORE RD	BRADY ENTERPRISES, INC  167 MOORE RD  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 39 BLOCK: 449 LOT: 1 EXT: 0	0 PLEASANT ST	BATES BROS SEAM-FACE GRANITE CO  882 PLEASANT ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 31 BLOCK: 408 LOT: 6 EXT: 0	30 QUEEN ANNE DR	QUEEN ANNES GATE APARTMENTS CO C/O CMJ MANAGEMENT CO INC  150 MOUNT VERNON ST #520  BOSTON, MA, 02125	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 6 EXT: 0	0 WASHINGTON ST	MASSACHUSETTS ELECTRIC CO  PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM, MA, 02451-2286	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 8 EXT: 0	0 WASHINGTON ST	BRISTOL JAMES E III & DAVID B TRS NBGC NOMINEE TRUST  190 OLD DERBY ST SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 9 EXT: 0	0 WASHINGTON ST	BATES BROS SEAM FACE GRANITE CO  882 PLEASANT ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 407 LOT: 73 EXT: 0	1300 WASHINGTON ST	ZEBS REALTY TRUST  10 KATHLEEN DR  HOLBROOK, MA, 02343	<input checked="" type="checkbox"/>	<input type="checkbox"/>



3/6/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 35 BLOCK: 448 LOT: 5 EXT: 0	1315 WASHINGTON ST	RODRIGUES JOAO M & CARDOSO LICINIA FONSECA JT  1315 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 7 EXT: 0	1325 WASHINGTON ST	BRISTOL JAMES E III & DAVID B TRS BGC NOMINEE TRUST  190 OLD DERBY ST SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 2 EXT: 0	1338 WASHINGTON ST	WEYMOUTH AERIE 2899 F O E INC FRATERNAL ORDER OF EAGLES  C/O GEORGE BRADY 1338 WASHINGTON ST E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 10 EXT: 0	1350 WASHINGTON ST	PREVITE REALTY LLC C/O PREVITE'S MARKET PLACE  1350 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 1	1360 WASHINGTON ST	LIEBERT GARY & PRESNICK KAREN K & G REALTY TRUST  40 SHERI LN  S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 2	1360 WASHINGTON ST	LIEBERT GARY D & PRESNICK KEREN F TRS K&G REALTY TRUST  1360 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 4	1360 WASHINGTON ST	TIERED HOUSES, LLC  155 KENDRICK AVE U-501  QUINCY, MA, 02169	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 5	1362 WASHINGTON ST	ROUNSEVILLE LEROY L TRUSTEE NORMAN DAVID REALTY TRUST  1362 WASHINGTON ST U-5  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 6	1362 WASHINGTON ST	ROUNSEVILLE LEROY L TRUSTEE NORMAN DAVID REALTY TRUST  1362 WASHINGTONST U-6  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 7	1362 WASHINGTON ST	ROUNSEVILLE LEROY L TRUSTEE NORMAN DAVID REALTY TRUST  1362 WASHINGTON ST U-7  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3/6/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 35 BLOCK: 408 LOT: 8 EXT: 8	1362 WASHINGTON ST	ROUNSEVILLE LEROY L TRUSTEE NORMAN DAVID REALTY TRUST  1362 WASHINGTON ST U-8  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 9	1362 WASHINGTON ST	TIRED HOUSES, LLC C/O SAM ROANSEVILLE  155 KENDRICK AVE #50 1  QUINCY, MA, 02169	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 3	1362 WASHINGTON ST	LIEBERT GARY D & PRESNICK KAREN F TRS OF K & G RLTY TR  1356 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 10 EXT: 0	1373 WASHINGTON ST	DIVEN PROPERTIES LLC  1373 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 11 EXT: 0	1385 WASHINGTON ST	ARONSON MAUREEN & JEFFREY S TRS OF NASH REALTY TRUST  1385 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 25 EXT: 0	28 WHITE OAKS LN	BRISTOL JAMES E III & DAVID B TRS OF WHITE OAKS TRUST  190 OLD DERBY ST SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

The subject lot(s) abut the Weymouth town line. This list only includes Weymouth abutters

Prepared by:

Reviewed by:

*[Signature]* 3/6/2020  
*[Signature]* 3-9-2020



ARONSON MAUREEN & JEFFREY S  
TRS OF NASH REALTY TRUST  
1385 WASHINGTON ST  
WEYMOUTH, MA 02189

BALAGA VENU G  
4 ARGYLE CT  
WEYMOUTH, MA 02189

BATES BROS SEAM FACE  
GRANITE CO  
882 PLEASANT ST  
E WEYMOUTH, MA 02189

BATES BROS SEAM-FACE  
GRANITE CO  
882 PLEASANT ST  
E WEYMOUTH, MA 02189

BRADY ENTERPRISES, INC  
167 MOORE RD  
WEYMOUTH, MA 02189

BRISTOL JAMES E III & DAVID B  
TRS BGC NOMINEE TRUST  
190 OLD DERBY ST  
SUITE 311  
HINGHAM, MA 02043

BRISTOL JAMES E III & DAVID B  
TRS NBGC NOMINEE TRUST  
190 OLD DERBY ST  
SUITE 311  
HINGHAM, MA 02043

BRISTOL JAMES E III & DAVID B  
TRS OF WHITE OAKS TRUST  
190 OLD DERBY ST  
SUITE 311  
HINGHAM, MA 02043

COUGHLAN THOMAS R & CLARE TBE  
6 ARGYLE CT  
E WEYMOUTH, MA 02189

DIVEN PROPERTIES LLC  
1373 WASHINGTON ST  
WEYMOUTH, MA 02189

GERVASI PAUL FRANK & MADALYN C  
TRUSTEES  
8 ARGYLE CT  
WEYMOUTH, MA 02189

LIEBERT GARY & PRESNICK KAREN  
K & G REALTY TRUST  
40 SHERI LN  
S WEYMOUTH, MA 02190

LIEBERT GARY D & PRESNICK  
KEREN F TRS K&G REALTY TRUST  
1360 WASHINGTON ST  
WEYMOUTH, MA 02189

LIEBERT GARY D & PRESNICK  
KAREN F TRS OF K & G RLTY TR  
1356 WASHINGTON ST  
WEYMOUTH, MA 02189

MASSACHUSETTS ELECTRIC CO  
PROPERTY TAX DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

PREVITE REALTY LLC  
C/O PREVITE'S MARKET PLACE  
1350 WASHINGTON ST  
WEYMOUTH, MA 02189

QUEEN ANNES GATE APARTMENTS CO  
C/O CMJ MANAGEMENT CO INC  
150 MOUNT VERNON ST #520  
BOSTON, MA 02125

RODRIGUES JOAO M & CARDOSO  
LICINIA FONSECA JT  
1315 WASHINGTON ST  
WEYMOUTH, MA 02189

ROUNSEVILLE LEROY L TRUSTEE  
NORMAN DAVID REALTY TRUST  
1362 WASHINGTON ST U-5  
WEYMOUTH, MA 02189

ROUNSEVILLE LEROY L TRUSTEE  
NORMAN DAVID REALTY TRUST  
1362 WASHINGTONST U-6  
E WEYMOUTH, MA 02189

ROUNSEVILLE LEROY L TRUSTEE  
NORMAN DAVID REALTY TRUST  
1362 WASHINGTON ST U-7  
E WEYMOUTH, MA 02189

ROUNSEVILLE LEROY L TRUSTEE  
NORMAN DAVID REALTY TRUST  
1362 WASHINGTON ST U-8  
E WEYMOUTH, MA 02189

TIRED HOUSES, LLC  
C/O SAM ROANSEVILLE  
155 KENDRICK AVE #501  
QUINCY, MA 02169

TIRED HOUSES, LLC  
155 KENDRICK AVE U-501  
QUINCY, MA 02169

WEYMOUTH AERIE 2899 F O E INC  
FRATERNAL ORDER OF EAGLES  
C/O GEORGE BRADY  
1338 WASHINGTON ST  
E WEYMOUTH, MA 02189

ZEBS REALTY TRUST  
10 KATHLEEN DR  
HOLBROOK, MA 02343



## Abutters List

[print this list](#)

Date: March 09, 2020

Search Distance: 0 Feet

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Prop ID: 165-0-14

Prop Location: 0 WHITING STREET Hingham, MA

Owner: ARONSON MAUREEN & ARONSON JEFFREY S TT

Co-Owner: NASH REALTY TRUST

Mailing Address:

1385 WASHINGTON ST  
WEYMOUTH, MA 02189

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Prop ID: 165-0-9.B

Prop Location: 0 WHITING STREET Hingham, MA

Owner: ARONSON MAUREEN & ARONSON JEFFREY S TT

Co-Owner: NASH REALTY TRUST

Mailing Address:

1385 WASHINGTON ST  
WEYMOUTH, MA 02189

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Prop ID: 176-0-1

Prop Location: 0 WHITING STREET Hingham, MA

Owner: LORUSSO BRISTOL STONE CORP

Mailing Address:

P O BOX 230  
WALPOLE, MA 02081

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Prop ID: 176-0-3

Prop Location: 0 WHITING STREET Hingham, MA

Owner: BRISTOL BROS DEVELOPMENT CORP

Mailing Address:

190 OLD DERBY STREET SUITE 11  
HINGHAM, MA 02043

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## **SECTION V**

### *FILING FEE INFORMATION*

## **FILING FEE STATEMENT**

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The proposed project is being filed under the Wetlands Protection Act. Therefore, the following fees apply:

### **Wetlands Protection Act**

The project is reviewable under Category 6 – The linear delineation (e.g. bordering vegetated wetland, riverfront area, bordering land subject to flooding) of each resource area under an Abbreviated Notice of Resource Area Delineation constitutes a separate activity. The fee associated with each resource area delineation proposed under an Abbreviated Notice of Resource Area Delineation shall be determined by adding the fees for each type of resource area delineation.

Total linear distance of BVW – 4,111 feet – \$2 per linear foot not to exceed \$2,000.00

State = \$2,000.00 / 2 - \$12.50 = \$987.50

Local = \$2,000.00 / 2 + \$12.50 = \$1,012.50

### **Weymouth Wetlands Protection Bylaw**

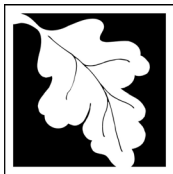
Wetland flagging over 500 linear feet

Total Fee = \$300.00

### **Summary**

MA Department of Environmental Protection / Commonwealth of Massachusetts - \$987.50

Town of Weymouth - \$1,012.50 (Portion of State Fee) + \$300.00 (Bylaw Fee) = \$1,312.50



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**ANRAD 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:

White Oaks Lane

a. Street Address

Weymouth

b. City/Town

c. Fee amount

d. Check number

2. Applicant:

a. First Name

b. Last Name

1317 Washington RE  
Holdings LLC

190 Old Derby Street - Suite 311

d. Mailing Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

781-249-2010

h. Phone Number

3. Property Owner (if different):

a. First Name

b. Last Name

See Attached Sheet  
c. Company

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

## B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type):

Bordering Vegetated Wetland:

☐ Online users: check box if fee exempt.

1. ☐ single family house project

a. feet of BVW

x \$2.00 =

b. Total fee not to exceed \$200

2. ☒ all other projects

4,111

2.00

\$2,000.00

a. feet of BVW

x \$2.00 =

b. Total fee not to exceed \$2,000

\$987.50

State share of filing fee:

3. 1/2 of total fee **less** \$12.50

City/Town share of filing fee:

\$1,012.50

4. 1/2 of total fee **plus** \$12.50

Other Resource Area (e.g., bank, riverfront area, etc.):

3. ☐ single family house project

a. linear feet

x \$2.00 =

b. Total fee not to exceed \$200

4. ☐ all other projects

a. linear feet

x \$2.00 =

b. Total fee not to exceed \$2,000

State share of filing fee:

5. 1/2 of total fee **less** \$12.50

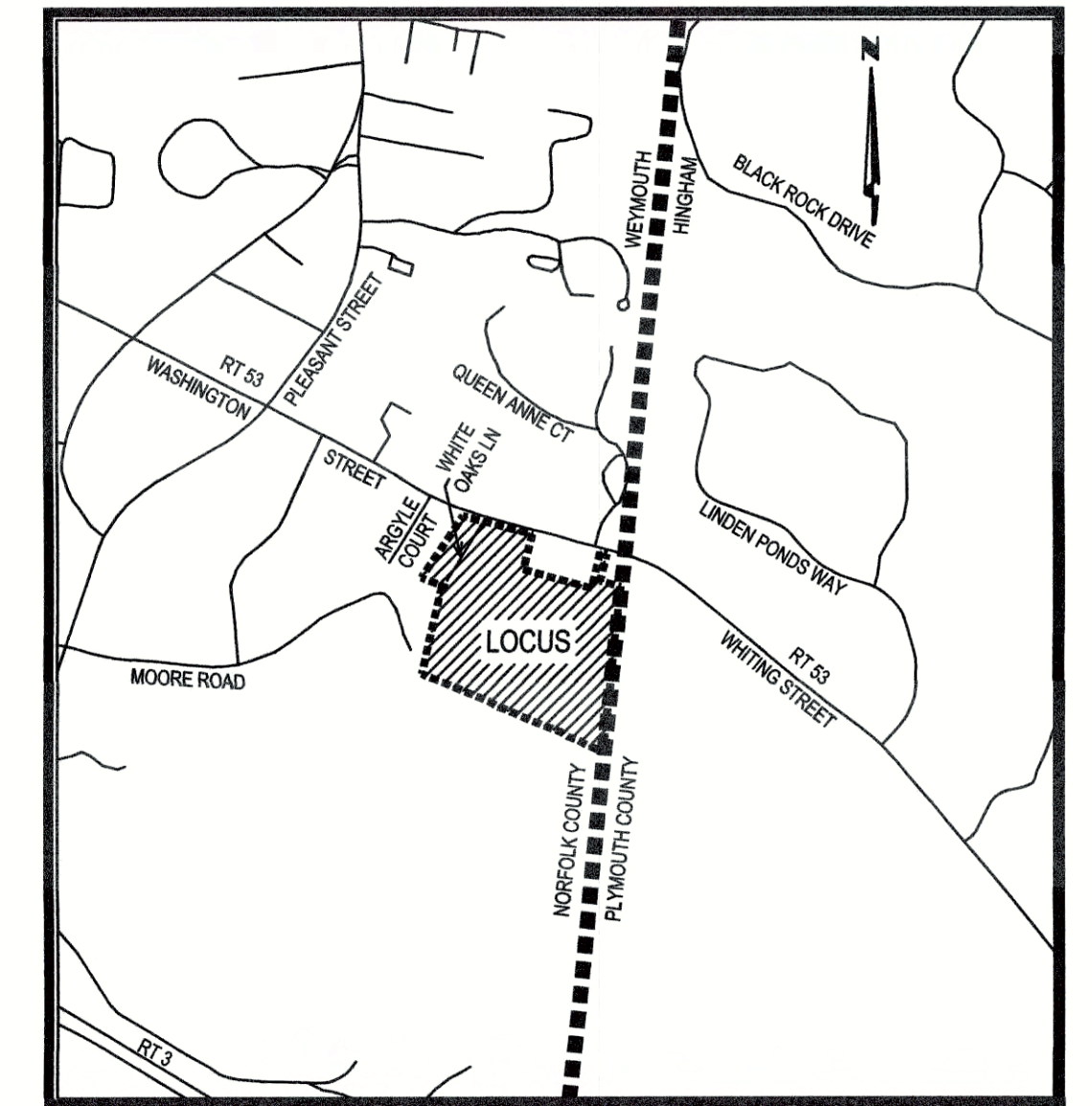
City/Town share of filing fee:

6. 1/2 of total fee **plus** \$12.50

## **SECTION VI**

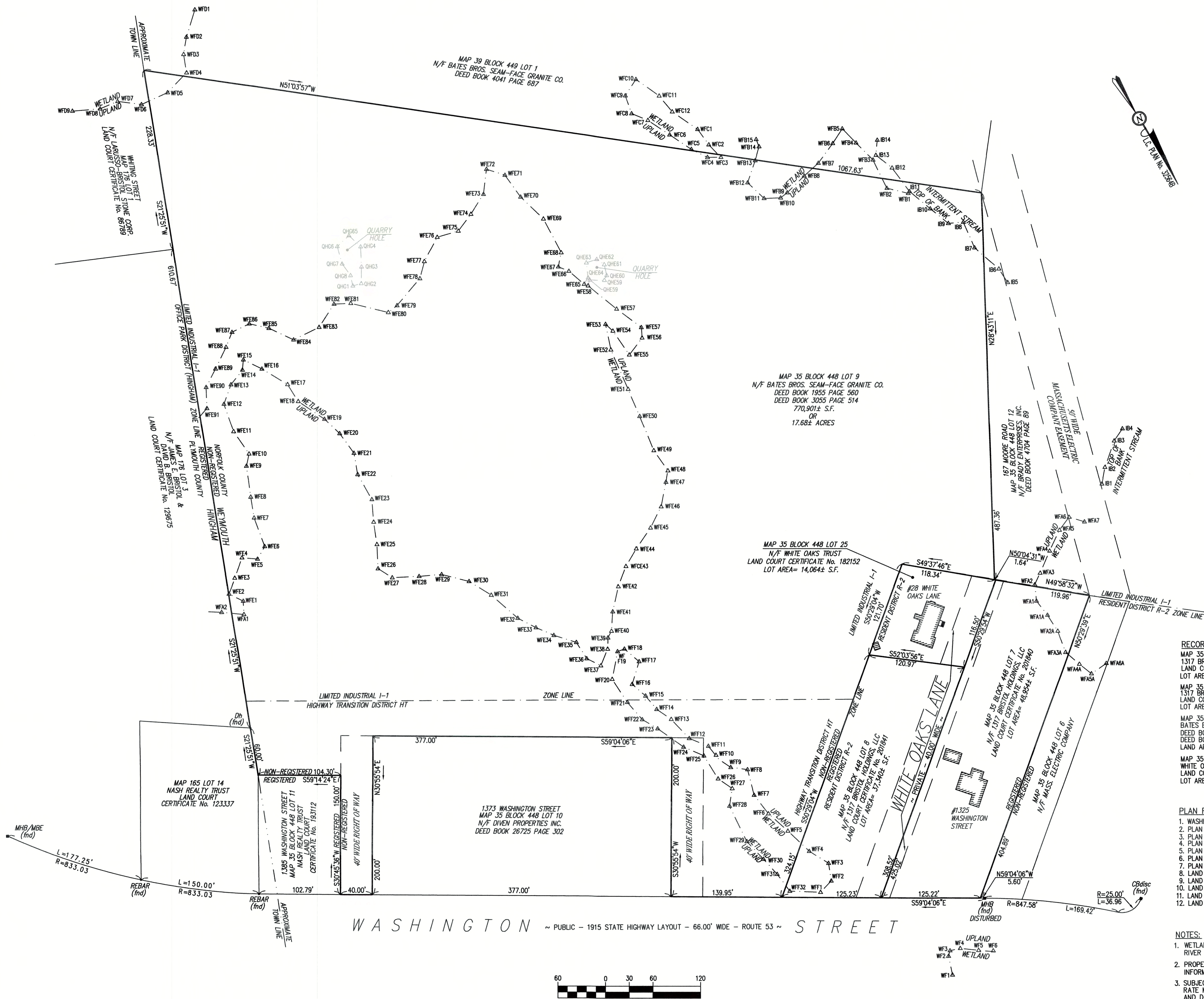
*SITE PLAN*





LOCUS

SCALE 1"=1000'



RECORD OWNERS:  
MAP 35 BLOCK 448 LOT 7  
1317 BRISTOL HOLDINGS, LLC  
LAND COURT CERTIFICATE No. 201840  
LOT AREA = 48,954± S.F.  
MAP 35 BLOCK 448 LOT 8  
1317 BRISTOL HOLDINGS, LLC  
LAND COURT CERTIFICATE No. 201841  
LOT AREA = 37,340± S.F.  
MAP 35 BLOCK 448 LOT 9  
BATES BROS. SEAM-FACE GRANITE CO.  
DEED BOOK 1955 PAGE 560  
DEED BOOK 3055 PAGE 514  
LAND AREA = 770,901± S.F.  
MAP 35 BLOCK 448 LOT 25  
WHITE OAKS TRUST  
LAND COURT CERTIFICATE No. 182152  
LOT AREA = 14,064± S.F.

PLAN REFERENCES:  
1. WASHINGTON STREET - STATE HIGHWAY LAYOUT No. 1640 & 1846  
2. PLAN No. 467 OF 1949 PLAN BOOK 2827 PAGE 455  
3. PLAN No. 226 OF 1951 PLAN BOOK 2985 PAGE 551  
4. PLAN No. 1087 OF 1981 PLAN BOOK 3934 PAGE 722  
5. PLAN No. 420 OF 1986 PLAN BOOK 220  
6. PLAN No. 376 OF 1968 PLAN BOOK 224  
7. PLAN No. 933 OF 1970 PLAN BOOK 4704 PAGE 86  
8. LAND COURT CASE No. 14364  
9. LAND COURT CASE No. 20228  
10. LAND COURT CASE No. 20905  
11. LAND COURT CASE No. 31196  
12. LAND COURT CASE No. 32564

NOTES:  
1. WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON JANUARY 7, 2020 AND MARCH 27, 2020.  
2. PROPERTY LINE INFORMATION COMPILED FROM FIELD SURVEY AND PLAN INFORMATION FURNISHED BY CCR ASSOCIATES INC.  
3. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP No. 25021C0233E, WITH AN EFFECTIVE DATE OF JULY 17, 2012, AND DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.  
4. SUBJECT PROPERTY FALLS WITH PORTIONS OF THE RESIDENCE DISTRICT R-2, LIMITED INDUSTRIAL I-1, HIGHWAY TRANSITION DISTRICT HT AND THE COMMERCIAL CORRIDOR OVERLAY DISTRICT CCOD.

Date	Description	No.
Revisions		
SHANIE M. BRENNER PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917		
Crocker Design Group		
2 SHARP STREET, UNIT B HINGHAM, MA 02043 P: 781-919-0808		
Project ASSESSORS MAP 35 BLOCK 448 LOTS 7, 8, 9 & 25 WASHINGTON STREET WEYMOUTH, MA		
Prepared for 1317 WASHINGTON RE HOLDINGS LLC 190 OLD DERBY STREET, SUITE 311 HINGHAM, MA		
Drawing Title WETLAND LOCATION PLAN		
Project No.	100-481	Drawing No.
Date	9-30-2020	
Scale	1"=60'	
Drawn By	AS	
Approved By	SMB	