



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 1- Request for Determination of Applicability
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

City/Town

A. General Information

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



1. Applicant:

Dylan Patnaude
 Name

200 Walnut St
 Mailing Address

Braintree
 City/Town

339-235-0720
 Phone Number

Crownconstruction200@gmail.com
 E-Mail Address

MA
 State

02184
 Zip Code

N/A
 Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Weymouth
 Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

194 Commercial St

Street Address

Weymouth

City/Town

MAP 16, BLOCK 199

Assessors Map/Plat Number

LOT 6

Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

Semi-level gravel

c. Plan and/or Map Reference(s):

Proposed 194 Commercial St Site Plan

Title

Date

194 Commercial St Wetland Resource Area

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Replace foundation footings

Install drywells for downspouts

Install sediment geofabric

Install 1/4" 3/4" crushed trap rock atop of fabric

Convert open deck into enclosed living space



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Dylan Patnaude
Name

200 Walnut St
Mailing Address

Braintree
City/Town

MA
State

02184
Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

11/19/22

Signature of Representative (if any)

Date

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 Dylan Patnaude
- B. The applicant has filed: Notice of Intent, or OOC Amendment Request, or 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:
194 Commercial St, approx 2,500 sq ft
Foundation repair, drainage, landscape
- D. Copies of the Notice of Intent or OOC Amendment Request 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 (it is recommended to call for an appointment first at 781 340 5007). Copies may also be viewed on the Town of Weymouth Website, on the conservation page under the current and past cases tab at: <https://www.weymouth.ma.us/conservation-commission/pages/current-and-past-cases-partial-list>
- E. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be obtained from (check one):
 the Applicant or the Applicant's Representative
by calling this telephone number 339-235-0726 contact person Dylan Patnaude
between the hours of: 7 AM - 6 PM on the following days of the week: M-S
- 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 on the Town website at www.weymouth.ma.us 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.

SITE ACCESS AUTHORIZATION

DATE: 11/19/2022

PROJECT: 194 Commercial St

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

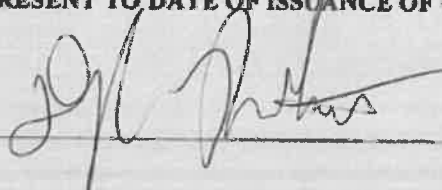
FROM: Dylan Patnaude

LOCATION: 194 Commercial St 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

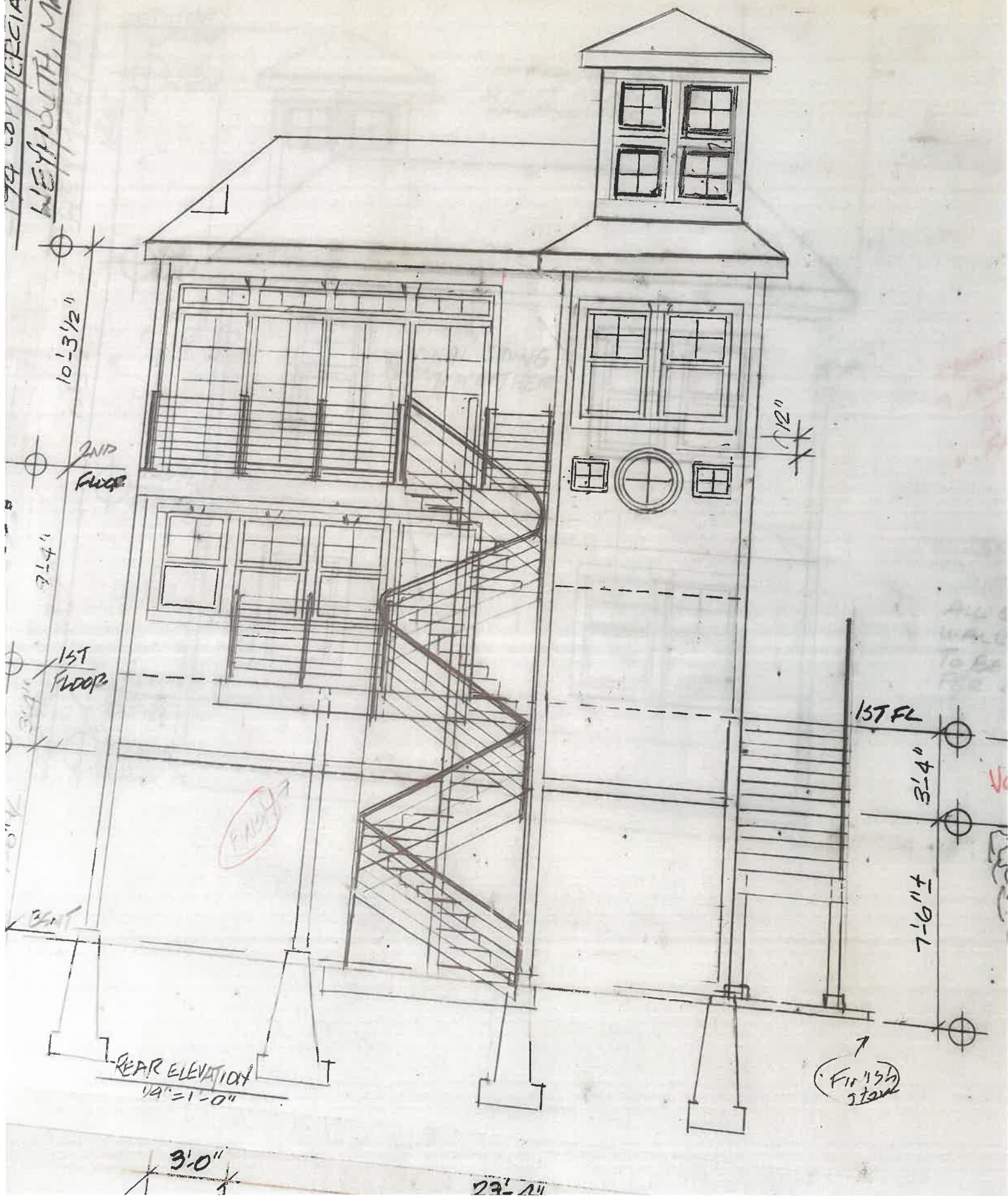
PROPERTY OWNER:

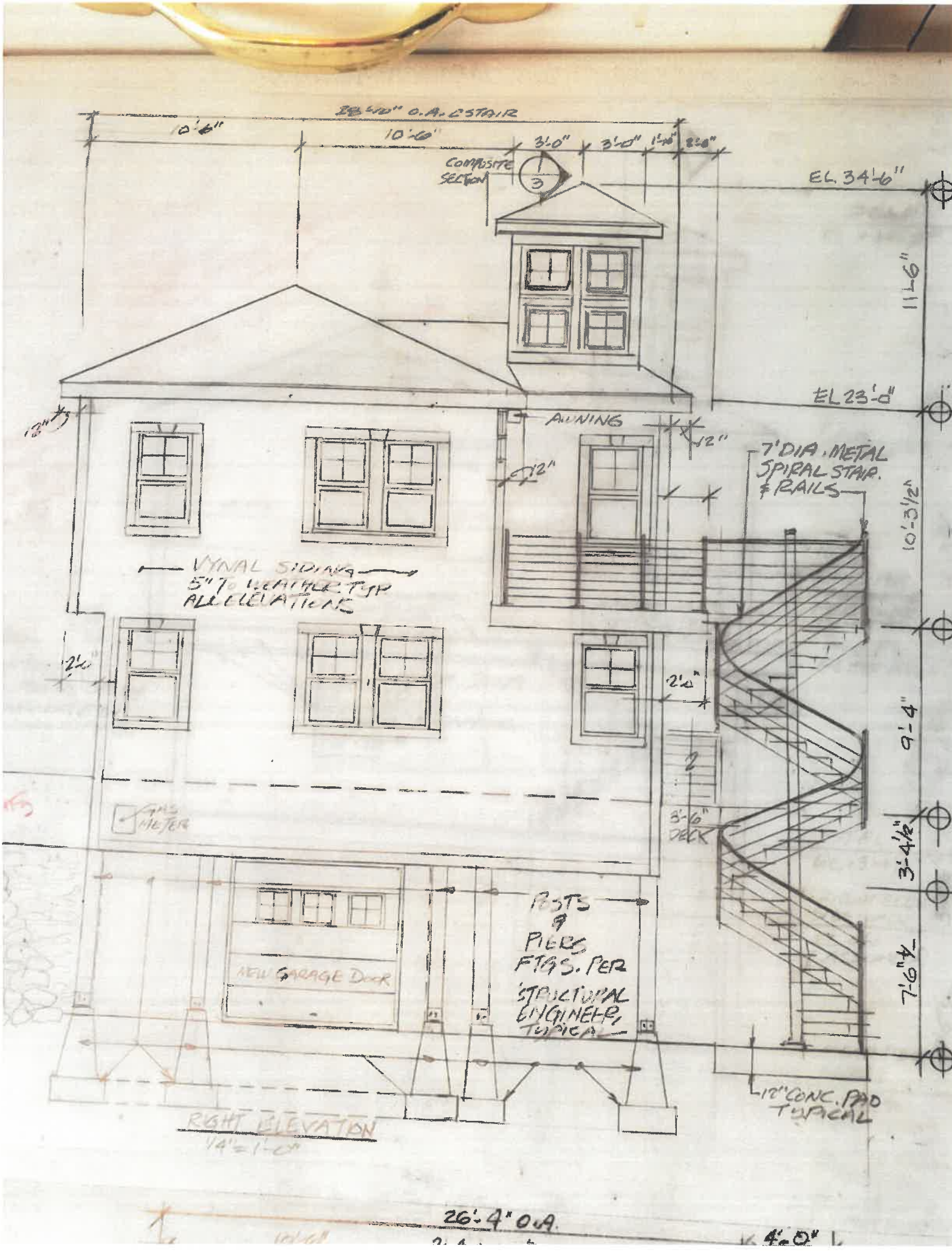


DATE:

11/19/22

79 COMMERCIAL ST.
WELLSBETH, MA.





26'-4" O.A. STAIR

10'-6"

10'-0"

3'-0"

3'-0"

1'-6"

2'-0"

COMPOSITE SECTION

EL. 34'-6"

11'-6"

EL. 23'-0"

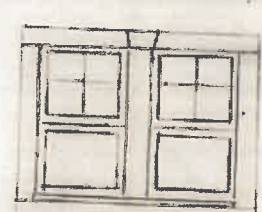
10'-3 1/2"

9'-4"

3'-4 1/2"

7'-6"

12"



VYNAL SIDING
5" TO WEATHER TOP
ALL ELEVATIONS

AWNING

7' DIA. METAL
SPIRAL STAIR.
RAILS

24"

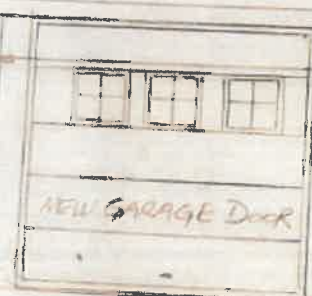


2'-0"

GAS
METER

3'-6"
DECK

POSTS
&
PIERS
FTGS. PER
STRUCTURAL
ENGINEER,
TYPICAL



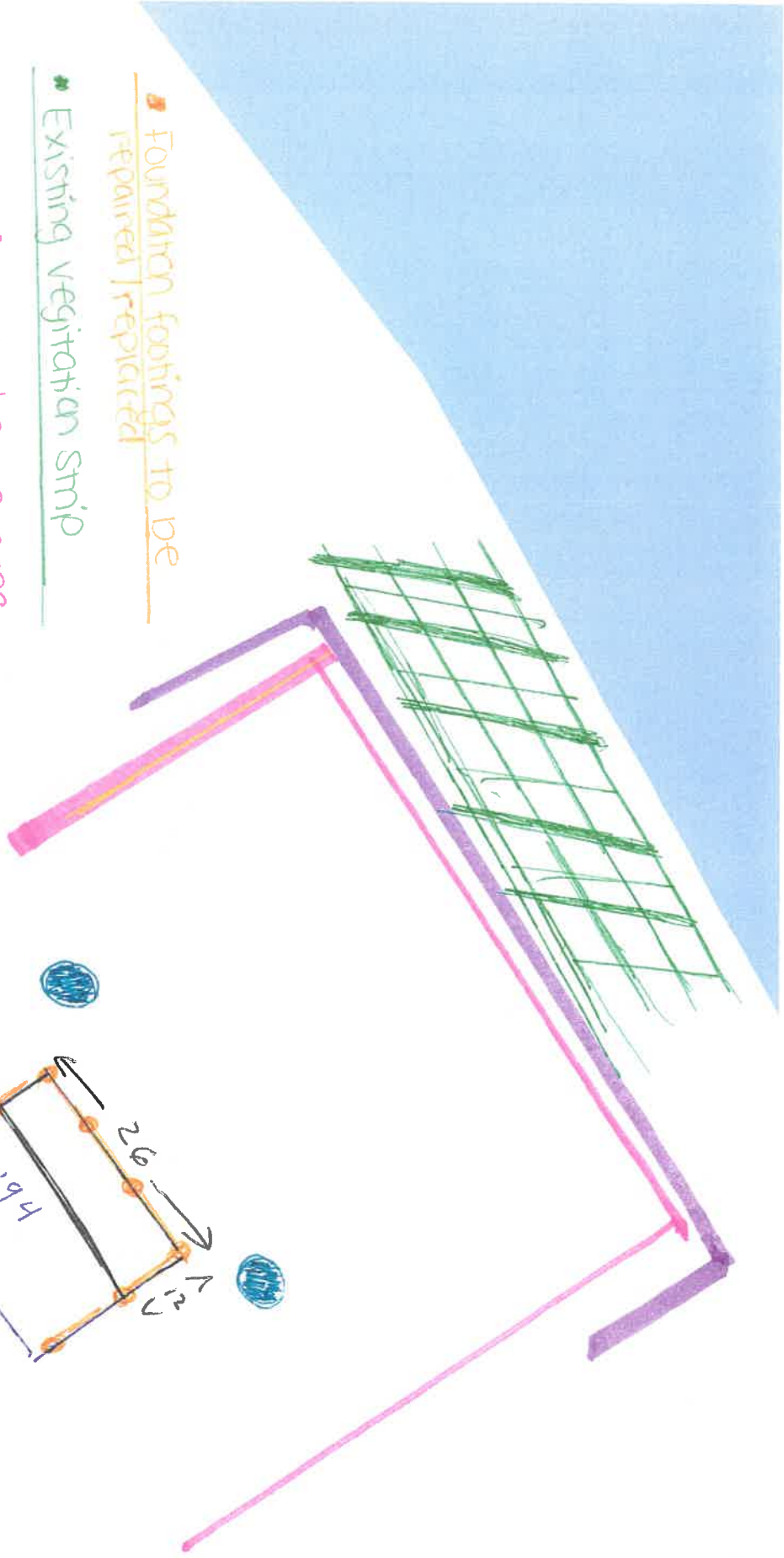
NEW GARAGE DOOR

12" CONC. PAD
TYPICAL

RIGHT ELEVATION
14'-1-0"

26'-4" O.A.

16'-0"



Foundations footings to be repaired / replaced

Existing vegetation strip

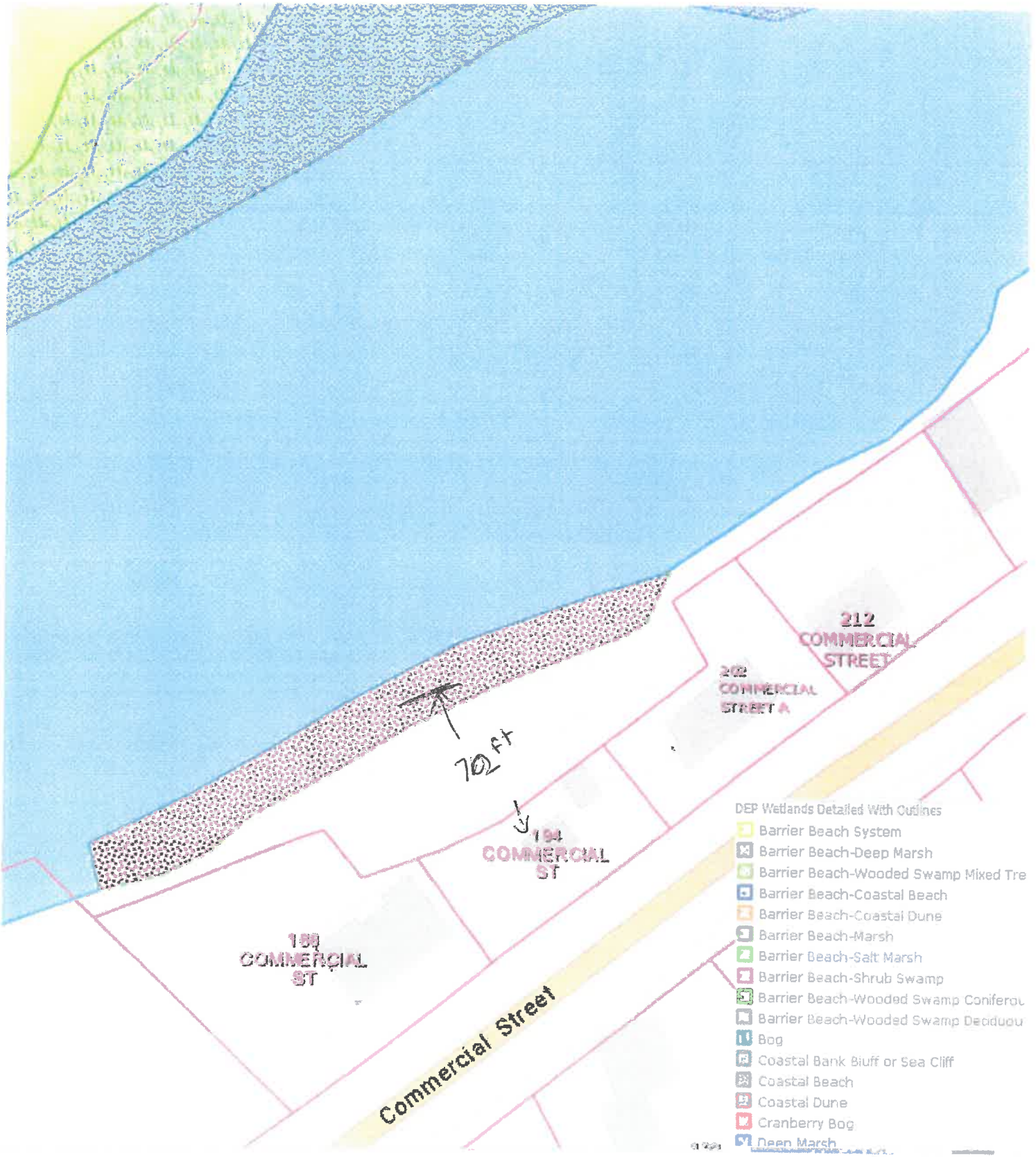
Limit of crushed stone area

Straw wackie erosion control

Downspout dry-wells

194 commercial St proposed work

Commercial St



National Flood Hazard Layer FIRMette



70°58'13"W 42°13'39"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway <p>0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone I)</p> <p>Future Conditions 1% Annual Chance Flood Hazard Zone X</p> <p>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</p> <p>Area with Flood Risk due to Levee Zone D</p>	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMFRS Area of Undetermined Flood Hazard Zone 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/30/2024 at 2:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

7.04 FILING FEES

FY'06

These fees are in addition to the fees for the filing under M.G.L. Ch. 131, s. 40. In addition, the Conservation Commission is authorized to require the applicant to pay the costs and expenses of any expert consultant deemed necessary by the Conservation Commission to review the application or request up to a maximum of \$10,000.00.

- (1) Schedule
 - (a) Permit fees are payable at the time of application and non-refundable.
 - (b) Permit fees shall be calculated by this Commission as noted below.
 - (c) Town, State, County or Federal projects are exempt from fees.
 - (d) Failure to comply with this law after official notification will result in fees twice those normally assessed.

(2) Fees (Per Activity)

- (a) Request for Determination of Applicability \$75.00. If a Positive Determination is issued, the \$75.00 fee paid for the Determination will be subtracted from the fee for the Notice of Intent.
- (b) Notice of Intent for Single Family Dwellings:
 - (i) house: \$300.00
 - (ii) minor project (including additions, tennis court, swimming pool, utility work): \$100.00
 - (iii) a fee of \$.75 per sq. ft. of wetland disturbed and \$.04 per sq. ft. of floodplain or buffer zone disturbed
- (c) Notice of Intent for Subdivisions: \$750.00 and \$2.00 per foot of roadway sideline within 100 feet of a resource area. A fee of \$.75 per sq. ft. of wetland disturbed and a \$.04 per sq. ft. of floodplain or buffer zone disturbed.
- (d) Notice of Intent for Multiple-Dwellings:
 - (i) Dwelling structures: \$750.00 and \$100.00 per unit, all or part of which lies within 200 feet of a resource area.
 - (ii) Minor projects including tennis courts, swimming pools, recreation buildings, garages, utility or storage buildings, security buildings: \$100.00 each.
- (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.
- (f) Abbreviated Notice of Resource Area Delineation (ANRAD) \$100.00, if the wetland flagging is greater than 500 linear feet, \$300.00.
- (g) Extensions of Permits:
 - (i) Single Family projects: \$50.00
 - (ii) Other projects: \$100.00
- (h) Certificate of Compliance \$50.00
- (i) Inspections: \$50.00 per inspection Re-Inspections of any kind: \$25.00 per inspection
- (j) Refiling of a previously denied project within three years: original fee or \$1,000.00, whichever is less.
- (k) Control of nuisance vegetation under 310 CMR 10.53 (4) \$100.00
- (l) Site preparation for any other development other than a single family home including removal of vegetation, excavation and grading when actual construction if not proposed: \$500.00
- (m) Limited project activities pursuant to 310 CMR 10.53 (a-d) (f-l) per foot print: \$200.00
- (n) New agricultural/aquacultural projects \$200.00
- (o) Request for letter for Bank Closings, etc. \$50.00
- (p) Requests for Notarized Material: \$50.00
- (q) Amend Order of Conditions: \$100.00
- (r) Record Orders of Conditions or Enforcement Orders: \$100.00

(3) Other Fees

- (a) Copies of Bylaw/Regulations: \$25.00
- (b) Copies of records: \$.25 Per Page
- (c) Research fees are in accordance with Public Records Law
- (d) All after the fact filings are subject to double the normal local fees.
- (e) Failure to Obtain Appropriate Permits – Double Fee