



February 3, 2021

Mary Ellen Schloss
Conservation Administrator
Town of Weymouth
75 Middle Street
Weymouth, MA 02189

**Re: Proposed Medical Office Building
200 Libbey Industrial Parkway
Weymouth, Massachusetts**

Dear Ms. Schloss:

On behalf of FoxRock 200 Libbey, LLC., Tetra Tech is pleased to submit the Notice of Intent (NOI) for work within the buffer zone to bordering vegetated wetland (BVW) and bank, associated with the 200 Libbey Industrial Parkway Project located in Weymouth, Massachusetts.

The purpose of the 200 Libbey Industrial Parkway Project is to conduct demolition of the existing 41,500 square foot (sf), one story industrial building and construct an approximately 69,000 square foot (sf), three story medical office building. Attachment A includes the NOI and associated forms and Project plans, Attachment B includes a summary of the proposed project, Attachment C includes the Project plans, and Attachment D includes the Stormwater Management Report.

Please find enclosed seven copies (one original and six copies) of the NOI and supporting information for the project. If you have any questions or require additional information, please contact me at 508-561-1163.

Sincerely,

A handwritten signature in blue ink that reads 'Ken Deshais'.

Ken Deshais, CPSS
Senior Project Scientist

Cc: Josh Kleinman, FoxRock 200 Libbey, LLC
Rick Alfonso, Tetra Tech
Glenn Dougherty, Tetra Tech
Kellie Connelly, Terraink

Attachments: Notice of Intent Forms
Project Summary
Project Plans
Stormwater Management Report

P:\42892\143-42892-20004\DOCS\REPORTS\FINAL NOI\2021-02-03 FINAL NOI NARRATIVE.DOCX

ATTACHMENT A

Notice of Intent Forms



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

A. General Information (continued)

6. General Project Description:

The proposed project includes redevelopment of an old 2-story industrial building of approximately 41,500 square feet (sf), with a 3-story medical office building of approximately ±69,000 square feet (sf). The proposed project will remove existing paving that is encroaching the fifty-foot wetland buffer and restore it with native landscape and improved stormwater management.

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

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. 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 CMR10.24(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	190495
a. County	b. Certificate # (if registered land)
_____	_____
c. Book	d. Page Number

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

- 1. 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.
- 2. 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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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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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

- 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**

- 2017 (MassGIS)
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*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

- 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 <https://www.mass.gov/ma-endangered-species-act-mesa-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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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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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.



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Bureau of Resource Protection - Wetlands

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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.
200 Libbey Industrial Parkway, WEYMOUTH, MA SITE DEVELOPMENT PLANS FOXROCK 200 LIBBEY, LLC

a. Plan Title	Glenn K. Dougherty
Tetra Tech	c. Signed and Stamped by
b. Prepared By	1"=200'
2021-02-02	e. Scale
d. Final Revision Date	2021-02-03
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:

12254	2021-02-01
2. Municipal Check Number	3. Check date
12252	2021-02-01
4. State Check Number	5. Check date
FoxRock 200 Libbey LLC	
6. Payor name on check: First Name	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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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	02/02/2021 _____ 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:

<u>200 Libbey Industrial Parkway</u>	<u>Weymouth</u>
a. Street Address 12252	b. City/Town \$737.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Josh</u>	<u>Kleinman</u>	
a. First Name	b. Last Name	
<u>FoxRock 200 Libbey, LLC</u>		
c. Organization		
<u>1200 Hancock Street, Suite 301</u>		
d. Mailing Address		
<u>Quincy</u>	<u>MA</u>	<u>02169</u>
e. City/Town	f. State	g. Zip Code
<u>(617)-433-7792</u>	<u>josh@foxrockquincy.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
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).

Additional Property Owner: Town of Weymouth Water Department

Site Address: 0-Rear Woodside Path

Parcel #: 435-13

Book: 3905

Page: 16

Rockland Trust

12255

FoxRock 200 Libbey LLC

c/o Foxrock Properties, LLC
P.O. Box 690528
Quincy, MA 02269

DATE
02/01/2021

AMOUNT
\$2,003.00***

**** TWO THOUSAND THREE AND 00/100 DOLLARS

PAY
TO THE
ORDER OF

Town of Weymouth
PO Box 9257
Chelsea, MA 02150-9257



DATE:02/01/2021 CK#:12255 TOTAL:\$2,003.00*** BANK:FoxRock 200 Libbey LLC(roc200ch)
PAYEE:Town of Weymouth(v0000423)

Property	Account	Invoice - Date	Description	Amount
200libbe	1500	02/01/2021 1 02/01/20	fees	2,003.00
				2,003.00

DATE:02/01/2021 CK#:12255 TOTAL:\$2,003.00*** BANK:FoxRock 200 Libbey LLC(roc200ch)
PAYEE:Town of Weymouth(v0000423)

Property	Account	Invoice - Date	Description	Amount
200libbe	1500 1048	02/01/2021 1 02/01/20	fees	2,003.00
				2,003.00

FoxRock 200 Libbey LLC

c/o Foxrock Properties, LLC
P.O. Box 690528
Quincy, MA 02269

DATE
02/01/2021

AMOUNT
\$737.50*****

**** SEVEN HUNDRED THIRTY SEVEN AND 50/100 DOLLARS

PAY
TO THE
ORDER OF

DEPARTMENT OF ENVIRONMENTAL PROTECTION
BOX 4062
BOSTON, MA 02211



DATE:02/01/2021 CK#:12252 TOTAL:\$737.50***** BANK:FoxRock 200 Libbey LLC(roc200ch)
PAYEE:DEPARTMENT OF ENVIRONMENTAL PROTECTION(v0001298)

Property	Account	Invoice - Date	Description	Amount
200libbe	1500-	02/01/2021 - 02/01/2021	WETLAND FEE	737.50
				737.50

DATE:02/01/2021 CK#:12252 TOTAL:\$737.50***** BANK:FoxRock 200 Libbey LLC(roc200ch)
PAYEE:DEPARTMENT OF ENVIRONMENTAL PROTECTION(v0001298)

Property	Account	Invoice - Date	Description	Amount
200libbe	1500-1048	02/01/2021 - 02/01/2021	WETLAND FEE	737.50
				737.50

FoxRock 200 Libbey LLC
c/o Foxrock Properties, LLC
P.O. Box 690528
Quincy, MA 02269

DATE
02/01/2021

AMOUNT
\$762.50*****

**** SEVEN HUNDRED SIXTY TWO AND 50/100 DOLLARS

PAY
TO THE
ORDER OF

Town of Weymouth
PO Box 9257
Chelsea, MA 02150-9257



DATE:02/01/2021 CK#:12254 TOTAL:\$762.50***** BANK:FoxRock 200 Libbey LLC(roc200ch)
PAYEE:Town of Weymouth(v0000423)

Property	Account	Invoice - Date	Description	Amount
200libbe	1500-	02/01/2021 - 02/01/2021	fees	762.50
				<hr/> 762.50

DATE:02/01/2021 CK#:12254 TOTAL:\$762.50***** BANK:FoxRock 200 Libbey LLC(roc200ch)
PAYEE:Town of Weymouth(v0000423)

Property	Account	Invoice - Date	Description	Amount
200libbe	1500-1048	02/01/2021 - 02/01/2021	fees	762.50
				<hr/> 762.50

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

1. Project Location 200 Libbey Industrial Parkway, Weymouth, MA 01752
2. Town of Weymouth Atlas Reference (Parcel #) 435-14 & 435-13
3. Project Description Construction of a ±69,000 sq ft. medical office building with stormwater management improvements.
4. County, Norfolk: Book _____ Page _____ Certificate No. 190495
5. *Applicant FoxRock 200 Libbey, LLC *Telephone# (617)-433-7792
6. *Applicant Address 1200 Hancock Street, Suite 301
7. Property Owner FoxRock 200 Libbey, LLC.
8. Representative Tetra Tech Ken Deshais Telephone# 508-561-1163
9. Representative's Address 100 Nickerson Road, Marlborough, MA 01752
10. Billing Party for Legal Notice (All info is required):
Name: Josh Kleinman
Address: 1200 Hancock Street, Suite 301
Home Phone: _____ Cell: (617)-433-7792
Email address josh@foxrockquincy.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 X 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

02/02/2021
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.

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 Kinsale McGrath hereby certify under the pains and penalties of perjury that on 2021-02-03 (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

FoxRock 200 Libbey, LLC.

With the **Town of Weymouth Conservation Commission** on 2021 FEB-03 (Date)

For property located at 200 Libbey Industrial Parkway, Weymouth, MA 01752

Shown on Assessors Map# 435-14 Block # Lot#
435-13

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

2021-02-03

Date

TOWN OF WEYMOUTH

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

Revision for Remote Meetings during COVID-19 State of Emergency

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 Josh Kleinman FoxRock 200 Libbey, LLC
- 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:

200 Libbey Industrial Parkway, Weymouth, MA 02189

The proposed project includes demolition of the existing 2-story industrial building on site and constructing a 3-story medical office building of ±69,000 square feet. The proposed project will reduce the amount of impervious area on the property, especially within the fifty-foot wetland buffer zone. The project will include storm water management improvements.

- D. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be examined at Town Hall, 75 Middle Street, Conservation Office, 3rd floor (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 Commission webpage, in the Current and Past Cases tab at:
<https://www.weymouth.ma.us/conservation-commission/pages/project-documents>

- 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 508-561-1163 contact person Ken Deshais

between the hours of: 8 am and 4 pm on the following days of the week: Monday-Friday

- F. Information regarding the date, time, and instructions for joining the REMOTE public hearing, to be held via the WebEx platform, may be obtained from:

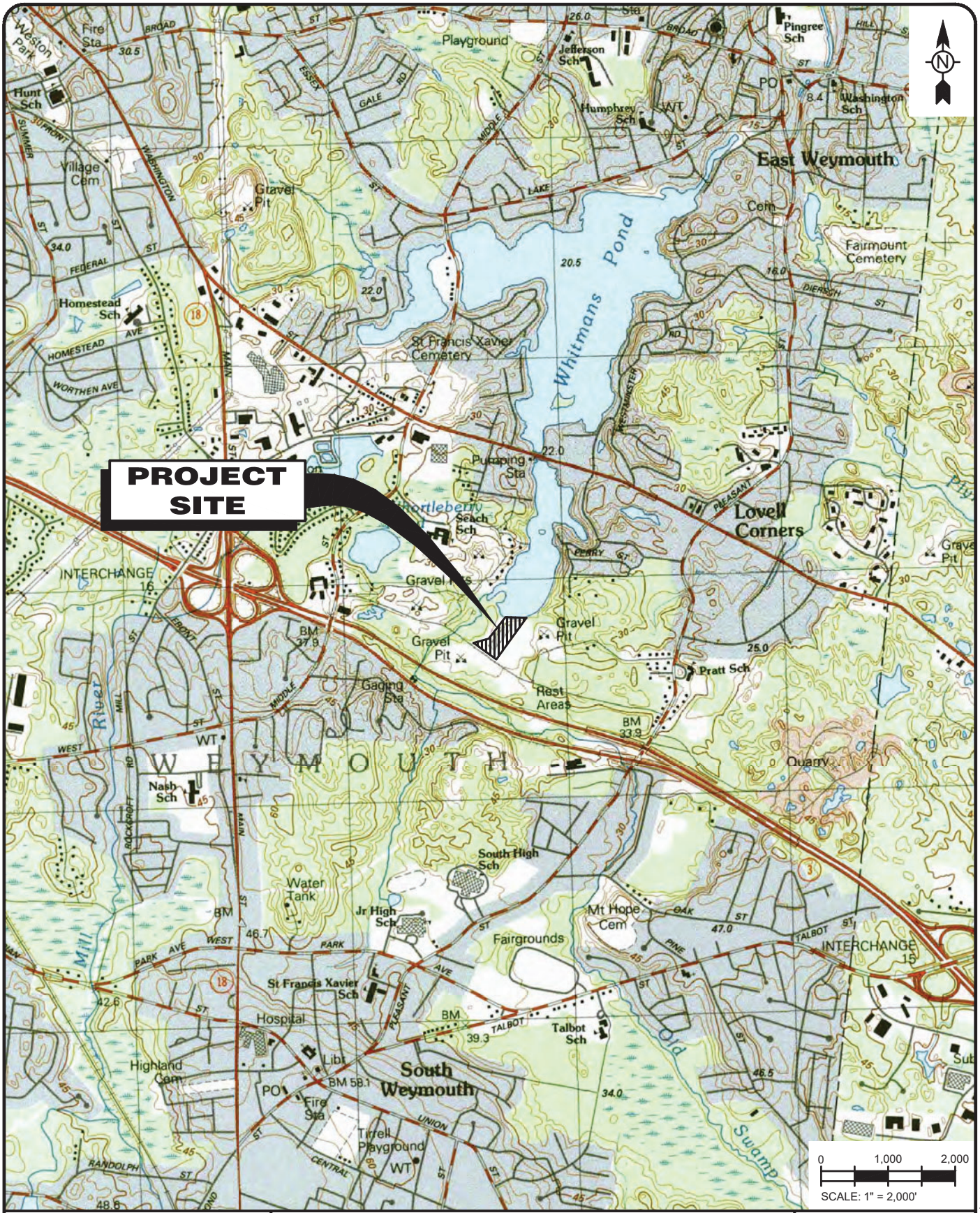
Weymouth Conservation Commission

By calling this telephone number: 781-340-5007

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

Instructions for joining the remote public hearing, via the WebEx website or via telephone, will be included on the meeting agenda, which will be posted on the Conservation Commission webpage at least 48 hours prior to the meeting, at: <https://www.weymouth.ma.us/conservation-commission>

NOTE: Notice of the public hearing/meeting, including its date, time and remote venue, 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.



12/29/2020 10:31:23 AM - P:\42892\143-42892-20004\CAD\SUPPORTFILES\USGS LOCUS MAP.DWG - WHITE, SARA



TETRA TECH

www.tetrattech.com
 100 Nickerson Road
 Marlborough, MA 01752
 Phone: (508) 786-2200 Fax: (508) 786-2201

FoxRock Properties LLC
 200 Libbey Industrial Parkway
 Weymouth, Massachusetts
 USGS Locus Map

Project No.: 143-42892-20004
 Date: February 2021
 Designed By: SJW

Figure 1

Bar Measures 1 inch

Copyright: Tetra Tech

Town of Weymouth



ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 01/12/2021

1) Subject Identification
(Address and Parcel #)

200 Libbey Industrial Parkway, Weymouth, MA 02189
435-14
435-13 0-Rear Woodside Path

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

Kinsale McGrath

4) Telephone Number

774-317-0327

PAID
JAN 12 2021
\$15.00 CASH
KC

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)

pd. \$20.00
A.B. \$5.00

REV. 01/2018

FAY WILLIAM L SR & KATHLEEN
113 C J CUSHING HWY
SCITUATE, MA 02066

FOXROCK 200 LIBBEY, LLC
C/O FOXROCK PROPERTIES LLC
P O BOX 690528
QUINCY, MA 02169

GINNS FAMILY LIBBEY, LLC
195 LIBBEY IND PKY UNIT #3
WEYMOUTH, MA 02190

GOLDBERG MICHAEL A /TR
MARTINBERG REALTY TRUST
169 LIBBEY IND PKY
WEYMOUTH, MA 02189

HARVEST MINISTRIES OF N E INC
644 MIDDLE ST PMB #397
WEYMOUTH, MA 02189

J M P DONAHUE FAMILY LLC
42 FIVE LANTERNS
PLYMOUTH, MA 02360

KSB II TRUST
PIKE MATTHEW TRUSTEE
230 LIBBEY IND PKY
UNIT 1
WEYMOUTH, MA 02189

KSB II TRUST
PIKE MATTHEW TRUSTEE
220--234 LIBBEY IND PKY
UNIT 2
WEYMOUTH, MA 02189

KSB II TRUST
PIKE MATTHEW TRUSTEE
230 LIBBEY IND PKY
WEYMOUTH, MA 02189

KSB TR LIBBEY BUS PK CONDO U-6
RIIHIMAKI T A & KYUNG P TRS
230 LIBBEY PARKWAY U-6
E WEYMOUTH, MA 02189

LATHROP DALE R
1 WOODSIDE PTH
WEYMOUTH, MA 02189

LIBBEY INDUSTRIAL PARKWAY LLC
15 SCOTLAND BLVD
BRIDGEWATER, MA 02324

NEWMAN SHELLEY & ROSS DAVID A
TBE
7 WOODSIDE PTH
WEYMOUTH, MA 02189

PIKE MATTHEW TRUSTEE
KSB II TRUST
220--234 LIBBEY IND PKY #8A
WEYMOUTH, MA 02189

PIKE MATTHEW TRUSTEE
KSB II TRUST
11 HOWARD ST
HINGHAM, MA 02043

RIIHIMAKI THOMAS & REBECCA TRS
K S B TRUST U-7 & U8B
234 LIBBEY PKWY U-7
E WEYMOUTH, MA 02189

RIIHIMAKI THOMAS & REBECCA TRS
K S B TRUST U-7 & U8B
234 LIBBEY PKWY U-8B
E WEYMOUTH, MA 02189

RIIHIMAKI THOMAS A & KYUNG P
KSB TRUST
228 LIBBEY IND PKY U-5
WEYMOUTH, MA 02189

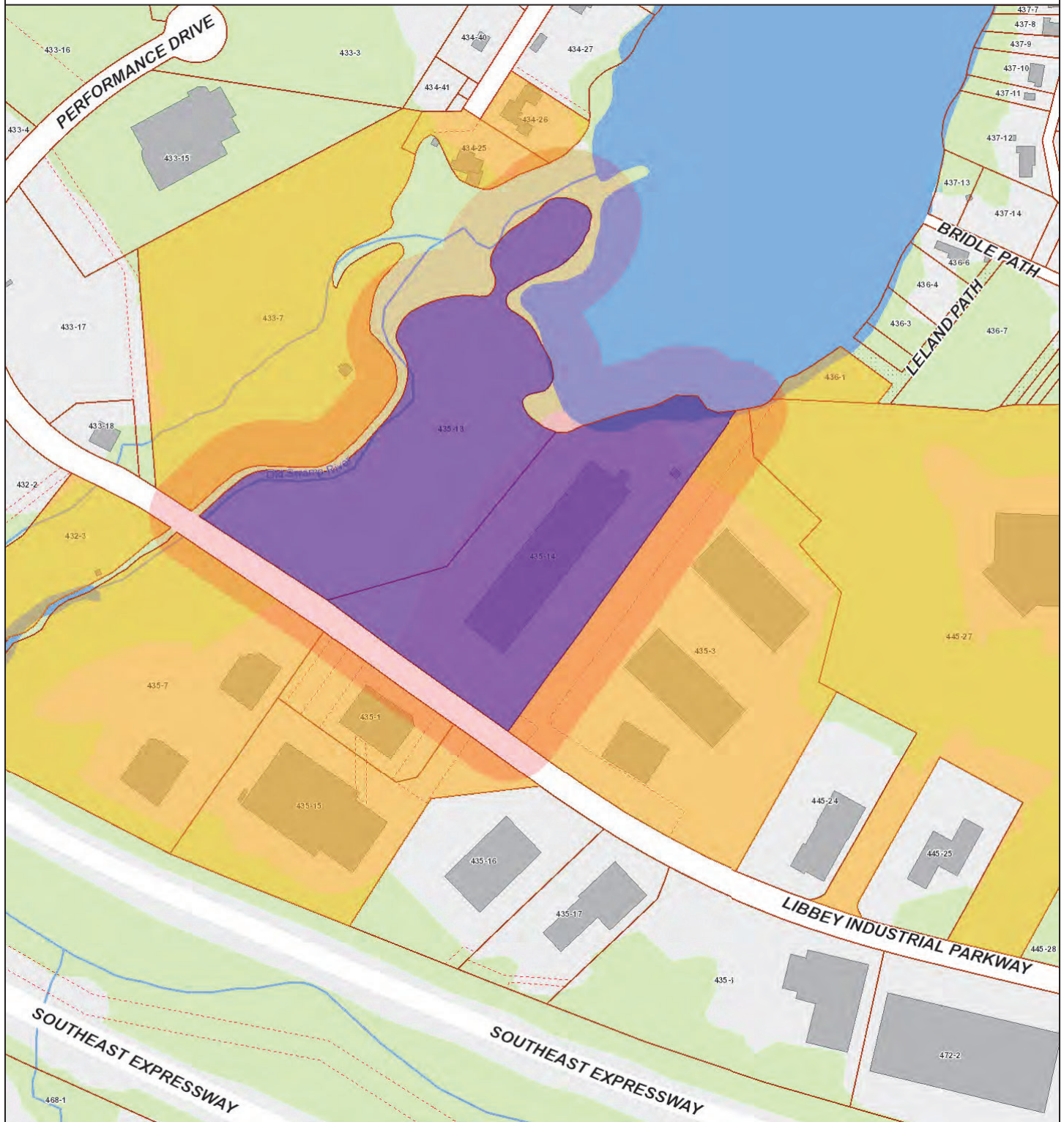
TOWN OF WEYMOUTH
WATER DEPT
WOODSIDE PATH
E WEYMOUTH, MA 02189

TOWN OF WEYMOUTH
CONSERVATION
75 MIDDLE ST
E WEYMOUTH, MA 02189

TOWN OF WEYMOUTH
75 MIDDLE ST
WEYMOUTH, MA 02189

TOWN OF WEYMOUTH
WATER SUPPLY RESERVATION
75 MIDDLE ST
E WEYMOUTH, MA 02189

VINFEN CORPORATION
950 CAMBRIDGE ST
CAMBRIDGE, MA 02141



- Easemen
- Assessors Parcels
- Buildings
 - BUILDING
 - DECK
 - OTHER
 - SHED
- Base Map
 - Roads - Layout
 - PUB/PRIV TRAVELWAYS
 - PAPER
 - Hydrography
 - Streams
 - Ponds / Major Streams
 - Towns
 - Towns
 - Built-Up Areas

1" = 279 ft



DISCLAIMER: ALL DATA IS PROVIDED "AS IS" WITH ALL FEATURES, IF ANY. THE TOWN OF WEYMOUTH EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY TYPE, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY AS TO THE ACCURACY OF THE DATA, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

1/13/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 34 BLOCK: 436 LOT: 1 EXT: 0	0 LELAND PTH	TOWN OF WEYMOUTH CONSERVATION 75 MIDDLE ST E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 432 LOT: 3 EXT: 0	0 LIBBEY IND PKY	TOWN OF WEYMOUTH 75 MIDDLE ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 433 LOT: 7 EXT: 0	150 LIBBEY IND PKY	TOWN OF WEYMOUTH WATER SUPPLY RESERVATION 75 MIDDLE ST E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 38 BLOCK: 435 LOT: 7 EXT: 163	163 LIBBEY IND PKY	LIBBEY INDUSTRIAL PARKWAY LLC 15 SCOTLAND BLVD BRIDGEWATER, MA, 02324	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 38 BLOCK: 435 LOT: 7 EXT: 169	169 LIBBEY IND PKY	GOLDBERG MICHAEL A /TR MARTINBERG REALTY TRUST 169 LIBBEY IND PKY WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 38 BLOCK: 435 LOT: 1 EXT: 0	183-&185 LIBBEY IND PKY	FAY WILLIAM L SR & KATHLEEN 113 C J CUSHING HWY SCITUATE, MA, 02066	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 38 BLOCK: 435 LOT: 15 EXT: 0	195 LIBBEY IND PKY	GINNS FAMILY LIBBEY, LLC 195 LIBBEY IND PKY UNIT #3 WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 14 EXT: 0	200 LIBBEY IND PKY	FOXROCK 200 LIBBEY, LLC C/O FOXROCK PROPERTIES LLC P O BOX 690528 QUINCY, MA, 02169	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: 9	218 LIBBEY IND PKY	VINFEN CORPORATION 950 CAMBRIDGE ST CAMBRIDGE, MA, 02141	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: 1	220--234 LIBBEY IND PKY	KSB II TRUST PIKE MATTHEW TRUSTEE 230 LIBBEY IND PKY UNIT 1 WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 34 BLOCK: 435 LOT: 3 EXT: 2	220--234 LIBBEY IND PKY	KSB II TRUST PIKE MATTHEW TRUSTEE 220--234 LIBBEY IND PKY UNIT 2 WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: 3	220--234 LIBBEY IND PKY	KSB II TRUST PIKE MATTHEW TRUSTEE 230 LIBBEY IND PKY WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: 4	220--234 LIBBEY IND PKY	PIKE MATTHEW TRUSTEE KSB II TRUST 11 HOWARD ST HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: 5	220--234 LIBBEY IND PKY	RIIHIMAKI THOMAS A & KYUNG P KSB TRUST 228 LIBBEY IND PKY U-5 WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: 6	220--234 LIBBEY IND PKY	KSB TR LIBBEY BUS PK CONDO U-6 RIIHIMAKI T A & KYUNG P TRS 230 LIBBEY PARKWAY U-6 E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: 7	220--234 LIBBEY IND PKY	RIIHIMAKI THOMAS & REBECCA TRS K S B TRUST U-7 & U8B 234 LIBBEY PKWY U-7 E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: 8A	220--234 LIBBEY IND PKY	PIKE MATTHEW TRUSTEE KSB II TRUST 220--234 LIBBEY IND PKY #8A WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: 8B	220--236 LIBBEY IND PKY	RIIHIMAKI THOMAS & REBECCA TRS K S B TRUST U-7 & U8B 234 LIBBEY PKWY U-8B E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 435 LOT: 3 EXT: II-1	242 LIBBEY IND PKY	J M P DONAHUE FAMILY LLC 42 FIVE LANTERNS PLYMOUTH, MA, 02360	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 445 LOT: 27 EXT: 0	270 LIBBEY IND PKY	HARVEST MINISTRIES OF N E INC 644 MIDDLE ST PMB #397 WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1/13/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 34 BLOCK: 435 LOT: 13 EXT: 0	0-REAR WOODSIDE PTH	TOWN OF WEYMOUTH WATER DEPT WOODSIDE PATH E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 434 LOT: 25 EXT: 0	1 WOODSIDE PTH	LATHROP DALE R 1 WOODSIDE PTH WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 434 LOT: 26 EXT: 0	7 WOODSIDE PTH	NEWMAN SHELLEY & ROSS DAVID A TBE 7 WOODSIDE PTH WEYMOUTH, MA, 02189	<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 2021.
The record of ownership is accurate through October 2020.

Prepared by:

Reviewed by:

|

SITE ACCESS AUTHORIZATION

DATE: 2021-FEB-03

PROJECT: 200 Libbey Industrial Parkway

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

FROM: FoxRock 200 Libbey, LLC.

LOCATION: 200 Libbey Industrial Parkway, Weymouth, MA 02189
(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:** 02/02/2021

Section II. Indicators of Hydrology

Other Indicators of Hydrology: (check all that apply & 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 (streams, lake, or tidal gauge; aerial photo; other):

- Other: _____

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no

title/date:

map number:

soil type mapped:

hydric soil inclusions:

Are field observations consistent with soil survey? yes no

Remarks:

2. Soil Description

Horizon

Depth

Matrix Color

Mottles Color

Remarks:

Deep fill embankment

Extremely Rocky

3. Other:

Conclusion: Is soil hydric? yes no

Vegetation and Hydrology Conclusion

Number of wetland indicator plants
≥ # of non-wetland indicator plants

Yes

No

X

Wetland hydrology present:

Hydric soil present

Other indicators of hydrology present

Sample location is in a BVW

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

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

Applicant: FoxRock 200 Libbey, LLC Prepared by: Tetra Tech Project location: 200 Libbey Industrial Pkwy 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: 1		Transect Number: A	Date of Delineation: 2021-JAN-12
A. Sample Layer & 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*
Shrubs				
Sweet Pepper Bush/ <i>Clethra alnifolia</i>	95%	(95/110)x100=86%	yes	FAC+*
Speckled Alder/ <i>Alnus incana</i>	15%	(15/110)x100=13%	no	FACW
Trees				
Red Maple/ <i>Acer rubrum</i>	75%	(75/75)x100=100%	yes	FAC*

* Use an asterisk to mark wetland 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:

Number of dominant wetland indicator plants: 2 Number of dominant non-wetland indicator plants: Zero

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **yes** no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

Section II. Indicators of Hydrology

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

- Site Inundated: _____
- Depth to free water in observation hole: _____ 0"
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift lines: _____
- Sediment Deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded Data (streams, lake, or tidal gauge; aerial photo; other): _____
- Other: _____

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? **yes** no
 title/date: Websoil Survey
 map number:
 soil type mapped: Merrimac fine sandy loam
 hydric soil inclusions: No

Are field observations consistent with soil survey? **yes** **no**
 Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
	0-5in	7.5YR 2.5/1	
	5-10in	10YR 5/1	
	10-18in	10YR 5/2	

Remarks:

GW @ 0in
 5-10in Fine Sand
 10-18in Sand

3. Other: A 5. Stratified Layers

Conclusion: Is soil hydric? **yes** no

Vegetation and Hydrology Conclusion

Number of wetland indicator plants
 ≥ # of non-wetland indicator plants

	Yes	No
	X	_____

Wetland hydrology present:

Hydric soil present

X _____

Other indicators of hydrology present

X _____

Sample location is in a BVW

X _____

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

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

Applicant: FoxRock 200 Libbey, LLC Prepared by: Tetra Tech Project location: 200 Libbey Industrial Park 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: <u>2</u>		Transect Number: <u>A/B</u>	Date of Delineation: <u>2021-JAN-12</u>
A. Sample Layer & 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>Shrubs</u>				
Sweet Pepper bush/ <i>Clethra alnifolia</i>	50%	100%	Yes	FAC+*
<u>Trees</u>				
Red Oak/ <i>Quercus rubra</i> L.	5%	(5/50)x100=10%	No	FACU-
Red Maple/ <i>Acer rubrum</i> L.	10%	(10/50)x100=20%	Yes	FAC*
Black Birch/ <i>Betula lenta</i> L.	15%	(15/50)x100=30%	Yes	FACU
American Beech/ <i>Fagus grandifolia</i> Ehrh.	5%	(5/50)x100=10%	No	FACU
White Ash/ <i>Fraxinus americana</i> L.	15%	(15/50)x100=30%	Yes	FACU

* Use an asterisk to mark wetland 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:

Number of dominant wetland indicator plants: 2 Number of dominant non-wetland indicator plants: 2

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

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

Section II. Indicators of Hydrology

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

- Site Inundated: _____
- Depth to free water in observation hole: >17"
- Depth to soil saturation in observation hole: > 17"
- Water marks: _____
- Drift lines: _____
- Sediment Deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded Data (streams, lake, or tidal gauge; aerial photo; other):

- Other: _____

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? **yes** no
 title/date: Websoil Survey
 map number:
 soil type mapped: Merrimac fine sandy loam
 hydric soil inclusions: No

Are field observations consistent with soil survey? **yes** no
 Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
	0-4in	10YR 3/1	
	4-17in	7.5YR 5/6	

Remarks:

Sat/GW Greater than 17in
 0-4in Fine Sandy Loam
 4-17in Loamy Fine Sand

3. Other:

Conclusion: Is soil hydric? **yes** no

Vegetation and Hydrology Conclusion

Number of wetland indicator plants
 ≥ # of non-wetland indicator plants

	Yes	No
	<u>X</u>	_____

Wetland hydrology present:

Hydric soil present

	_____	<u>X</u>
--	-------	----------

Other indicators of hydrology present

	_____	<u>X</u>
--	-------	----------

Sample location is in a BVW

	_____	<u>X</u>
--	-------	----------

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

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

Applicant: FoxRock 200 Libbey, LLC Prepared by: Tetra Tech Project location: 200 Libbey Industrial Park File #: DEP

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: 1		Transect Number: B	Date of Delineation: 2021-JAN-12
A. Sample Layer & 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>Shrubs</u>				
Sweet Pepper bush/ <i>Clethra alnifolia</i>	10%	(10/10)x100=100%	Yes	FAC*
<u>Trees</u>				
Red Maple/ <i>Acer rubrum</i> L.	30%	(30/30)x100=100%	Yes	FAC*

* Use an asterisk to mark wetland 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:

Number of dominant wetland indicator plants: 2 Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **yes** no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

Section II. Indicators of Hydrology

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

- Site Inundated: _____
- Depth to free water in observation hole: 2" _____
- Depth to soil saturation in observation hole: 0" _____
- Water marks: _____
- Drift lines: _____
- Sediment Deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded Data (streams, lake, or tidal gauge; aerial photo; other):

- Other: _____

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? **yes** no
 title/date: _____
 map number: _____
 soil type mapped: Merrimac fine sandy loam
 hydric soil inclusions: No

Are field observations consistent with soil survey? **no**
 Remarks: _____

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
	0-2in	10YR 2/2	
	2-7in	10YR 5/1	
	7-16in	10YR 2/1	

GW @ 2in
 0-2in Fine Sandy Loam
 2-7in Sandy loam
 7-16in Muck Oa

Remarks: _____

3. Other:

Conclusion: Is soil hydric? **yes** no

Vegetation and Hydrology Conclusion

Number of wetland indicator plants
 ≥ # of non-wetland indicator plants

	Yes	No
	X	_____

Wetland hydrology present:

Hydric soil present

_____X_____

Other indicators of hydrology present

_____X_____

Sample location is in a BVW

_____X_____

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

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

Applicant: FoxRock 200 Libbey, LLC Prepared by: Tetra Tech Project location: 200 Libbey Industrial PKWY EP 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: 1		Transect Number: C	Date of Delineation: 2021-JAN-12
A. Sample Layer & 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>Groundcover</u>				
Sensitive Fern/ <i>Onoclea sensibilis</i>	30%	(30/35)X100=86%	Yes	FACW*
Cinnamon Fern/ <i>Osmunda cinnamomea</i> L.	5%	(5/35)X100=14%	No	FACW
<u>Shrubs</u>				
Sweet Pepper Bush/ <i>Clethra</i> L.	55%	(55/55)X100=100%	Yes	FAC*
<u>Trees</u>				
Red Maple/ <i>Acer rubrum</i> L.	75%	(75/75)X100=100%	Yes	FAC*

* Use an asterisk to mark wetland 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:

Number of dominant wetland indicator plants: **3** Number of dominant non-wetland indicator plants: **Zero**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **yes no**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

Section II. Indicators of Hydrology

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

- Site Inundated: _____
- Depth to free water in observation hole: 0" _____
- Depth to soil saturation in observation hole: 0" _____
- Water marks: _____
- Drift lines: _____
- Sediment Deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded Data (streams, lake, or tidal gauge; aerial photo; other):

- Other: _____

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? **yes** no
 title/date: _____
 map number: Websoil Survey
 soil type mapped: Merrimac fine sandy loam
 hydric soil inclusions: _____

Are field observations consistent with soil survey? **yes** **no**
 Remarks: _____

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
Oa	0-20"	10YR 2/1	

Remarks: _____

3. Other:

Conclusion: Is soil hydric? **yes** no

Vegetation and Hydrology Conclusion

Number of wetland indicator plants ≥ # of non-wetland indicator plants	Yes	No
	X _____	_____

Wetland hydrology present:

Hydric soil present

X _____

Other indicators of hydrology present

X _____

Sample location is in a BVW

X _____

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

ATTACHMENT B

Project Summary

Project Description. The redevelopment at 200 Libbey Industrial Parkway [the “Site”] will replace an aging 2-story industrial building with a first class, 3-story medical office building of ±69,000 gross square feet [the “Project”]. The Project will raze the existing building and remove the existing site improvements. A new surface parking lot with +/-275 parking spaces will serve the Project. Previously disturbed areas located near Whitman’s pond will be restored with native landscape plantings and rain gardens as part of the stormwater management system. New trees, shrubs, perennial plantings, and grasses will be planted at the front of the Site along Libbey Industrial Parkway greatly improving the existing tired-looking planting strip. A new accessible walking path will be constructed near Whitman’s Pond for staff and patients to be able to enjoy the serene environment near the pond’s edge. The Project will remove existing paving, structures, and walls that encroach beyond the fifty-foot wetland buffer decreasing the existing lot coverage area. The Project will also entail natural resource restoration of existing development located on the Town of Weymouth’s water supply land along the western property line – including removal of encroaching pavement and jersey barrier retaining wall. New stormwater structures will be constructed to capture and release stormwater in compliance with MassDEP standards for a redevelopment site. The Project will be a significant improvement to the Site and provide important medical care services to the residents of Weymouth and the South Shore.

Existing Site. The site predominately includes the existing industrial building and associated paved areas and an existing stormwater management basin located in the southwest corner, along with a historically cleared area in the northeast portion of the site. The northern portion of the site includes a relatively narrow band of bordering vegetated wetland (BVW) and bank associated with Whitman’s Pond (Wetland A). Wetland A is a palustrine forested (PFO) wetland dominated by sweet pepperbush (*Clethra alnifolia*), and red maple (*Acer rubrum*). An isolated vegetated wetland exists just offsite of the northwestern property line (Wetland B). Wetland B is a PFO wetland dominated by sweet pepperbush, and red maple. Further to the west is an extensive BVW associated with Old Swamp River (Wetland C). Wetland C is a PFO wetland dominated by sensitive fern (*Onoclea sensibilis*), sweet pepperbush, and red maple.

Wetlands A and C are subject to protection pursuant to the Massachusetts Wetlands Protection Act and Wetland B is subject to the town’s Wetland Protection Ordinance. Each of these wetlands have an associated 100-foot buffer zone and/or 50-foot no disturb area extending on to the site.

Proposed Mitigation. The proposed redevelopment of the site will result in substantial improvements to the existing site including restoration of previously developed areas along with improvements to stormwater management, which is all but non-existent on the site.

Buffer Zone Restoration. The Project will result in a substantial reduction of impervious area within the 100-foot buffer zone and/or the town’s 50-foot no disturb zone both on site and in the adjacent town owned property to the west of the site. The impervious areas will be replaced with either naturalized area (town owned property along the western edge of the property), rain gardens or a pervious walkway within the northern portion of the site, and landscaped islands within the proposed parking area. For additional details, refer to the landscape plans prepared by Terraink included in Attachment C.

Stormwater Improvements. The site currently includes one stormwater basin in the southwest corner of the site, beyond that, stormwater sheet flows toward Whitman’s Pond with no treatment. The Project proposes the installation of a closed drainage system that includes the use of three water quality units, deep sump catch basins, and rain gardens in northern portion of the site between the proposed redevelopment area and Whitman’s Pond. Additional details of the stormwater management system are shown on the Project Plans in Attachment C and discussed in the Stormwater Report in Attachment D.

Construction Term. Because the Project will entail the disturbance of greater than one acre of land the Project will apply for coverage pursuant to the United States Environmental Protection Agency's National Pollutant Discharge Elimination System Construction General Permit (CGP). In accordance with the CGP the Project will develop a Stormwater Pollution Prevention Plan (SWPPP) outlining the measures to be implemented to minimize pollutants associated with the construction activities. The SWPPP will outline measures to control and minimize the discharge of sediments, dewatering practices, stabilization requirements, as well as other best management practices (good housekeeping) for reducing the discharge of pollutants during construction. In accordance with the requirements of the Massachusetts Department of Environmental Protection's Stormwater Management Standards, an erosion and sediment control plan is included in the project plan set.

Summary. The redevelopment of 200 Libbey Industrial Parkway Site will result in substantial improvements of the Site. These include: improvements to stormwater management at the Site (particularly regarding discharges to Whitman's Pond), reduction in the amount of impervious areas, and restoration of previously developed/impervious areas within the 100-foot buffer zone and 50-foot no disturb area – including areas on town-owned water supply area land.