



## **Notice of Intent**

**For**

**Senior Living Center at Cornerstone  
1197, 1215 Washington Street  
Weymouth, MA**

**July 8, 2022**

**Prepared for:  
Elksy Development, LLC.  
180 Canton Avenue  
Milton, MA 02186**

**Prepared by:  
Crocker Design Group, LLC  
2 Sharp Street Unit A  
Hingham, MA 02043  
781-919-0808**



## TABLE OF CONTENTS

### 1. Project Information

- 1.1 NARRATIVE
- 1.2 EXISTING CONDITIONS
- 1.3 WETLAND RESOURCE AREAS
- 1.4 PROPOSED ACTIVITIES
- 1.5 IMPACT AVOIDANCE AND MINIMIZATION MEASURES
  - 1.5.1 EROSION CONTROLS
  - 1.5.2 SITE STABILIZATION

### 2. MA DEP Forms

- 2.1 WPA FORM 3 – NOTICE OF INTENT
- 2.2 OWNER/PARCEL LIST
- 2.3 NOI WETLAND FEE TRANSMITTAL FORM
- 2.4 SCANNED COPY OF CHECK

### 3. Weymouth Conservation Commission Forms

- 3.1 APPLICATION CHECKLIST
- 3.2 TOWN OF WEYMOUTH NOI FORM
- 3.3 SITE ACCESS AUTHORIZATION
- 3.4 FILING FEE STATEMENT
- 3.5 SCANNED COPY OF CHECKS
- 3.6 PROOF OF DEP SUBMISSION

### 4. Abutter Notifications

- 4.1 TOWN OF WEYMOUTH CERTIFIED ABUTTERS LIST
- 4.2 ABUTTERS NOTIFICATION FORM
- 4.3 AFFIDAVIT OF SERVICE

### 5. Figures

- 5.1 SITE LOCUS AERIAL MAP
- 5.2 MASSDEP WETLANDS MAP
- 5.3 FEMA FLOODPLAIN MAP
- 5.4 USGS MAP
- 5.5 NHESP HABITAT MAP

### 6. Attachments

- 6.1 STORMWATER REPORT, DATED 7/1/2022
- 6.2 SITE PLAN APPLICATION PLAN SET 7/1/2022

## **SECTION 1 – PROJECT INFORMATION**

## **1.1 Narrative**

The Applicant Elksy Development, LLC. (Elksy) proposes, Cornerstone at Weymouth, which is to be a three-story Senior Living Center, with 147 independent senior living units consisting of 5 studios, 122 one-bedroom units, and 20 two-bedroom units in 83,500±SF of floor area on the subject property at 1197 and 1215 Washington Street. There will also be several commercial services for the residents of including a pub, theater, salon, dining facilities, commercial kitchen, commercial laundry space, various administrative jobs, as well as a chapel and activity area for residents. An outdoor courtyard is proposed on the interior to the site, and an onsite walking path and recreational facilities are proposed for use by residents. A surface lot with 133 spaces for residents and staff is also proposed. 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 Pleasant Street to the East, Washington Street to the North and a mixture of businesses and residential homes to the west and south. The project site is comprised of two (2) parcels identified as Assessors Map 35, Block 447, Lots 1 and 3. The combined parcels consists of 4.81 +/- acres of land and lies within three (3) underlying zoning districts Highway Transition (HT) Limited Business (B-1) and Residence (R-1) and the Commercial Corridor Overlay District (CCOD)- Low Density Subzone. An ANR to merge the land into one parcel will follow.

Soil X, Corp. performed ten (10) borings on 8/31/21. In general, the soils within the area of the proposed development were a loamy sand and were representative of a hydrologic A soil with an infiltration rate of 2.41 in/hr. 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 (2021) indicates that there are no estimated habitats of rare upland or wetland wildlife, plants or certified vernal pools located in the area or on site (See Section 5, Figure 5). According to the FEMA floodplain maps the entire site is located outside of the 100-year flood plain (See Section 5, Figure 3).

## **1.3 Wetland Resource Areas**

The project contains two (2) jurisdictional wetland resources. Work is proposed within the buffer zones of the Bordering Vegetated Wetlands (BVW) within the site. The wetland resource areas throughout and bordering the property were delineated by South River Environmental on September 24, 2021 and field located by Crocker Design Group in February 2022. Within the site, the wetlands are flagged WF-A2 – WF-14 and WF-B1 – WF-B27, respectively.



## **1.4 Proposed Activities**

The applicant is proposing a Senior Living Center consisting of 147 independent senior living units on already developed parcel. Portions of the proposed work including a parking lot, a retaining wall, portions of the building, outdoor amenity/courtyard space and related drainage and utilities are located within areas subject to the jurisdiction of the Commission. Details of the proposed activities within the jurisdictional areas include:

- Installation of erosion controls (12-inch silt sock with wire backed silt fence) at the limits of work.
- Demolition and removal of the existing Elks Lodge and residential home, as well as the removal of the existing pavement.
- Limited vegetation removal and excavation is necessary for the project. Most of the site has been previously developed.
- Excavate and construct the proposed underground infiltration chambers for the rooftop drainage.
- Install and construct the proposed closed site drainage. The project has been designed to convey stormwater from the parking lot, drive and courtyard through a series of deep sump catch basins and proprietary water quality separators to existing outfalls at the BVW's. Please see the Stormwater Report and Site Plans for more information.
- Grade site, backfill and pave parking lot/access drive.
- Construct the new, mixed-use three- story building and associated courtyard areas and amenities.

## **1.5 Impact Avoidance and Minimization Measures**

The Project does not propose any alterations to Bordering Vegetated Wetlands ("BVW") regulated under the Bylaw and Massachusetts Wetlands Protection Act regulations (310 CMR 10.55). The project does propose impacts to approximately 2,590 SF of 25' BVW No-Touch Buffer (Weymouth Wetland Regulations, Part IX (2)), however, 2,687 SF of the 25' BVW Buffer was already developed in the existing condition. The Project proposes to enhance and restore portions of the buffer zone that were developed in the existing conditions and where the proposed project pulls back the development from the BVW. The Buffer Zone restoration area proposes native plantings like those found in the surrounding area. Buffer zone enhancement is approximately 921 SF±. Please refer to the Landscape Sheets included in the plan set for more details on the Buffer Enhancement Area.

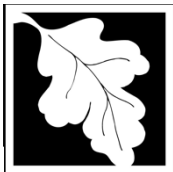
### **1.5.1 Erosion Controls**

Erosion controls consisting of 12-inch silt sock with wire backed silt fence will be installed prior to commencement of construction activities along the limit of work. For complete erosion control details, please refer to the Demolition- Sediment and Erosion Control Sheet C-1, within the Site Plan Application Plan Set, dated 7/1/2022. 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 2**  
**MA DEP 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

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>1197, 1215 Washington Street</u> a. Street Address	<u>Weymouth</u> b. City/Town	<u>02189</u> c. Zip Code
Latitude and Longitude:		
<u>447</u> f. Assessors Map/Plat Number	<u>3, 1</u> g. Parcel /Lot Number	<u></u> e. Longitude

2. Applicant:

<u>Thomas</u> a. First Name	<u>Broderick</u> b. Last Name	
<u>Elksy Development, LLC.</u> c. Organization		
<u>180 Canton Ave.</u> d. Street Address		
<u>Milton</u> e. City/Town	<u>MA</u> f. State	<u>02186</u> g. Zip Code
<u>617-281-1833</u> h. Phone Number	<u></u> i. Fax Number	<u>TGBroderick@aol.com</u> j. Email Address

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

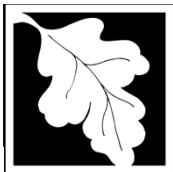
<u></u> a. First Name	<u></u> b. Last Name	
<u></u> c. Organization		
<u></u> d. Street Address		
<u></u> e. City/Town	<u></u> f. State	<u></u> g. Zip Code
<u></u> h. Phone Number	<u></u> i. Fax Number	<u></u> j. Email address

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 A</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>\$2,550.00</u> a. Total Fee Paid	<u>\$1,262.50</u> b. State Fee Paid	<u>\$1,287.50</u> c. City/Town Fee Paid
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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 demolition of the existing residential home and Elks Lodge at the corner of Pleasant Street and Washington Street, and the construction of a Senior Living Center.

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

a. County

4127/10319

c. Book

b. Certificate # (if registered land)

307/689

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

**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

**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) - <b>specify coastal or inland</b>	

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:

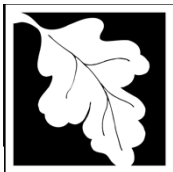
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

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.



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

**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

5.  Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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

## 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](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\*

- 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/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.





**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

**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:

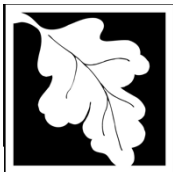
Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

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



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

**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.



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

## 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.

Site Plan Application- Cornerstone at Weymouth

a. Plan Title

Crocker Design Group

Gabe Crocker, P.E.

b. Prepared By

c. Signed and Stamped by

7/1/2022

varies

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:

2037

2. Municipal Check Number

7/7/2022

3. Check date

2036

4. State Check Number

7/7/2022

5. Check date

Gabriel

6. Payor name on check: First Name

Crocker (Crocker Design Group)

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

## F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant Thomas G. Brodenck, Jr. AS Manager

2. Date

7/8/22

3. Signature of Property Owner (if different)

4. Date

[Signature]

7/8/2022

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:

1197, 1215 Washington Street

a. Street Address

2036

c. Check number

Weymouth

b. City/Town

\$1,262.50

d. Fee amount

2. Applicant Mailing Address:

Thomas

a. First Name

Elksy Development, LLC.

c. Organization

180 Canton Ave.

d. Mailing Address

Milton

e. City/Town

617-281-1833

h. Phone Number

i. Fax Number

MA

f. State

02186

g. Zip Code

TGBroderick@aol.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

**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
2b.) Parking Lot	1	\$500	\$500.00
2g.) Each Project Source (storm drain) discharge	2	\$500	\$1,000.00
3b.) Building Development	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
		<b>Step 5/Total Project Fee:</b>	\$2,550.00
		<b>Step 6/Fee Payments:</b>	
		Total Project Fee:	\$2,550.00
			a. Total Fee from Step 5
		State share of filing Fee:	\$1,262.50
			b. 1/2 Total Fee <b>less</b> \$12.50
		City/Town share of filing Fee:	\$1,287.50
			c. 1/2 Total Fee <b>plus</b> \$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.)

C

CROCKER DESIGN GROUP LLC  
2 SHARP ST UNIT A  
HINGHAM MA 02043

2036

53-7144/2113  
35

DATE 7-7-2022

CHECK ARMOR  
TRADE PROTECTION

PAY  
TO THE  
ORDER OF

Commonwealth of MA

\$ 1,262.50

one thousand two hundred sixty two <sup>50</sup>/<sub>100</sub>

DOLLARS

Photo  
Safe  
Deposit  
Details on back



**SOUTH SHORE  
BANK**  
Member FDIC/DF

FOR Wetlands Protection Act

*[Signature]*

#100-142

⑈002036⑈

⑆211371447⑆

2235018260⑈

**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 for use during COVID”
  - 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 3 copies (total of 4) 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 OR email** to Mass DEP.

Commonwealth of Massachusetts  
DEP – Southeast Regional Office  
20 Riverside Drive  
Lakeville, MA 02347

- Email application package to DEP following the instructions in the link below  
<https://www.weymouth.ma.us/sites/g/files/vyhlif4041/f/uploads/concom-guidance-during-office-closures-05052020.pdf>
- 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 3 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 1197, 1215 Washington St, Weymouth, MA 02189
2. Town of Weymouth Atlas Reference (Parcel #) 35-447-3, 35-447-1
3. Project Description The demolition of the existing residential home and Elks Lodge at the corner of Pleasant Street and Washington Street, and the construction of a Senior Living Center.
4. County, Norfolk: Book 4127/10319 Page 307/689
5. \*Applicant Elksy Development, LLC. \*Telephone#
6. \*Applicant Address 180 Canton Avenue, Milton, MA 02186
7. Property Owner See attached
8. Representative Crocker Design Group, LLC. Telephone# 781-919-0808
9. Representative's Address 2 Sharp St, Unit A, Hingham, MA 02043
10. Billing Party for Legal Notice (All info is required):  
Name: Gabe Crocker  
Address: 2 Sharp St, Unit A, 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 Thomas G. Brodenck, Jr.  
AS MANAGER



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.

## **WPA Form 3: Notice of Intent**

### **Property Owner Attachment**

#### **1.) 1197 Washington Street, Weymouth, MA**

**Parcel:** Map 447, Lot 3  
**Name:** Weymouth Elks Lodge  
**Organization:** Weymouth Lodge 2232 Benevolent & Protect  
**Street Address:** 1197 Washington Street  
**City/Town:** Weymouth  
**State:** MA  
**Zip Code:** 02189  
**Phone:**

#### **2.) 73 Abington Street**

**Parcel:** Map 447, Lot 1  
**Name:** Thomas Broderick  
**Organization:** Elksy Development, LLC.  
**Street Address:** 180 Canton Ave  
**City/Town:** Milton  
**State:** MA  
**Zip Code:** 02186  
**Phone #:** 617-281-1833

***SITE ACCESS AUTHORIZATION***

DATE: July 8, 2022

PROJECT: Cornerstone Senior Living Center at Weymouth

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

FROM: Elksy Development, LLC.

180 Canton Avenue, Milton, MA 02186

LOCATION: 1197, 1215 Washington 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: 7/8/22

Thomas G. Brodenck, Jr.  
AS MANAGER

**SITE ACCESS AUTHORIZATION**

DATE: July 8, 2022

PROJECT: Cornerstone Senior Living Center at Weymouth

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

FROM: Elksy Development, LLC.


180 Canton Avenue, Milton, MA 02186

LOCATION: 1197, 1215 Washington 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: 7-6-2022  
*Kimberly Kroha, ESQ -  
Attorney for Weymouth Elks*

## 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 2b: Parking Lot	1	\$ 500.00	\$ 500.00
Category 2g: Storm Drain Discharge	2	\$ 500.00	\$ 1,000.00
Category 3b: Building for Development	1	\$ 1,050.00	\$ 1,050.00
Total WPA Filing Fee:			\$ 2,550.00
State Share of Filing Fee:			\$ 1,262.50
City/Town Share of Filing Fee:			\$ 1,287.50

### Weymouth Wetlands Protection Bylaw

The project is reviewable under Activity D, Notice of Intent for Multiple-Dwellings:

Type of Activity	Number of Activities	Individual Activity Fee	Subtotal Activity Fee
i) Dwelling Structures	1	\$ 750.00	\$ 750.00
i) Units within 200ft of Resource Area	32	\$ 100.00	\$ 3,200.00
ii) Minor Projects (bocce court)	1	\$ 100.00	\$ 100.00
Total Weymouth Wetlands Protection Bylaw Fee:			\$ 4,050.00

### Filing Fee Summary

Payee	Amount	Address
Commonwealth of Massachusetts	\$1,262.50	MA DEP Box 4062, Boston, MA 02211
Town of Weymouth (Wetlands Protection Act)	\$1,287.50	Weymouth Conservation Commission 75 Middle Street Weymouth, MA 02189
Town of Weymouth (Weymouth Wetlands Protection Ordinance)	\$4,050.00	Weymouth Conservation Commission 75 Middle Street Weymouth, MA 02189



C

**CROCKER DESIGN GROUP LLC**  
**2 SHARP ST UNIT A**  
HINGHAM MA 02043

2037

53-7144/2113  
35

DATE 7-7-2022

CHECK ARMOR  
TRADE PROTECTION

PAY  
TO THE  
ORDER OF

Town of Weymouth

\$ 1,287.50

one thousand two hundred eighty seven

50  
100

DOLLARS

Photo  
Safe  
Deposit®  
Details on back



**SOUTH SHORE  
BANK**  
Member FDIC/DIF

FOR

Wetlands Protection Act

*[Signature]*

#100-142

⑈002037⑈

⑆211371447⑆

2235018260⑈

C

**CROCKER DESIGN GROUP LLC**  
**2 SHARP ST UNIT A**  
HINGHAM MA 02043

2038

53-7144/2113  
35

DATE 7-7-2022

CHECK ARBOR  
CLASS PROTECTION

PAY  
TO THE  
ORDER OF

Town of Weymouth

\$ 4,050.00

four thousand fifty

00/100

DOLLARS

Photo  
Safe  
Deposit  
Details on back



**SOUTH SHORE  
BANK**  
Member FDIC/DIF

*[Handwritten Signature]*

FOR

Wetlands Protection Bylaw

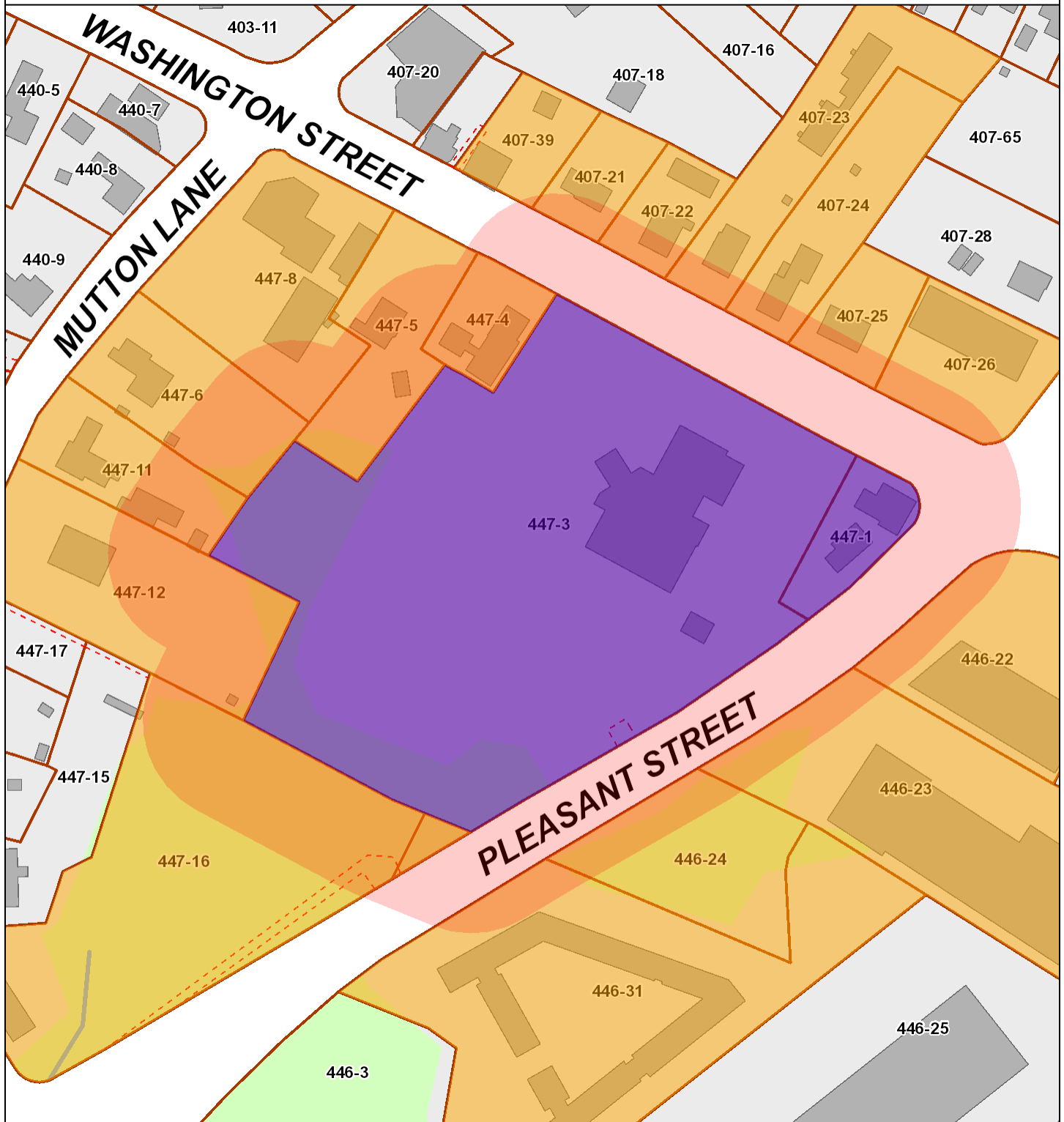
#100-142

⑈002038⑈

⑆211371447⑆

2235018260⑈

**SECTION 4 –  
Abutter Notifications**



- 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" = 139 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.

AGORIALD & ARBANA TBE  
1196 WASHINGTON ST UNIT B  
WEYMOUTH, MA 02189

CAPONE DIANE  
2 CORNET STETSON DR  
ROCKLAND, MA 02370

CHANDRASHEKAR SESHAPPA &  
BAIL SHARMILA C TRUSTEES  
775 PLEASANT ST U-#14  
WEYMOUTH, MA 02189

DELGALLO ROBERT A & TAMIL TRS  
1163 WASHINGTON ST RLTY TRUST  
1163 WASHINGTON ST  
E WEYMOUTH, MA 02189

ES REALTY LLC  
C/O ELECTRO SWITCH CORP  
775-1 PLEASANT ST  
WEYMOUTH, MA 02189-2103

ES REALTY LLC  
C/O ELECTRO SWITCH CORP  
775-2 PLEASANT ST  
WEYMOUTH, MA 02189-2103

FISHMAN SCOTT & JENNINGS  
RAYMOND D III & GARDNER MARK  
775 PLEASANT ST #7  
WEYMOUTH, MA 02189

FRANCIS GARRETT M & EMILY A  
TBE  
51 MUTTON LN  
WEYMOUTH, MA 02189

GREENE-WALLACE PAULETTE  
1196 WASHINGTON ST UNIT C  
WEYMOUTH, MA 02189

GUBBALA JITENDRA & GUTTULA  
SARITA  
15 LESTER GRAY DRIVE  
WALPOLE, MA 02081

GUSTAFSON DONALD J & JAMES TRS  
DJG REALTY TRUST  
775 PLEASANT ST U-6  
E WEYMOUTH, MA 02189

GUSTAFSON DONALD J TRS  
R & D REALTY TRUST  
775 PLEASANT ST U-5  
E WEYMOUTH, MA 02189

HARPER MICHAEL D & JO-ANN TBE  
1198 WASHINGTON ST  
E WEYMOUTH, MA 02189

HICKOX JAMES TRUSTEE  
BDJJ REALTY TRUST  
P O BOX 501  
S WEYMOUTH, MA 02190

JOHNSON ELIZABETH M  
775 PLEASANT ST UNIT 3  
WEYMOUTH, MA 02189

JRM REATLY GROUP LLC  
565 BROAD ST  
WEYMOUTH, MA 02189

KEARNS THOMAS E & MARY T TBE  
13 BAYBERRY LANE  
HALIFAX, MA 02338

KERWIN E DOHERTY JR FAMILY  
TRUST-2021  
5 MUTTON LN  
WEYMOUTH, MA 02189

KRL REALTY LLC  
805 PLEASANT ST  
WEYMOUTH, MA 02189

LAMB MARY E  
1194 WASHINGTON ST  
WEYMOUTH, MA 02189

MCLEOD TIMOTHY E  
1206 WASHINGTON ST  
WEYMOUTH, MA 02189

MICHAEL TRADING POST INC  
293R WASHINGTON ST  
NORWELL, MA 02061

MICHAEL TRADING POST INC  
C/O UNICORN MANAGEMENT CO  
293 WASHINGTON ST  
NORWELL, MA 02061

MRT PROPERTIES LLC  
9 RIESLING RD  
PLYMOUTH, MA 02360

MURLEY CARIN MARIE  
C/O GOSSELIN CARIN M  
203 CROSS ST  
NORWELL, MA 02061

NATIONAL RE INVESTMENT, LLC  
3 HOLMES STREET  
BRAINTREE, MA 02184

OLEARY LEO F & MICHAEL J TRS  
L F & M REALTY TRUST  
775 PLEASANT ST-UNIT 13  
E WEYMOUTH, MA 02189

O'LEARY MICHAEL J TRUSTEE  
THE L. F. & M. REALTY TRUST  
775 PLEASANT ST SUITE 13  
WEYMOUTH, MA 02190

POOR CHARLES E / TRUSTEE  
BUTTONWOOD TRUST  
775 PLEASANT ST #8  
WEYMOUTH, MA 02189

POPCON LLC  
775 PLEASANT ST  
UNIT 4  
WEYMOUTH, MA 02188

ROMAR INDUSTRIAL TRUST  
183 WHITING ST  
HINGHAM, MA 02043

ROUHANA ROULA  
1177 WASHINGTON ST  
WEYMOUTH, MA 02189

SCHLEIFF WILLIAM R & MARIE E  
TRS SCHLEIFF REALTY TRUST  
29 STATE PARK ROAD  
HULL, MA 02045

SCHLEIFF WILLIAM R & MARIE E  
TRS SCHLEIFF REALTY TRUST  
29 STATE PARK ROAD  
HULL, MA 02045

SFERRUZZA ANDREW JR & JANICE  
TRS AGV TRUST  
15 MALINDA LANE  
PEMBROKE, MA 02359

SPELLMAN KAREN A TRUSTEE  
PLEASANT POND REALTY TRUST  
450 POND ST  
S WEYMOUTH, MA 02190

THORNTON SHARON M TRUSTEE  
U16 PLEASANT OFC PK RLTY TR  
775 PLEASANT ST U-16  
E WEYMOUTH, MA 02189

WEY LODGE 2232 BENEVOLENT &  
PROTECT ORDER OF ELKS USA INC  
ATTN: PATRICIA A FAEILLA TREAS  
1197 WASHINGTON ST  
WEYMOUTH, MA 02189

WEYMOUTH LODGE 2232 BENEVOLENT  
& PROTECT  
PATRICIA A FAEILLA, TREASURE  
1197 WASHINGTON ST  
WEYMOUTH, MA 02189

ZOIA DEAN  
61 MUTTON LN  
WEYMOUTH, MA 02189

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 Elksy Development, 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: 1197, 1215 Washington St, Weymouth, MA 02189

The demolition of the existing residential home and Elks Lodge at the corner of Pleasant Street and Washington Street, and the construction of a Senior Living Center.

---

- 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 Crocker Design Group, LLC.

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](http://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 July 1, 2022  
(Date)

For property located at 1197, 1215 Washington St, Weymouth, MA 02189

Shown on Assessors Map# 35 Block # 447 Lot# 3,1

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.

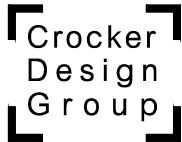
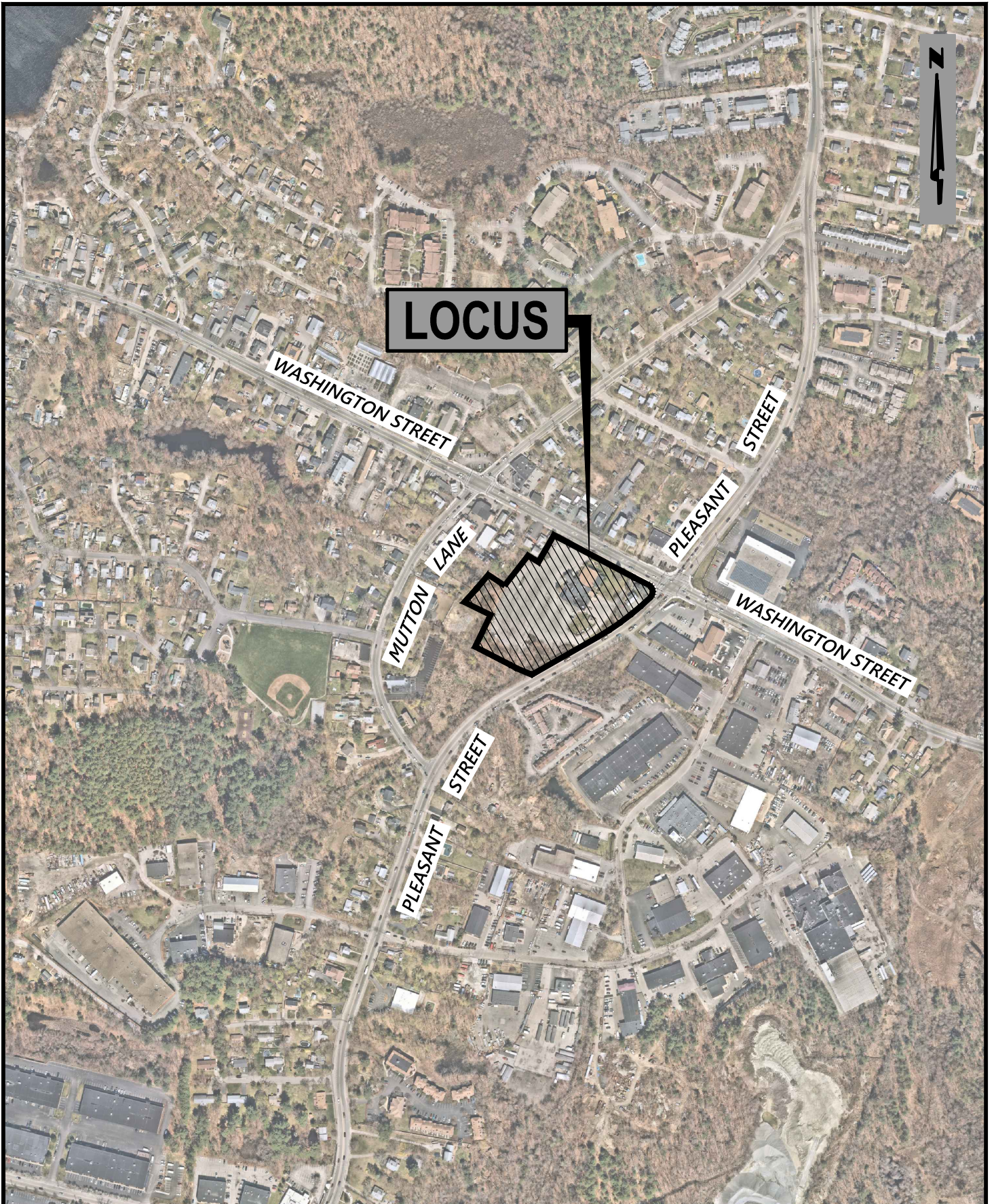
\_\_\_\_\_  
Name

\_\_\_\_\_  
Date



**SECTION 5 –  
FIGURES**





2 SHARP STREET, UNIT A  
HINGHAM, MA 02043

Project  
**CORNERSTONE  
AT  
WEYMOUTH  
WEYMOUTH, MA**

Prepared for  
**ELKSY  
DEVELOPMENT  
LLC**  
180 CANTON AVENUE  
MILTON, MA 02186

Drawing Title

**AERIAL MAP**

DATE: 02.25.2022 DRAWN: JPM

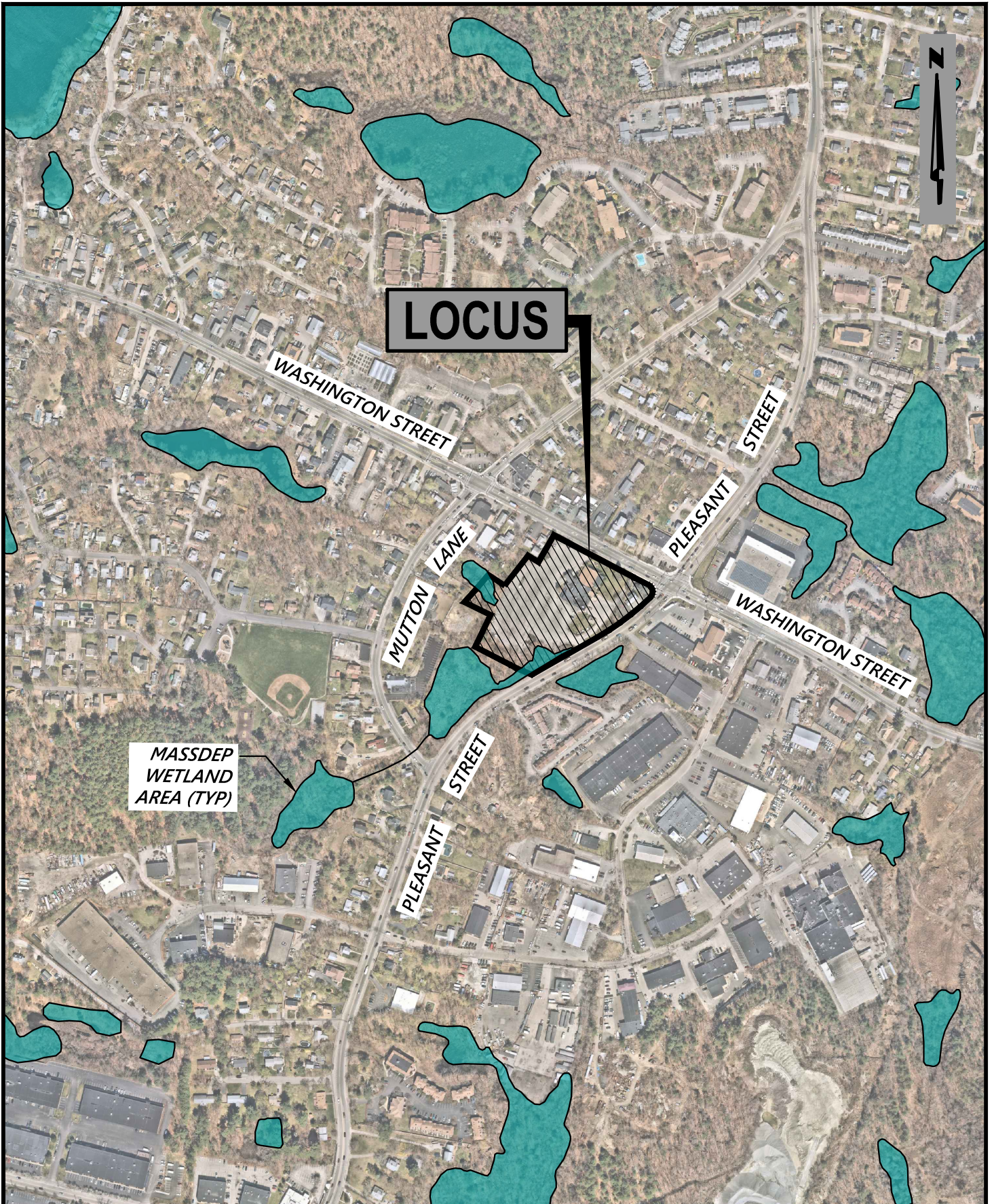
JOB NO.:100-142 CHECK: DJN

SCALE:



**1**





**LOCUS**

**MASSDEP  
WETLAND  
AREA (TYP)**

**Crocker  
Design  
Group**

2 SHARP STREET, UNIT A  
HINGHAM, MA 02043

Project  
**CORNERSTONE  
AT  
WEYMOUTH  
WEYMOUTH, MA**

Prepared for  
**ELKSY  
DEVELOPMENT  
LLC**  
180 CANTON AVENUE  
MILTON, MA 02186

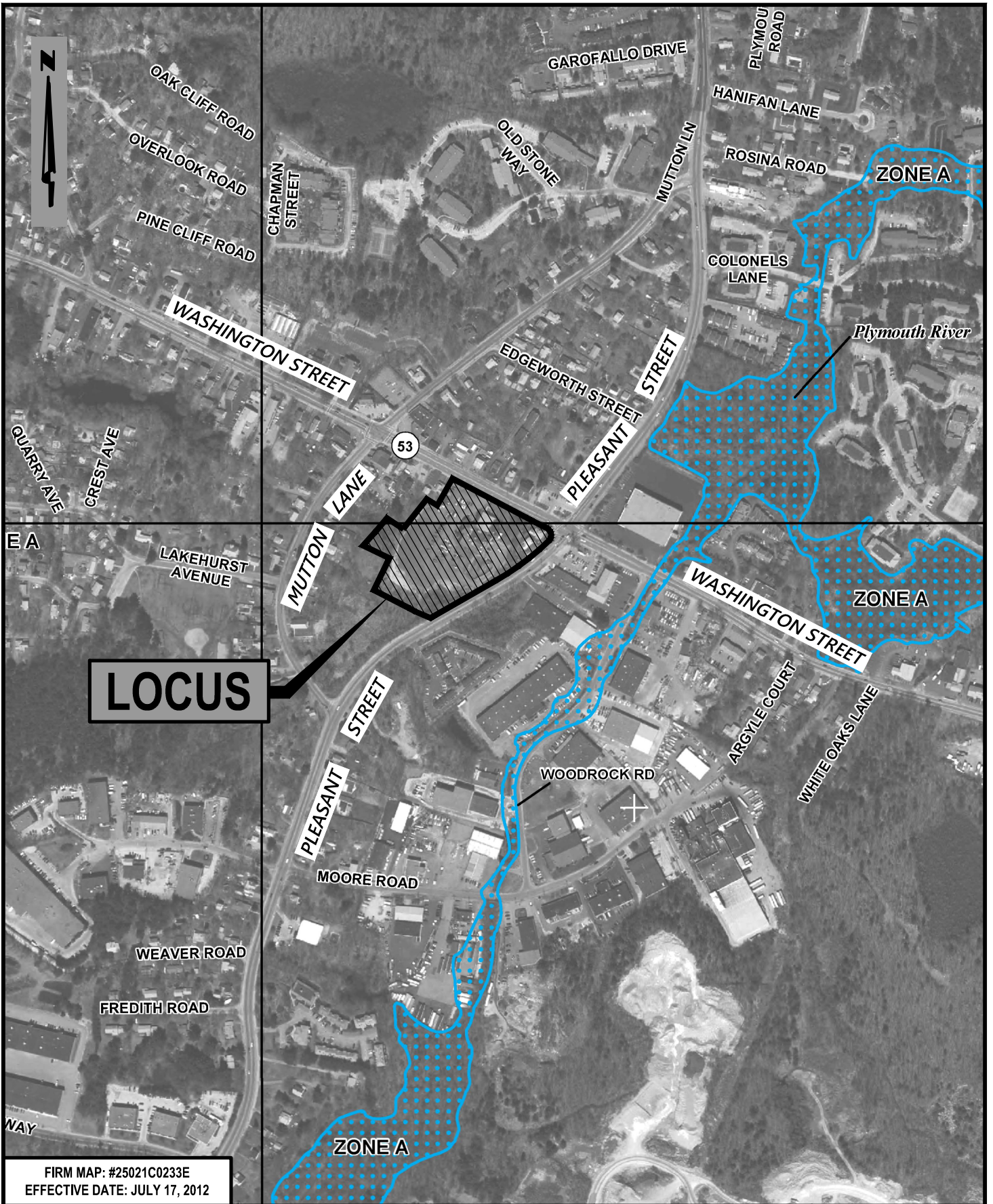
Drawing Title  
**MASSDEP WETLANDS MAP**

DATE: 02.25.2022	DRAWN: JPM
JOB NO.: 100-142	CHECK: DJN



**2**





FIRM MAP: #25021C0233E  
EFFECTIVE DATE: JULY 17, 2012

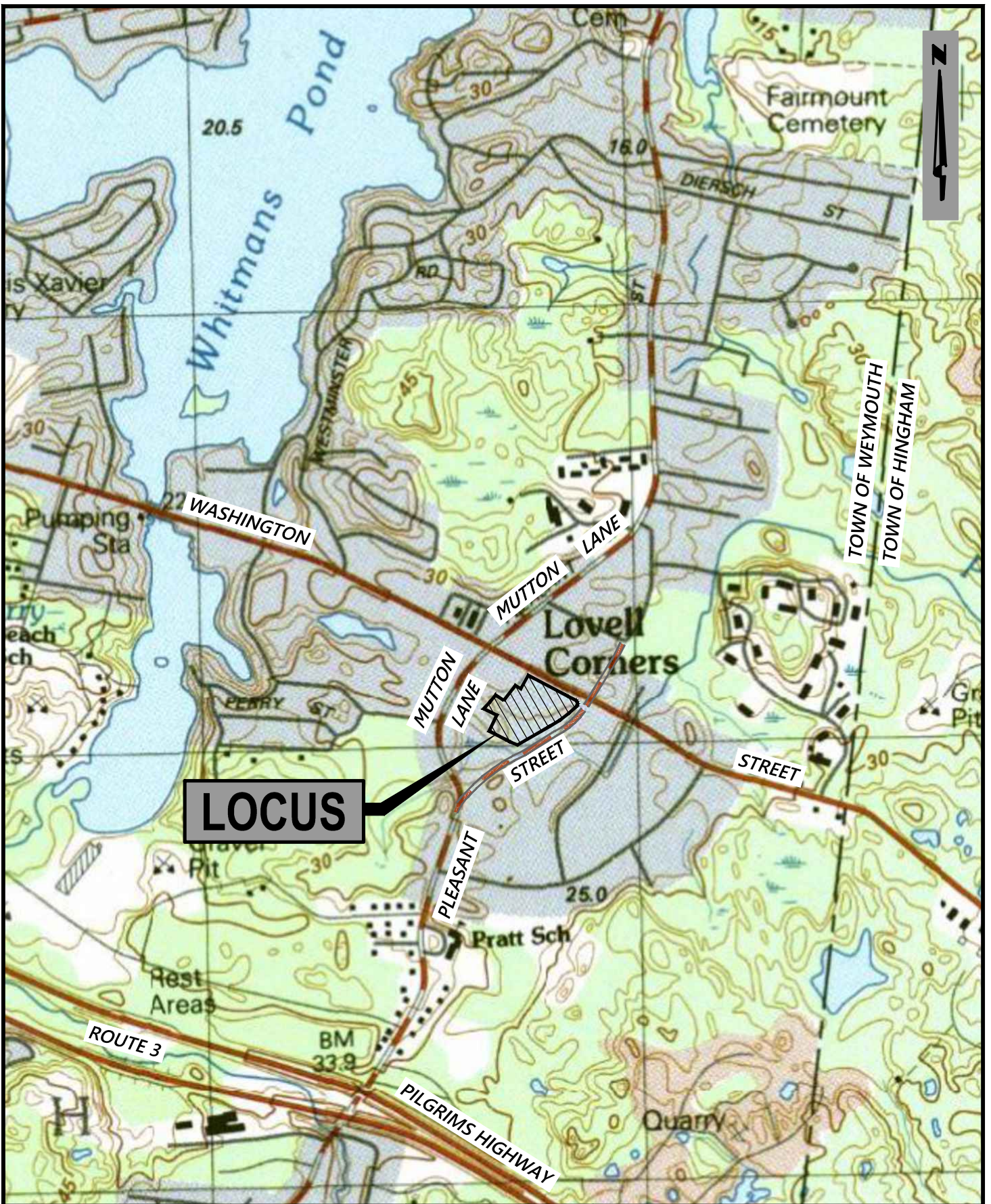
**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043

Project  
**CORNERSTONE AT WEYMOUTH**  
WEYMOUTH, MA

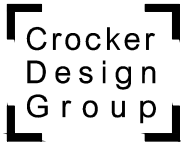
Prepared for  
**ELKSY DEVELOPMENT**  
180 CANTON AVENUE  
MILTON, MA 02186

Drawing Title <b>FEMA MAP</b>		<b>3</b>
DATE: 2.25.2022	DRAWN: JPM	
JOB NO.: 100-142	CHECK: DJN	
SCALE: 500 300 0 500		





**LOCUS**



2 SHARP STREET, UNIT A  
HINGHAM, MA 02043

Project  
**CORNERSTONE  
AT  
WEYMOUTH  
WEYMOUTH, MA**

Prepared for  
**ELKSY  
DEVELOPMENT  
LLC**  
180 CANTON AVENUE  
MILTON, MA 02186

Drawing Title

**USGS MAP**

DATE: 02.22.2022

DRAWN: JPM

JOB NO.: 100-142

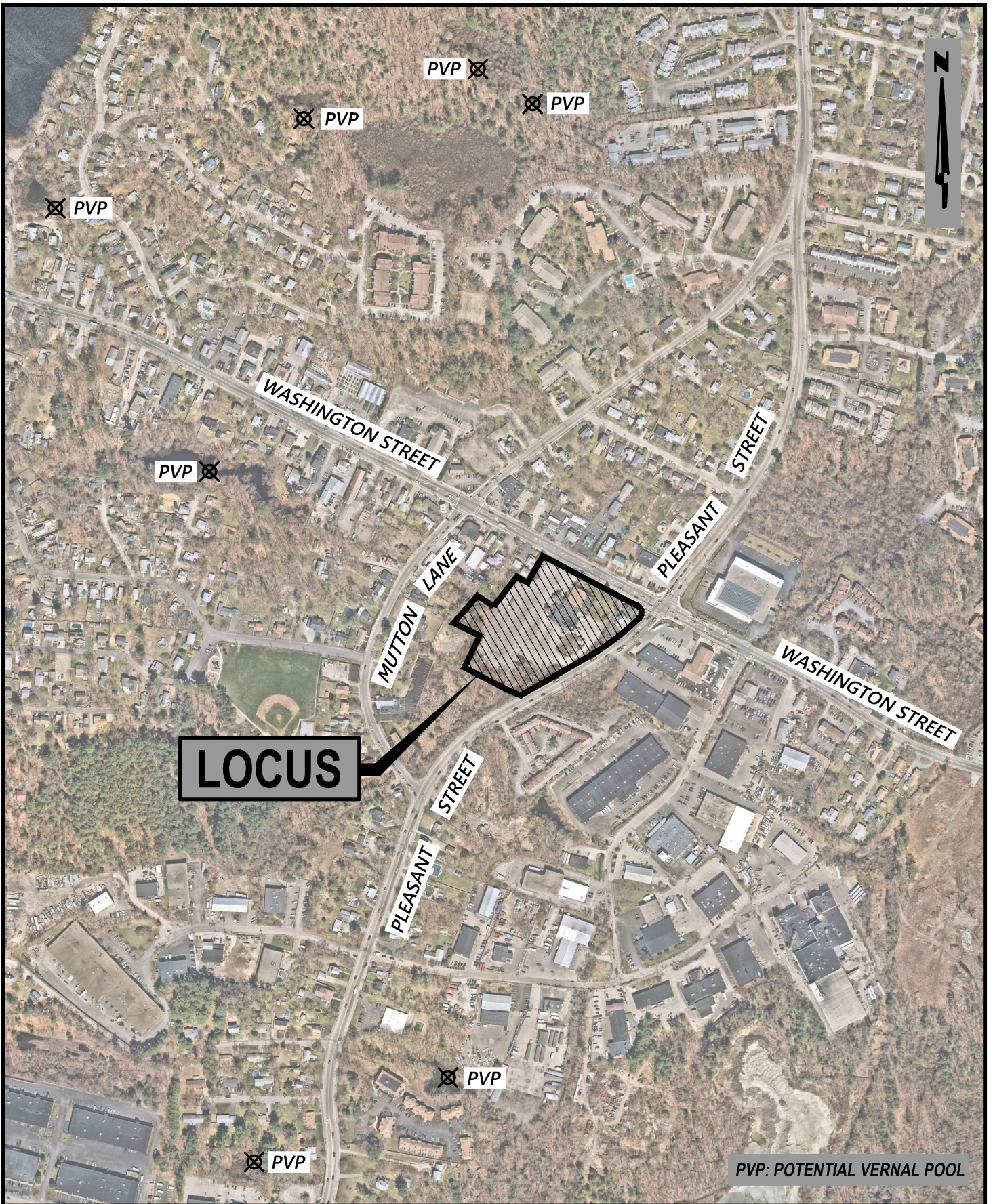
CHECK: DJN

SCALE:



**4**





**LOCUS**

PVP: POTENTIAL VERNAL POOL

**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043

Project  
**CORNERSTONE AT WEYMOUTH**  
 WEYMOUTH, MA

Prepared for  
**ELKSY DEVELOPMENT LLC**  
 180 CANTON AVENUE  
 MILTON, MA 02186

Drawing Title  
**NHESP MAP**

DATE: 02.23.2022	DRAWN: JPM
JOB NO.: 100-142	CHECK: DJN
SCALE:	
500	300
0	500

**5**