



Notice of Intent

For

**Residential Definitive Subdivision
Massapoag Street
Weymouth, MA**

November 24, 2021

Prepared for:

**Weathervane Massapoag, LLC.
190 Old Derby Street, Suite 311
Hingham, MA 02043**

Prepared by:

**Crocker Design Group, LLC
2 Sharp Street Unit B
Hingham, MA 02043
781-919-0808**



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1.1 Narrative

Weathervane Massapoag, LLC (the Applicant) is proposing to develop a residential subdivision consisting of seven (7) single family lots as an extension to the existing Massapoag Street, a private-way, in Weymouth, Massachusetts (See Section 5, Figures 1 and 2). A portion of the proposed work associated with the project will occur within areas subject to protection under the MA Wetlands Protection Act (M.G.L. Ch. 131 § 40) (“Act”) and the Weymouth Wetlands Protection Bylaw (“Bylaw”).

1.2 Existing Conditions

The site is bound by existing residential properties to the east and south, woods and wetlands to the north and west. The site topography ranges from a high of approximately 206’ in front of the existing house and then slopes down toward the existing wetlands along the north, west and south sides, to an approximate low elevation of 162 to the north, 167 to the west and 183 to the south and to Massapoag Street at 190 +/- to the east. The Braintree town line exists along the western edge of the property. The site is mostly wooded and includes an existing single-family residential house with existing driveway and shed.

Crocker Design Group, LLC performed nine (9) test pits in December 2018 within the limit of work. The test pits revealed a subsurface comprised of sandy loam and loamy sand. The locations of each test pit are shown on the Test Pit Plan, Sheet TP-1, in the enclosed Site Plan Set. In the location of Infiltration Basin 1, the subsurface conditions are consistent with a loamy sand, HSG “A” soil, with an infiltration rate of 2.41 inches/hour. In the location of Infiltration Basin 2, the subsurface conditions are consistent with a sandy loam, HSG “B” soil, with an infiltration rate of 1.02 inches /hour. Please refer to the stormwater report for more information on the soils and infiltration rates used in the design of the Stormwater system.

A review of the Massachusetts Natural Heritage Atlas datalayers (MAGIS 2021) indicate 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 5, Figure 5). According to the FEMA floodplain datalayers the entire site is located outside of the 100-year flood plain (See Section 5, Figure 4).

1.3 Wetland Resource Areas

On March 11, 2019, an Order of Resource Area Delineation (ORAD) (MA DEP 81-1239) was issued by the Weymouth Conservation Commission and remains in effect.

The proposed subdivision contains a Bordering Vegetated Wetland (BVW) that borders the development to the North, West and South. The wetland is delineated with a series of survey flags labeled WF-A1 through WF-A61.

1.4 Proposed Activities

The applicant is proposing to develop a residential subdivision consisting of seven (7) single family lots as an extension to the existing Massapoag Street. Portions of the proposed work including

two (2) infiltration basins, portions of the residential homes, yards and driveways are located within areas subject to the jurisdiction of the Commission. The extension of the Massapoag Street right-of-way is outside of the 100-foot jurisdictional buffer zone. Details of the proposed activities within jurisdictional areas include:

- Installation of erosion controls (12-inch silt sock with wire backed silt fence) at the limits of work.
- Excavate and construct the proposed infiltration basins. The project has been designed to convey stormwater from the roadway and driveways through a series of deep sump catch basins and proprietary water quality separators to the infiltration basins. Please see the Stormwater Report and Site Plans for more information.
- Limited vegetation removal excavation sufficient for the installation of the utilities and drainage structures within the roadway extension and to proposed basins. Stub utilities to proposed residential lots.
- Backfill roadway and construct driveway access to each lot.
- Construct individual residential homes and lots. Care will be taken to preserve and protect all vegetation within the 25-foot BVW buffer.

1.5 Impact Avoidance and Minimization Measures

The proposed project has been designed to avoid direct wetland impacts. The extension of Massapoag Street and cul-de-sac is not proposed within the buffer zone. There is no work proposed within the locally jurisdictional 25-foot no disturbance buffer zone required for residential projects.

1.5.1 Erosion Controls

Temporary erosion controls consisting of compost filter sock or equivalent will be installed prior to commencement of construction activities along the limit of work. For complete erosion control details, please refer to the Grading and Drainage Sheet in Section 6 – Definitive Subdivision Plan Set. All temporary erosion control devices will be inspected daily in areas of active construction to ensure proper functioning and maintenance. The erosion controls shall remain in place until either a certificate of compliance is received or with the written approval of the Commission.

1.5.2 Site Stabilization

The final phase of the project is the restoration sand stabilization of all exposed surfaces. Disturbed areas will be reseeded. Permanent restoration and revegetation measures serve to control erosion and sedimentation by establishing a vegetative cover. In the event that weather conditions prevent final restoration, temporary erosion and sedimentation measures will be employed until the weather is suitable for final cleanup. A final inspection will ensure that the project site has been permanently stabilized. Erosion controls will not be removed until the site is stabilized, and the final inspection is complete.

**SECTION 4 –
ABUTTER NOTIFICATIONS**



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Weymouth
City/Town

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



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

A. General Information

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

<u>0,68 Massapoag Street</u> a. Street Address	<u>Weymouth</u> b. City/Town	<u>02190</u> c. Zip Code
Latitude and Longitude:		
<u>44</u> f. Assessors Map/Plat Number	<u>504/8 505/1,2</u> g. Parcel /Lot Number	<u></u> e. Longitude

2. Applicant:

<u>James</u> a. First Name	<u>Bristol</u> b. Last Name	
<u>Weathervane Massapoag LLC</u> c. Organization		
<u>190 Old Derby Street, Suite 311</u> d. Street Address		
<u>Hingham</u> e. City/Town	<u>MA</u> f. State	<u>02043</u> g. Zip Code
<u></u> h. Phone Number	<u></u> i. Fax Number	<u>jb3@weathervanecompanies.com</u> j. Email Address

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

<u>James</u> a. First Name	<u>Bristol</u> b. Last Name	
<u></u> c. Organization		
<u>114 Sandtrap Circle</u> d. Street Address		
<u>Weymouth</u> e. City/Town	<u>MA</u> f. State	<u>02190</u> g. Zip Code
<u>(781) 249-1097</u> h. Phone Number	<u></u> i. Fax Number	<u>jb3@weathervanecompanies.com</u> j. Email address

4. Representative (if any):

<u>Gabriel</u> a. First Name	<u>Crocker</u> b. Last Name	
<u>Crocker Design Group, LLC.</u> c. Company		
<u>2 Sharp Street, Unit 2</u> d. Street Address		
<u>Hingham</u> e. City/Town	<u>MA</u> f. State	<u>02043</u> g. Zip Code
<u>781-919-0808</u> h. Phone Number	<u></u> i. Fax Number	<u>GabeCrocker@CrockerDesignGroup.com</u> j. Email address

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

<u>\$3,000.00</u> a. Total Fee Paid	<u>\$1,487.50</u> b. State Fee Paid	<u>\$1,512.50</u> c. City/Town Fee Paid
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A. General Information (continued)

6. General Project Description:

The development of a residential subdivision consisting of seven (7) single family lots as an extension to the existing Massapoag Street, a private-way.

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.

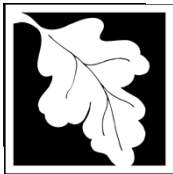
8. Property recorded at the Registry of Deeds for:

Norfolk	194022/198267
a. County	b. Certificate # (if registered land)
35830	295
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.



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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.
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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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

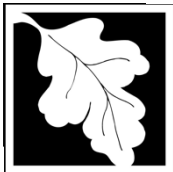
	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> 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. 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
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5. Project Involves Stream Crossings

a. number of new stream crossings	b. number of replacement stream crossings
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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

August 1, 2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

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

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

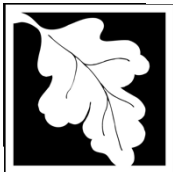
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/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:

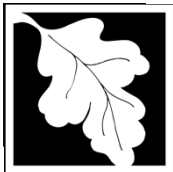
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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

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

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.

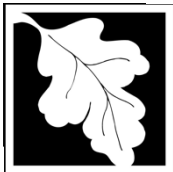
D. Additional Information

- 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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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.

Definitive Subdivision Plan for Massapoag Street, Weymouth, MA

a. Plan Title

Crocker Design Group

Gabe Crocker, P.E.

b. Prepared By

c. Signed and Stamped by

11/19/2021

1"=30'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

055

11/23/21

2. Municipal Check Number

3. Check date

054

11/23/21

4. State Check Number

5. Check date

Weatherwane Massapoag, LLC.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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.

James R. [Signature]

1. Signature of Applicant

11-4-21

2. Date

3. Signature of Property Owner (if different)

[Signature]

4. Date

11-4-21

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:

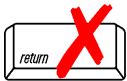
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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>Massapoag Street</u>	<u>Weymouth</u>
a. Street Address	b. City/Town
<u>0054</u>	<u>\$1,487.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>James</u>	<u>Bristol</u>	
a. First Name	b. Last Name	
<u>Weathervane Massapoag, LLC</u>		
c. Organization		
<u>190 Old Derby Street, Suite 311</u>		
d. Mailing Address		
<u>Hingham</u>	<u>MA</u>	<u>02043</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u>jb3@weathervanecompanies.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>See attached</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).



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1a.) Construction of a Single Family House	4	\$500	\$2,000.00
2g.) Each Project Source (storm drain) discharge	2	\$500	\$1,000.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$3,000.00
State share of filing Fee:	a. Total Fee from Step 5 \$1,487.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$1,512.50 c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

Property Owner/Parcel List

1.) 0 Massapoag (South)

Parcel Assessor's Reference: Map 44, Block 505, Lot 1
Parcel Deed Reference: Norfolk County Registry of Deeds, Book 35830, Page 295
Occupant: None
Current Owner: James E. Bristol III
Street Address: 114 Sandtrap Circle
City/Town: Weymouth
State: MA
Zip Code: 02180
Phone #: (781) 249-1097

2.) 68 Massapoag

Parcel Assessor's Reference: Map 44, Block 505, Lot 2
Parcel Deed Reference: Norfolk County Land Court, Cert. #194022
Occupant: None
Current Owner: Weathervane Massapoag, LLC
Street Address: 190 Old Derby Street, Suite 311
City/Town: Hingham
State: MA
Zip Code: 02043
Phone #: (781) 249-1097

3.) 0 Massapoag (North)

Parcel Assessor's Reference: Map 44, Block 504, Lot 8
Parcel Deed Reference: Norfolk County Land Court, Cert. #198267
Occupant: None
Current Owner: Weathervane Massapoag, LLC
Street Address: 190 Old Derby Street, Suite 311
City/Town: Hingham
State: MA
Zip Code: 02043
Phone #: (781) 249-1097



Weathervane Massapoag LLC

190 Old Derby Street, Suite 311
Hingham, MA 02043

South Shore
SAVINGS BANK
53-7144/2113

11/23/2021

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$ 1,487.50

One thousand four hundred eighty seven and 50/100

DOLLARS

MEMO

Notice of Intent

[Handwritten Signature]

AUTHORIZED SIGNATURE



Security features. Details on back.

**SECTION 3 –
WEYMOUTH CONSERVATION COMMISSION FORMS**

INSTRUCTIONS FOR FILING A NOTICE OF INTENT WITH THE TOWN OF WEYMOUTH CONSERVATION COMMISSION

Local Notice of Intent

A local NOI form must be filed under the Weymouth Wetlands Protection Ordinance (Ch. 7, Section 301 of the Weymouth Code of Ordinances); <http://www.weymouth.ma.us/conservation-commission/pages/information-for-applicants>.

- 1-page local-NOI form
- Use local filing fee schedule to calculate local fees
- Make check payable to “Town of Weymouth”

Abutter Notification

- Fill out Abutters List Order form and bring to Tax Office (M-F 8:30-4:30), along with \$15.00 fee.
 - You will be notified when list is ready (about 1 week); pick up list in Conservation Office
 - Town will provide the abutters list, map, and set of labels
 - Provide copy of abutters list to Commission prior to the hearing
- Must notify abutters immediately following submittal of the NOI, but no later than one week prior to meeting.
 - Fill out and copy the “Notification to Abutters Form”.
 - Deliver Notification form to the abutters at least one week before meeting, in one of the following ways:
 - Hand delivery with signature adjacent to name on abutters list
 - Certified mail, return receipt
 - Certificate of mailing (less expensive)
 - Must provide proof of notification prior to, or at, the public hearing (original signatures, certified mail receipts, or certificate of mailing receipts).
- Affidavit of Service must be signed and dated and provided to the Commission prior to or at the public hearing.

Mass Wetlands Protection Act (WPA) Form 3

- Fill out WPA Form 3, Notice of Intent. For copy of form, click on “Links and Other Relevant Info” on the Conservation Commission webpage. Click on “Mass Wetland Protection Act Forms.”
- Read the instructions on WPA Form 3.
- Fill out NOI Wetland Fee Transmittal Form and prepare checks as detailed in instructions
- See additional instructions at the end of this document

Locus Map

Use USGS map or other showing site in relation to surrounding area (enough info for Commission to find site).

Site Access Form

Fill out and provide with application to allow Conservation Commissioners and staff to review the site.

Legal Notice (Advertisement)

- The Conservation Office will prepare the language for the Legal Notice and submit it for publication (Patriot Ledger).
- Applicant is responsible for payment to Patriot Ledger for Legal Notice publication. The Ledger will contact you for billing information, if needed.

- If arrangements for payment aren't made, the legal notice will not be published and the Commission will not be able to hold the hearing.

Copies/Submittals

- Submit the original and 6 copies (total of 7) of the local and state NOI application forms, plans, and other forms and submittals to the Conservation Commission, along with local ordinance fee and local share of the state fee.
- Submit WPA Form 3, plans and other submittals by certified mail to:

Commonwealth of Massachusetts
DEP – Southeast Regional Office
20 Riverside Drive
Lakeville, MA 02347
- Submit state share of filing fee to the P. O. Box in Boston along with the original Wetland Fee Transmittal Form (see below under NOI Wetland Fee Transmittal form).

Additional Instructions on WPA-Form 3

Section A

- Pg 1, item 1: Latitude and Longitude not needed
- Pg 1, item 5: 'WPA Fee Paid'-*amount not known until Wetland Fee Transmittal Form completed*
- Pg 2, Section A: complete in full

Section B

- P 2 – 4: Buffer Zone and Resource Areas – must quantify impacts for all resource areas

Section C

- Mass Endangered Species Act (MESA) review; refer to August 2017 NHESP map
- P 6: answer questions 2-6 (Commission can provide help if needed)

Section D

- Pg. 7: check boxes, fill out plan info

Section E

- Pg 8 (Fees): Compete items 2 through 7; *please also provide a photo copy of state check*

Section F

- Sign and date. Follow instructions in NOI and below regarding submittals.
(Note: Conservation Commission will need original plus 6 copies of the NOI.)

NOI Wetland Fee Transmittal Form

- Fill out NOI Wetland Fee Transmittal Form using NOI instructions, section E
- Follow form to calculate amount of State fee payable to state and to town
 - Fee charged for each separate activity (e.g., house, wall, pool)
 - Calculate additional fee for projects within Riverfront Area
 - Calculate *local share* of state fee (payable to Town of Weymouth)
 - Calculate *state share* of filing fee (payable to Commonwealth of Massachusetts; send original check to Department of Environmental Protection, P.O. Box 4062, Boston, MA 02211)
 - Make copy of state check for Conservation application
 - Add fee info to bottom of page 1 (5a, b & c)

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

1. Project Location 0, 68 Massapoag St
2. Town of Weymouth Atlas Reference (Parcel #) 504, 505
3. Project Description The development of a residential subdivision consisting of seven (7) single family lots as an extension to the existing Massapoag Street, a private-way.
4. County, Norfolk: Book 35830/36686 Page 295/426
5. *Applicant James Bristol *Telephone# 781-249-1097
6. *Applicant Address 190 Old Derby Street, Suite 311, Hingham, MA 02043
7. Property Owner See Attached Sheet (1 pg)
8. Representative Crocker Design Group, LLC. Telephone# 781-919-0808
9. Representative's Address 2 Sharp St. Unit 2, Hingham, MA 02043
10. Billing Party for Legal Notice (All info is required):
Name: Gabe Crocker
Address: 2 Sharp St, Unit 2, Hingham, MA 02043
Home Phone: 781-919-0808 Cell: 781-820-0416
Email address GabeCrocker@CrockerDesignGroup.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

11.4.21
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.

SITE ACCESS AUTHORIZATION

DATE: November 2, 2021

PROJECT: Definitive Subdivision Plan for Massapoag Street, Weymouth, MA

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

FROM: Weathervane Massapoag, LLC., 190 Old Derby Street, Hingham, MA 02043

LOCATION: 0, 68 Massapoag St, 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:** _____

Filing Fee Statement

The proposed project is being filed under the Wetlands Protection Act and the Town of Weymouth Wetlands Protection Bylaw. Therefore, the following fees apply:

Wetlands Protection Act

The project is reviewable under the following categories:

Type of Activity	Number of Activities	Individual Activity Fee	Subtotal Activity Fee
Category 1a: Single Family Home	4	\$ 500.00	\$ 2,000.00
Category 2g: Storm Drain Discharge	2	\$ 500.00	\$ 1,000.00
			\$ -
Total WPA Filing Fee:			\$ 3,000.00
State Share of Filing Fee:			\$ 1,487.50
City/Town Share of Filing Fee:			\$ 1,512.50

Weymouth Wetlands Protection Bylaw

The project is reviewable under Activity C, Notice of Intent for Subdivisions:

Type of Activity	Number of Activities	Individual Activity Fee	Subtotal Activity Fee
NOI For Subdivisions	1	\$ 500.00	\$ 500.00
i) Sq. Ft of Buffer Zone Disturbed	37,000	\$ 0.02	\$ 740.00
			\$ -
Total Weymouth Wetlands Protection Bylaw Fee:			\$ 1,240.00

Filing Fee Summary

Payee	Amount	Address
Commonwealth of Massachusetts	\$1,487.50	MA DEP Box 4062, Boston, MA 02211
Town of Weymouth (Wetlands Protection Act)	\$1,512.50	Weymouth Conservation Commission 75 Middle Street Weymouth, MA 02189
Town of Weymouth (Weymouth Wetlands Protection Ordinance)	\$1,240.00	Weymouth Conservation Commission 75 Middle Street Weymouth, MA 02189



Weathervane Massapoag LLC

190 Old Derby Street, Suite 311
Hingham, MA 02043



53-7144/2113

11/23/2021

PAY TO THE
ORDER OF

Town of Weymouth

\$ 1,512.50

One thousand five hundred twelve and $\frac{50}{100}$

DOLLARS

MEMO

NOI - WPA


AUTHORIZED SIGNATURE





Weathervane Massapoag LLC

190 Old Derby Street, Suite 311
Hingham, MA 02043

South Shore
SAVINGS BANK
53-7144/2113

11/23/2021

PAY TO THE
ORDER OF

Town of Weymouth

\$ 1,240.00

One thousand two hundred forty and 00/100

DOLLARS

MEMO

NOI - WWPO


AUTHORIZED SIGNATURE



Security features. Details on back.

**SECTION 5 –
FIGURES**

Town of Weymouth



ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 11/2/2021

1) Subject Identification
(Address and Parcel #)

44-505-1
44-505-2
44-504-8

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

Gabe Crocker, P.E.

4) Telephone Number

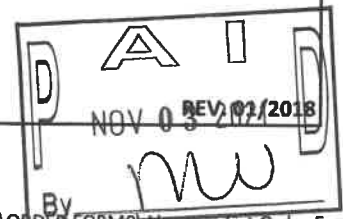
781-919-0808

NOTE:

* Heather will pick up.

- 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)

hudson@crockerdesigngroup.com



11/4/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 44 BLOCK: 504 LOT: 2 EXT: 0	0 FOREST ST	TOWN OF WEYMOUTH CONSERVATION 75 MIDDLE STREET WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 504 LOT: 8 EXT: 0	0 MASSAPOAG ST	WEATHERVANE MASSAPOAG LLC 190 DERBY STREET STE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 505 LOT: 1 EXT: 0	0 MASSAPOAG ST	WEATHERVANE MASSAPOAG LLC 190 OLD DERBY ST SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 504 LOT: 9 EXT: 0	39 MASSAPOAG ST	WEATHERVANE MASSAPOAG LLC 190 OLD DERBY ST HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 505 LOT: 6 EXT: 0	50 MASSAPOAG ST	PEREIRA ALIRIO & CARDOSO SANDRA 50 MASSAPOAG ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 504 LOT: 40 EXT: 0	51 MASSAPOAG ST	CHAPIN PAUL J & KIMBERLY M 51 MASSAPOAG ST S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 505 LOT: 8 EXT: 0	56 MASSAPOAG ST	KELLEY ROBERT F & LINDA M 56 MASSAPOAG ST S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 505 LOT: 4 EXT: 0	60 MASSAPOAG ST	YETMAN FRANCIS J JR & DEBORAH 60 MASSAPOAG ST S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 505 LOT: 2 EXT: 0	68 MASSAPOAG ST	WEATHERVANE MASSAPOAG LLC 190 DERBY STREET STE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 505 LOT: 21 EXT: 0	9 RYANS WAY	CURRAN JAMES F JR & LEAH A 9 RYANS WAY WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11/4/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 44 BLOCK: 505 LOT: 33 EXT: 0	18 RYANS WAY	COLLOVA JENNIFER 18 RYAN'S WAY S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 505 LOT: 31 EXT: 0	19 RYANS WAY	GAETANO JOSEPH F & FOLEY DEANNA L JT 19 RYANS WAY WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 505 LOT: 32 EXT: 0	25 RYANS WAY	MCCARTHY ARTHUR M & MICHELE T TBE 25 RYANS WAY WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 44 BLOCK: 505 LOT: 16 EXT: 0	55 SAMOSET ST	BARBER WILLIAM M & MARY J TBE 55 SAMOSET ST WEYMOUTH, MA, 02190	<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 May 2021.

Prepared by:  11/4/21

Reviewed by:

BARBER WILLIAM M & MARY J TBE
55 SAMOSET ST
WEYMOUTH, MA 02190

CHAPIN PAUL J & KIMBERLY M
51 MASSAPOAG ST
S WEYMOUTH, MA 02190

COLLOVA JENNIFER
18 RYAN'S WAY
S WEYMOUTH, MA 02190

CURRAN JAMES F JR & LEAH A
9 RYANS WAY
WEYMOUTH, MA 02190

GAETANO JOSEPH F & FOLEY
DEANNA L JT
19 RYANS WAY
WEYMOUTH, MA 02190

KELLEY ROBERT F & LINDA M
56 MASSAPOAG ST
S WEYMOUTH, MA 02190

MCCARTHY ARTHUR M &
MICHELE T TBE
25 RYANS WAY
WEYMOUTH, MA 02190

PEREIRA ALIRIO & CARDOSO
SANDRA
50 MASSAPOAG ST
WEYMOUTH, MA 02190

TOWN OF WEYMOUTH
CONSERVATION
75 MIDDLE STREET
WEYMOUTH, MA 02189

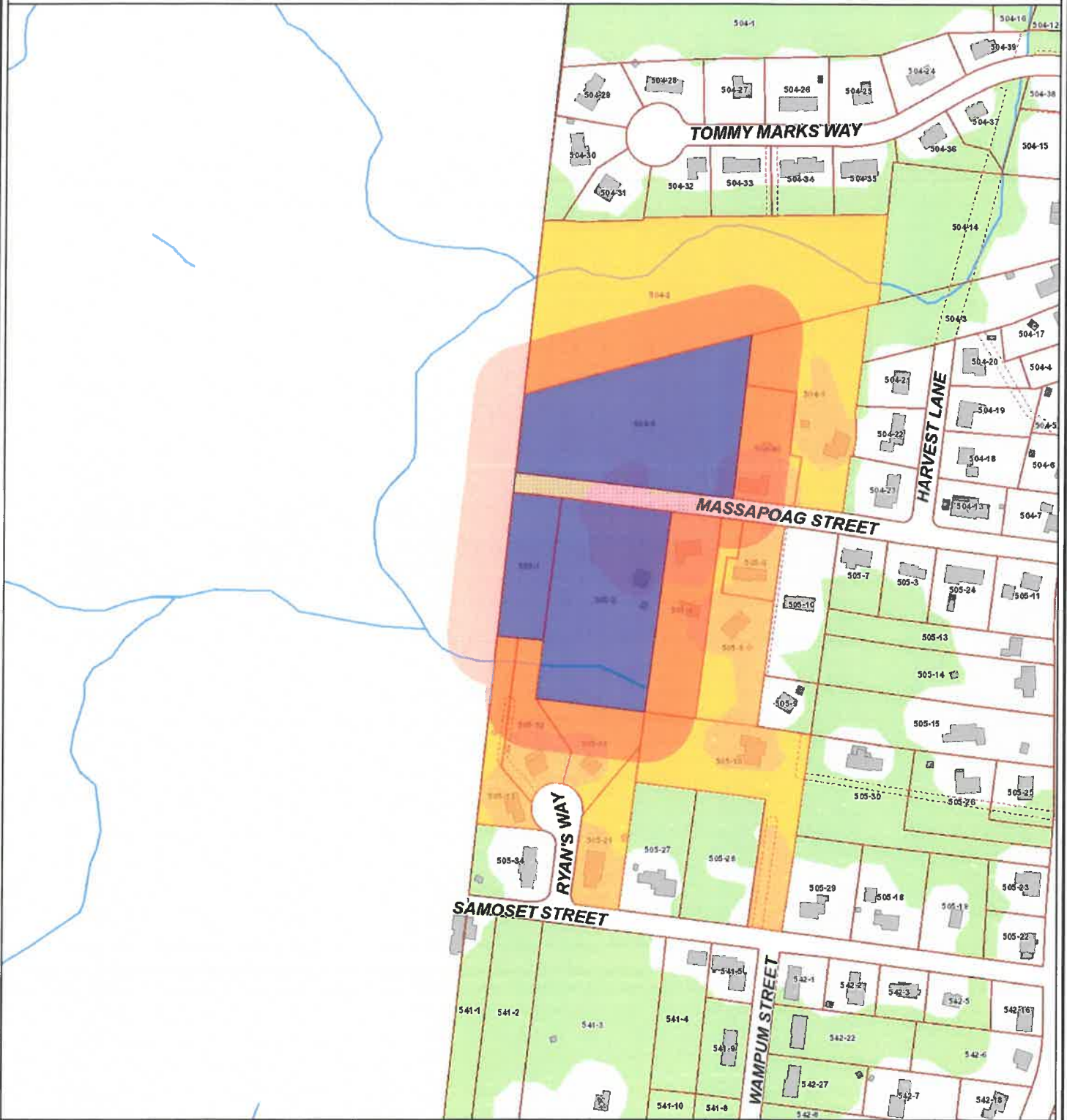
WEATHERVANE MASSAPOAG LLC
190 DERBY STREET STE 311
HINGHAM, MA 02043

WEATHERVANE MASSAPOAG LLC
190 OLD DERBY ST
HINGHAM, MA 02043

WEATHERVANE MASSAPOAG LLC
190 OLD DERBY ST
SUITE 311
HINGHAM, MA 02043

WEATHERVANE MASSAPOAG LLC
190 DERBY STREET STE 311
HINGHAM, MA 02043

YETMAN FRANCIS J JR & DEBORAH
60 MASSAPOAG ST
S WEYMOUTH, MA 02190



- Easements
- ▭ Assessors Parcels
- Buildings
 - ▭ BUILDING
 - ▭ DECK
 - ▭ OTHER
 - ▭ SHED
- Base Map
 - Roads - Layout
 - PUB/PRIV TRAVELWAYS
 - PAPER
 - Hydrography
 - Streams
 - Ponds / Major Streams
 - 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.

Braintree Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1112 0 22E	COLUMBIAN ST	BREMROCK, LLC		P.O. BOX 850932	BRAINTREE	MA	02185
1113 0 57	WEYMOUTH LINE	TOWN OF WEYMOUTH		75 MIDDLE STREET	WEYMOUTH	MA	02189

Parcel Count: 2

End of Report

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 Weathervane Massapoag, 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: 0, 68 Massapoag Street, Weymouth, MA 02190
- The applicant is proposing a development of a residential subdivision consisting of seven (7) single family lots as an extension to the existing Massapoag street (private way) assessor's parcels Map 44, Block 504/505, Lots 8/1,2.

- 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 781-919-0808 contact person Gabriel Crocker, P.E.

between the hours of: 8:30AM-5:00PM on the following days of the week: M-F

- 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.

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

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

Crocker Design Group, LLC.

With the **Town of Weymouth Conservation Commission** on November 26, 2021
(Date)

For property located at 0,68 Massapoag Street, Weymouth, MA 02189

Shown on Assessors Map# 44 Block # 504/505 Lot# 8/1,2

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

Name

Date

**SECTION 5 –
FIGURES**



CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

TITLE:

USGS MAP

MASSPOAG STREET,
WEYMOTH, MA

DATE: 12 08 2018

DRAWN: SZA

CHECK: GC

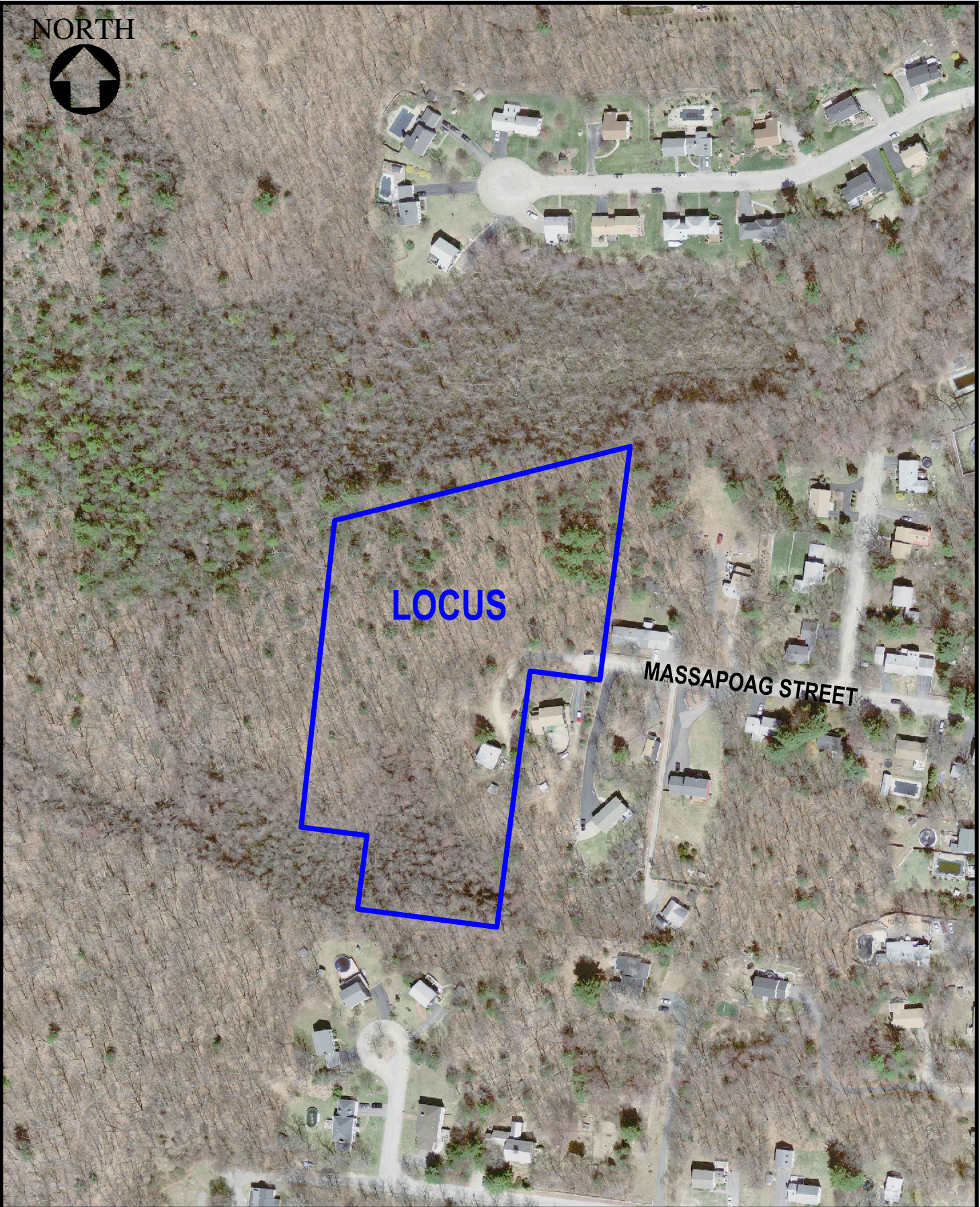
SCALE: 1"=2500'

JOB NO.: 100-028

1



NORTH



LOCUS

MASSAPOAG STREET

CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

TITLE:

AERIAL MAP

MASSAPOAG STREET,
WEYMOTH, MA

DATE: 12 08 2018

DRAWN: SZA

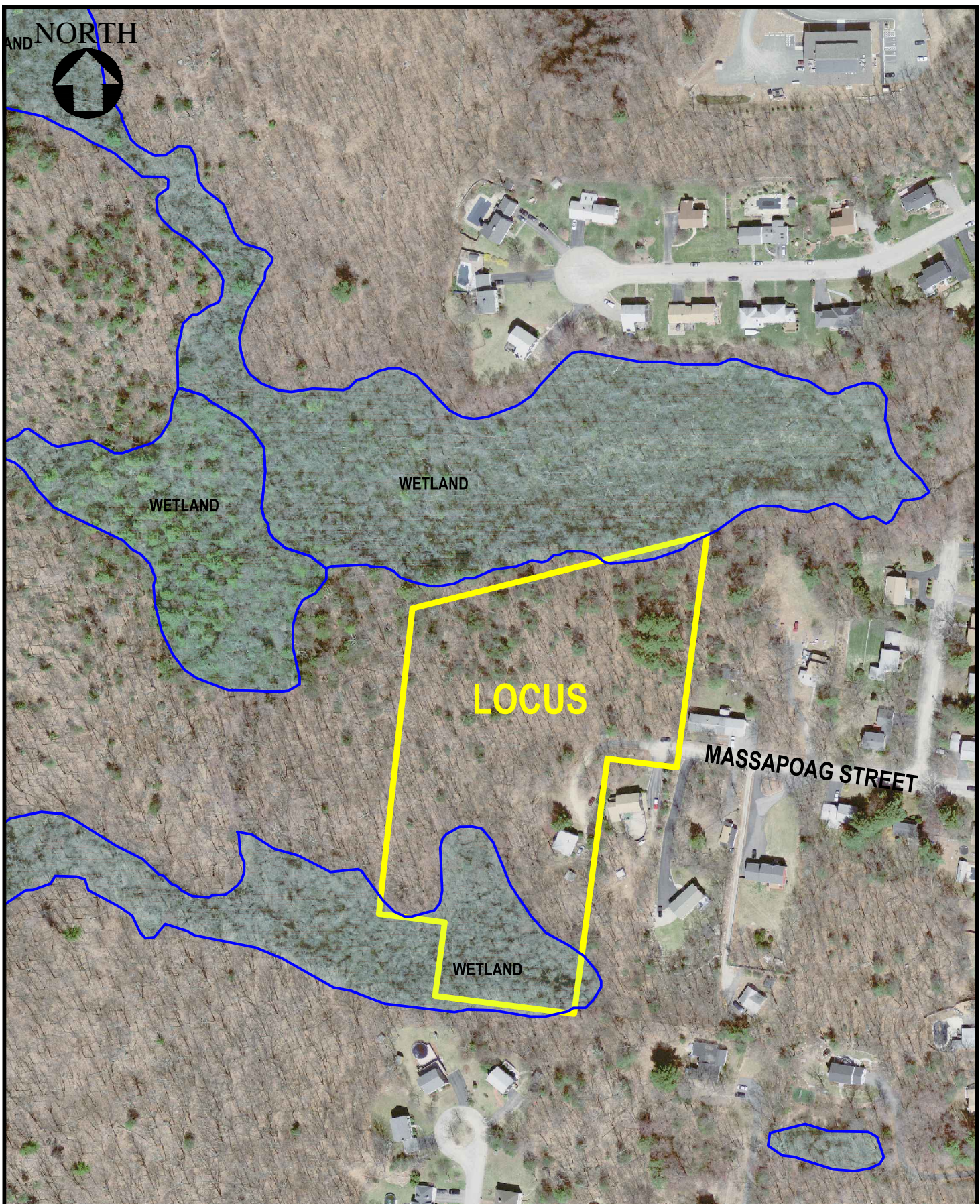
CHECK: GC

SCALE: 1"=200'

JOB NO.: 100-028

2





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P: 781-820-0416

MASSACHUSETTS

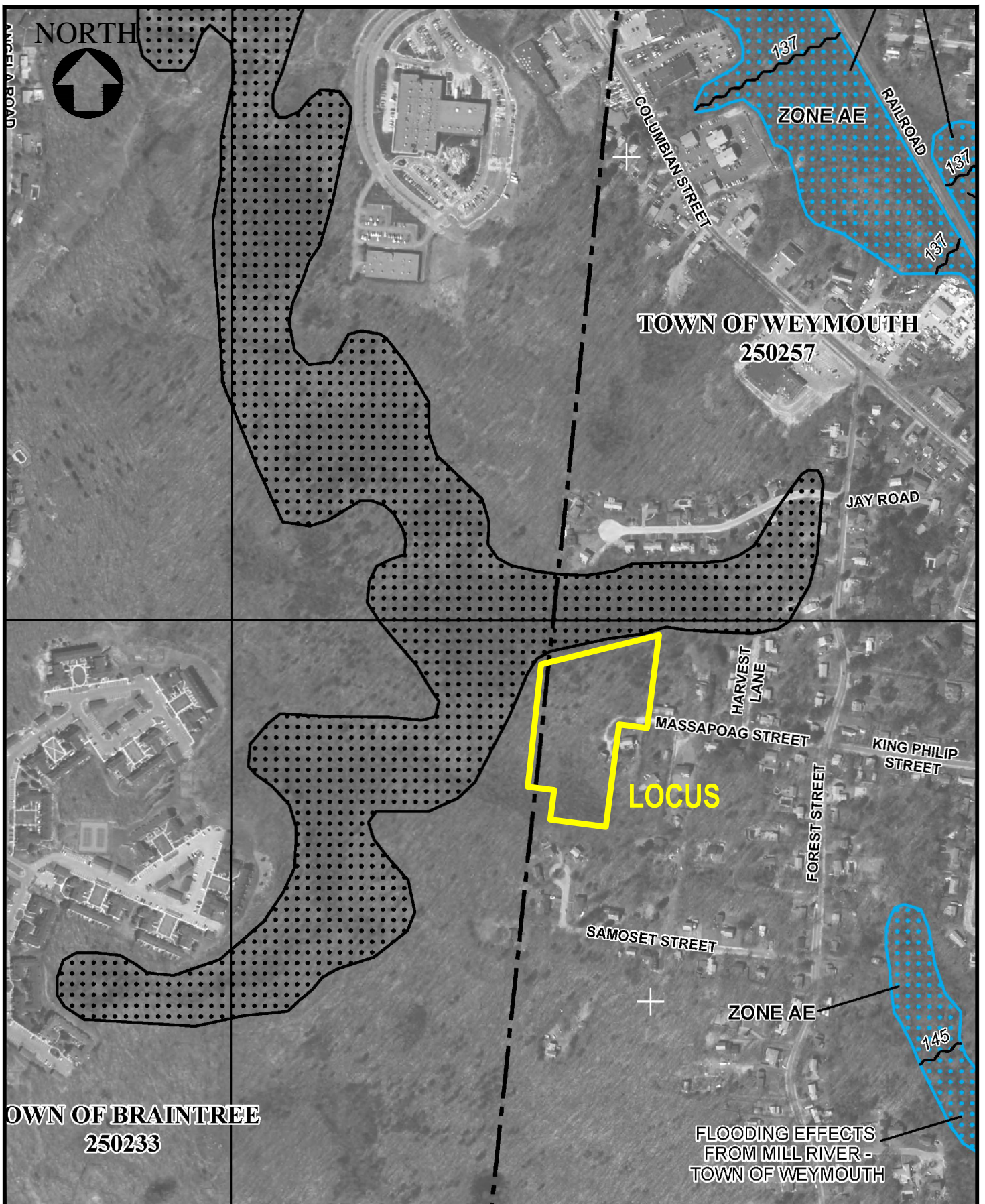
TITLE: **GIS WETLAND MAP**

MASSAPOAG STREET,
WEYMOTH, MA

DATE: 12 08 2018
DRAWN: SZA
CHECK: GC
SCALE: 1"=200'
JOB NO.: 100-028

3



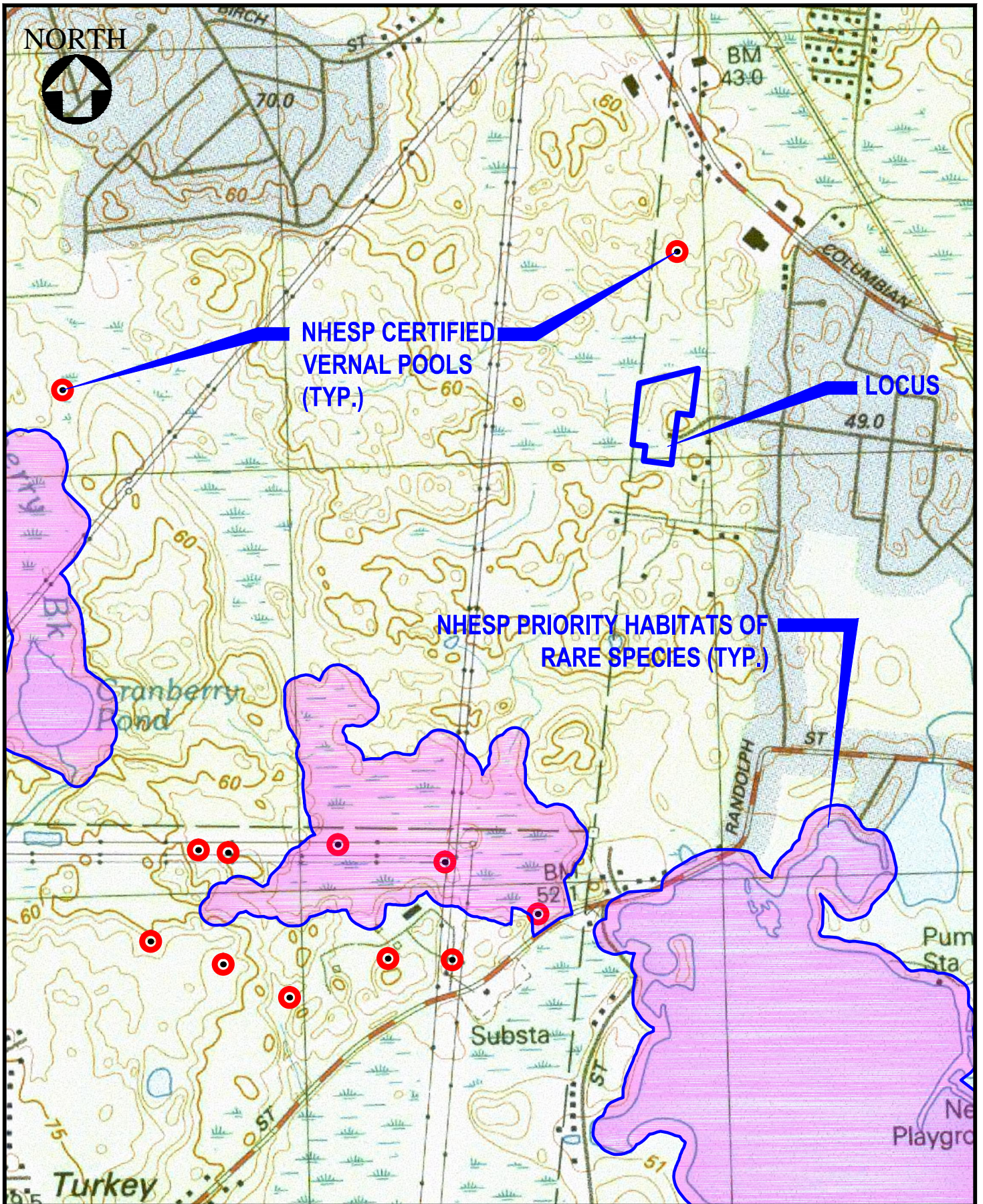


CROCKER DESIGN GROUP, LLC.
 2 SHARP STREET, UNIT B
 HINGHAM, MA 02043
 P: 781-820-0416
 MASSACHUSETTS

TITLE: **FEMA MAP**
 MASSAPOAG STREET,
 WEYMOUTH, MA

DATE: 12 08 2018
 DRAWN: SZA
 CHECK: GC
 SCALE: 1"=500'
 JOB NO.: 100-028

4



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2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

TITLE:

MASS GIS NHESP MAP

MASSPOAG STREET,
WEYMOUTH, MA

DATE: 12 08 2018

DRAWN: SZA

CHECK: GC

SCALE: 1"=200'

JOB NO.: 100-028



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