

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

1. Project Location 523 Front Street
2. Town of Weymouth Atlas Reference (Parcel #) 29 373 6
3. Project Description Construction of Detached Garage
4. County, Norfolk: Book 29 Page 373
5. \*Applicant Thomas Swanton \*Telephone# 781 572 9636
6. \*Applicant Address 523 Front Street
7. Property Owner Thomas Swanton
8. Representative Kenneth Thomson Telephone# 781 929 1203
9. Representative's Address Spring Street, Rockland, MA 02370
10. Billing Party for Legal Notice (All info is required):  
Name: Kenneth Thomson  
Address: Spring Street, Rockland, MA  
Home Phone: \_\_\_\_\_ Cell: 781 929 1203  
Email address 5wetlands@gmail.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 \_\_\_\_\_ Wildlife \_\_\_\_\_ Recreation \_\_\_\_\_  
Erosion Control
13. Have you filed your Local Wetland Fees? State Fees? YES  NO
14. Have you filed the Abutters' Notification and Affidavit of Service? YES  NO

I, THE UNDERSIGNED, HEREBY APPLY FOR A PERMIT PURSUANT TO THE CODE OF ORDINANCES, TOWN OF WEYMOUTH, CHAPTER 7, SECTION 301

  
Signature

5 August 2023  
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MUST BE THE DIRECT CONTACT NUMBER THAT MATCHES THE NAME AND ADDRESS OF THE APPLICANT, OTHERWISE THE LEGAL AD WILL NOT BE PUBLISHED AND THE HEARING WILL BE DELAYED.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: 8/4/2023

PROJECT: 523 Front Street

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

FROM: Thomas Swanton

LOCATION: 523 Front Street  
(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: *Thomas Swanton* DATE: *5 August 2023*



**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:

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MassDEP File Number

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Document Transaction Number

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Weymouth

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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):

523 Front Street Weymouth 02188  
 a. Street Address b. City/Town c. Zip Code

42.20141 70.95845  
 d. Latitude e. Longitude

29 373-6  
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Thomas Swanton  
 a. First Name b. Last Name

523 Front Street  
 c. Organization d. Street Address

Weymouth MA  
 e. City/Town f. State g. Zip Code

781 572 9636    
 h. Phone Number i. Fax Number j. Email Address

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

Same  
 a. First Name b. Last Name

c. Organization

d. Street Address

e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Kenneth Thomson  
 a. First Name b. Last Name

5 Wetlands  
 c. Company

134 Spring Street  
 d. Street Address

Rockland MA 02370  
 e. City/Town f. State g. Zip Code

781 929 1203  5wetlands@gmail.com  
 h. Phone Number i. Fax Number j. Email address

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

\$110.00 \$42.50 \$67.50  
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



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**A. General Information** (continued)

6. General Project Description:

Construction of detached garage.

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 Checklistand Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk	_____	_____
a. County		b. Certificate # (if registered land)
39462	_____	437
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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**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.  Riverfront Area
- Name of Waterway (if available) - **specify coastal or inland**
  - Width of Riverfront Area (check one):
    - 25 ft. - Designated Densely Developed Areas only
    - 100 ft. - New agricultural projects only
    - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

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

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4.  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



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## C. Other Applicable Standards and Requirements

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

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work\*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\*Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review(see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\*MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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

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

Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.  
Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and  
the Cape & Islands:

North Shore - Hull to New Hampshire border:

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



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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.

Site Plan 523 Front Street Weymouth

a. Plan Title

Hardy-Man Design Group, PC

Chi Man

b. Prepared By

6/2/2023

c. Signed and Stamped by

1"=10'

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:

244

2. Municipal Check Number

Efile

8/5/2023

3. Check date

4. State Check Number

Thomas

5. Check date

Swanton

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.

*Thomas Sexton*

1. Signature of Applicant

*5 August 2023*

2. Date

*N/A*

3. Signature of Property Owner (if different)

4. Date

*John J. Thompson*

*8/9/2023*

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.





N/F  
THOMAS W. SWANTON  
ASSESSORS MAP 29 BLOCK 375 LOT 6  
DEED BOOK 39462 PAGE 437  
LOT AREA=26,626 S.F.±

PAUL D. WLODYKA  
ASSESSORS MAP 29 BLOCK 375 LOT 5  
DEED BOOK 8109 PAGE 534

DRAINAGE AREA:

EXIST GREEN/OPEN SPACE	24957
HOUSE	1031
GARAGE	288
DRIVEWAY	350
TOTAL IMPERVIOUS	1669

PROPOSED IMPERVIOUS GREEN/OPEN SPACE	24281
HOUSE	1031
GARAGE	288
DRIVEWAY	934
RETAIN WALL	92
TOTAL IMPERVIOUS	2345

NET IMPERVIOUS INCREASE 676

NEW IMPERVIOUS DRAINAGE CALCULATION

676 SF x 1/2 = 56.3 CF STORAGE REQUIRED

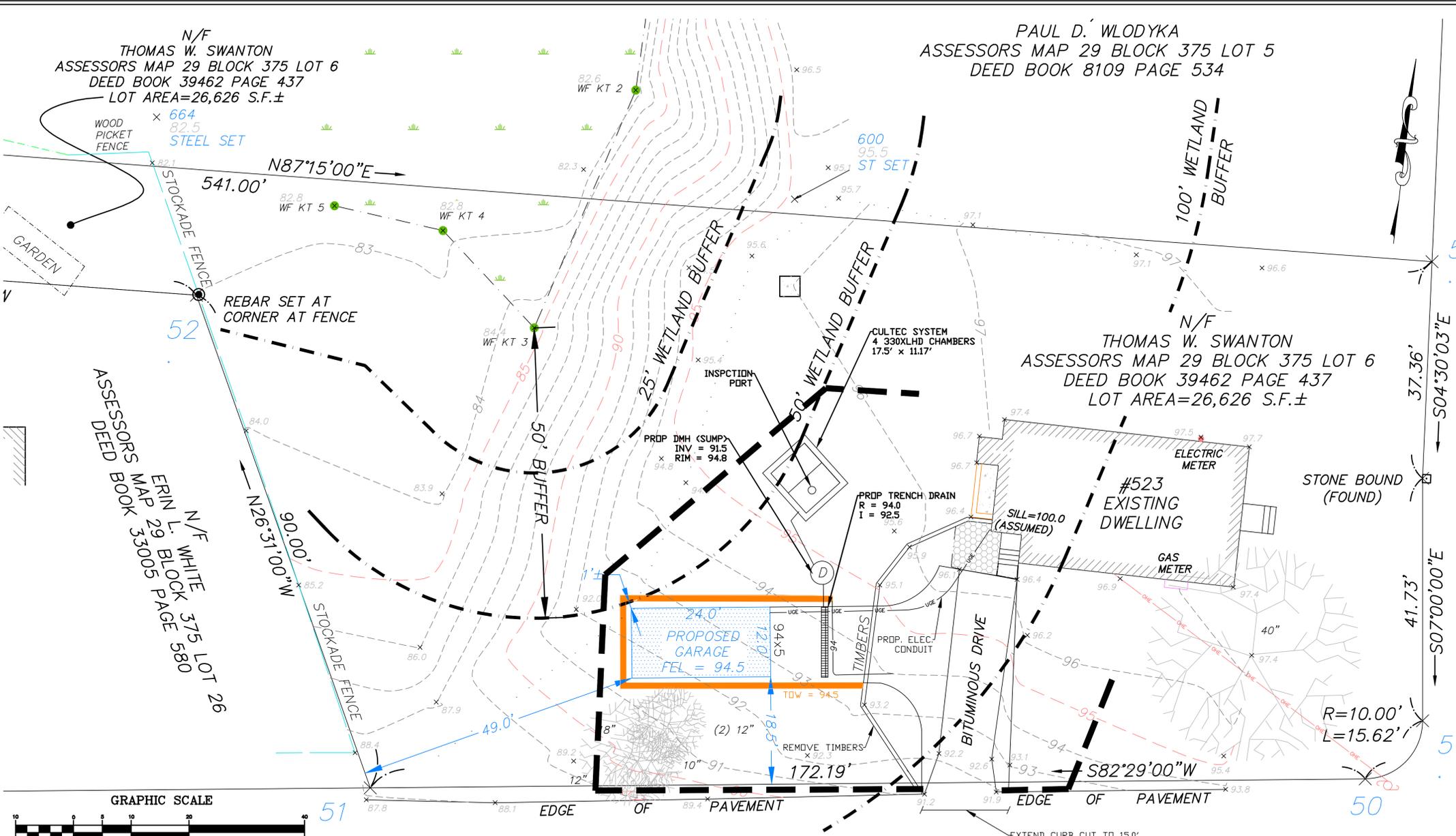
PROPOSED STORAGE = 97.8 CF

GENERAL NOTES:

- THE PROPERTY IS SHOWN AT THE TOWN OF WEYMOUTH ASSESSORS DEPARTMENT ON MAP 29 BLOCK 375 AS LOT 6 THEREON.
- LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS AS FOLLOWS:  
OWNER: THOMAS W. SWANTON  
DEED BOOK 39462 PAGE 437
- EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION ON OR DURING AUGUST OF 2022 BY THIS FIRM. THE ELEVATIONS DEPICTED HEREON ARE REFERENCED TO AN ASSUMED DATUM.
- WETLAND DELINEATION WAS PERFORMED BY KEN THOMSON, PWS OF ROCKLAND, MA AND SUBSEQUENTLY LOCATED BY PERKINS ENGINEERING, INC. OF WEYMOUTH, MA.
- DIG SAFE SHALL BE CALLED 72 HOURS BEFORE ANY CONSTRUCTION TAKING PLACE.
- EXISTING CONDITIONS SURVEY PLAN AND DATA WAS PREPARED AND PROVIDED BY PERKINS ENGINEERING, INC., 128 WASHINGTON STREET, WEYMOUTH, MA.

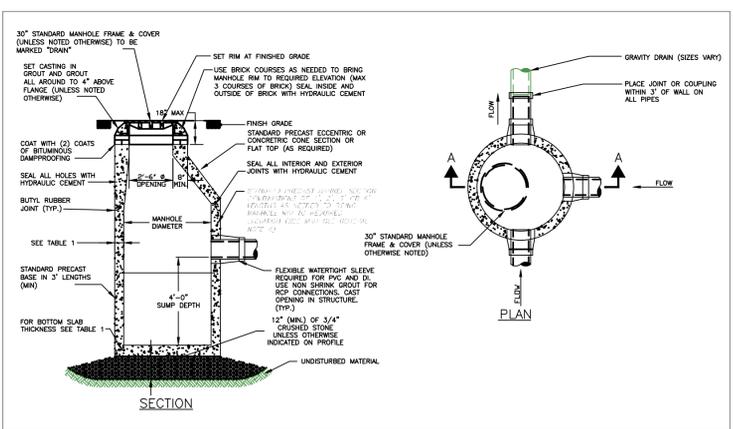
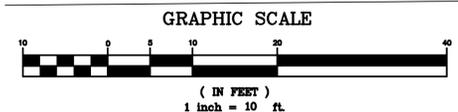
EROSION CONTROL NOTES

- PRIOR TO COMMENCING EARTH DISTURBANCE, INSTALL STAKED FILTER SOCK AND MAINTAIN THROUGHOUT ALL CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
- ALL MATERIALS AND STOCKPILES SHALL BE STORED ON UPLAND AREAS. STOCKPILES SHALL BE SURROUNDED BY FILTER SOCK, SHALL HAVE SIDE SLOPES NO GREATER THAN 30%, AND SHALL BE SEEDDED OR STABILIZED IF LEFT UNDISTURBED FOR TWO WEEKS OR MORE.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PRIOR TO ANY EVENTS AND PROMPTLY AFTER EACH RAINFALL.
- ANY SLOPE STEEPER THAN 3:1 SHALL BE EQUIPPED WITH JUTE MESH SLOPE STABILIZATION.
- ALL CATCH BASINS SHALL BE PROVIDED WITH FILTER SOCK DIKES UNTIL BASE COURSE IS IN PLACE.
- FILTER SOCK FILLER MATERIAL SHALL BE COMPOSTED MULCH.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- JOYCE AVENUE SHALL BE SWEEPED AS NEEDED DURING SITE WORK.

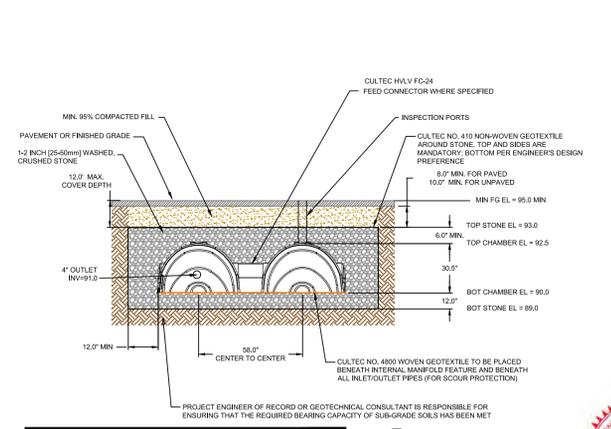


FRONT STREET

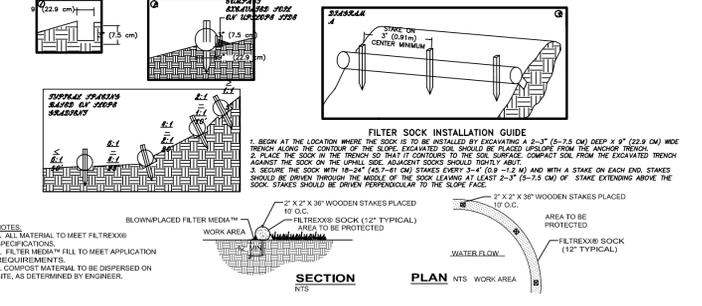
JOYCE AVENUE



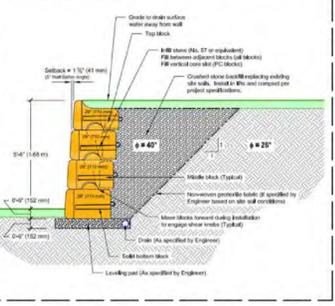
SUMP MANHOLE DETAIL  
N.T.S.



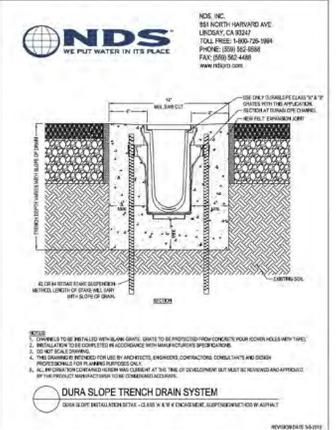
CULTEC RECHARGER 330XLHD CHAMBERS  
N.T.S.



Filterrex Erosion Control  
N.T.S.



WALL SECTION A-A / TYPICAL MODULAR BLOCK RETAINING WALL DETAIL  
N.T.S.



NDS DURA SLOPE TRENCH SYSTEM  
N.T.S.



REVISIONS:		
NO.	COMMENTS:	DATE:

**SITE PLAN**  
523 FRONT STREET  
WEYMOUTH, MASSACHUSETTS

DRAWN BY: SL  
DESIGNED BY: SL  
CHECKED BY: CYM

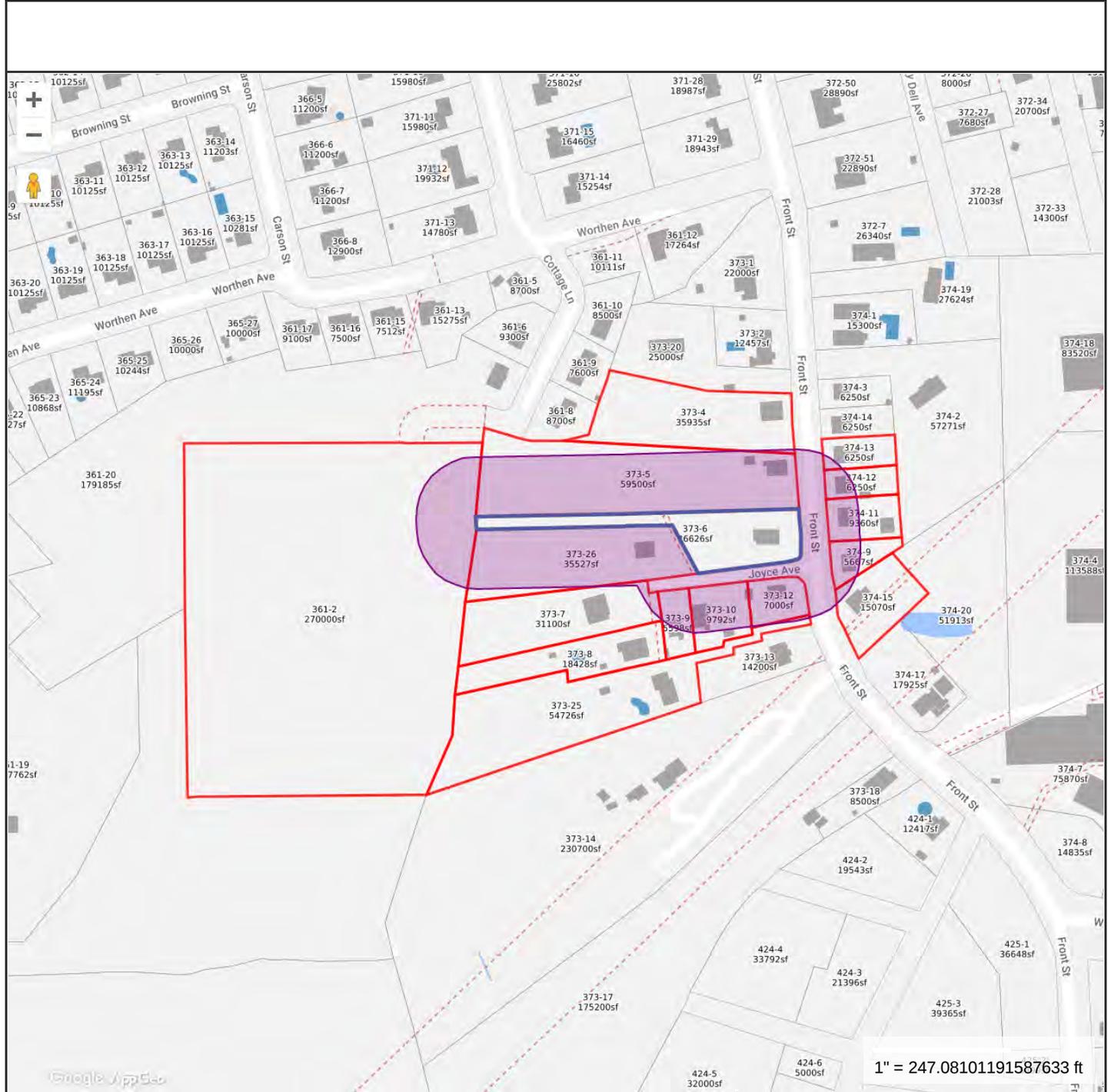
DATE: 6-2-2023

**HARDY + MAN DESIGN GROUP, PC**  
CIVIL ENGINEERING  
LAND DEVELOPMENT CONSULTING

1285 WASHINGTON STREET  
WEYMOUTH, MA  
(781) 335-1464

PREPARED FOR:  
NOTICE OF INTENT

SHEET



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Weymouth, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

8/7/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 28 BLOCK: 361 LOT: 2 EXT: 0	0 COTTAGE LN OFF	TOWN OF WEYMOUTH  75 MIDDLE STREET  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 28 BLOCK: 373 LOT: 10 EXT: 0	4 JOYCE AVE	BRADY JOHN W  4 JOYCE AVE  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 28 BLOCK: 373 LOT: 12 EXT: 0	531 FRONT ST	ABROMOWICZ RICHARD J & KSENIA  531 FRONT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 28 BLOCK: 373 LOT: 25 EXT: 0	533 FRONT ST	DEBRAEO ELSA C  533 FRONT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 28 BLOCK: 373 LOT: 4 EXT: 0	505 FRONT ST	MACDONALD KEVIN W  505 FRONT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 28 BLOCK: 373 LOT: 7 EXT: 0	10 JOYCE AVE	DINATALE ANITA  10 JOYCE AVE  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 28 BLOCK: 373 LOT: 8 EXT: 0	8 JOYCE AVE	BERSANI CARL A JR & MAUDE P  8 JOYCE AVE  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 28 BLOCK: 373 LOT: 9 EXT: 0	6 JOYCE AVE	MCCARTHY PAUL E  6 JOYCE AVE  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 373 LOT: 26 EXT: 0	9 JOYCE AVE	WHITE ERIN L TRUSTEE  P O BOX 346  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 373 LOT: 5 EXT: 0	515 FRONT ST	WLODYKA PAUL D  515 FRONT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8/7/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 29 BLOCK: 374 LOT: 11 EXT: 0	520 FRONT ST	SHALA LEDI  520 FRONT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 374 LOT: 12 EXT: 0	516 FRONT ST	JABLONSKI-DENNISON 2023  516 FRONT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 374 LOT: 13 EXT: 0	514 FRONT ST	LEISTER ANNIE M & WENTWORTH  514 FRONT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 374 LOT: 15 EXT: 0	536 FRONT ST	HUBER BRAD  536 FRONT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 374 LOT: 9 EXT: 0	530 FRONT ST	FINNEGAN LAWRENCE P & ALICE A  530 FRONT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 373 LOT: 6 EXT: 0	523 FRONT ST	SWANTON THOMAS W  523 FRONT ST  WEYMOUTH, MA 02188	<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 2023.

Prepared by:

Reviewed by:

|

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 Thomas Swanton
- 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:  
523 Front Street - Construction of a detached garage.
- 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 781 929 1203 contact person Kenneth Thomson  
between the hours of: 8-5 on the following days of the week: M-F  
5wetlands@gmail.com
- 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 Kenneth Thomson hereby certify under the  
pains and penalties of perjury that on 8/10/23 (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

Thomas Swanton

With the **Town of Weymouth Conservation Commission** on 8/8/2023  
(Date)

For property located at 532 Front Street

Shown on Assessors Map# 29 Block # 373 Lot# 6

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

8/10/2023  
Date

Thomas Swanton  
523 Front Street  
Weymouth, MA 02188



## INTRODUCTION

Kenneth Thomson (Botanist/Wetland Scientist) reviewed and delineated the site on August 5, 2022. The property is 0.6 acres in size with a single family home. The house sits on a terrace elevated 10 feet above a forested wetland, which is located northwest of the developed portion of the property. Wetlands can be characterized as a red maple swamp, dominant vegetation includes red maple, winterberry, swamp dogwood and cinnamon fern. Soils are mapped as Freetown muck. The Freetown series consists of very deep, very poorly drained organic soils formed in more than 51 inches of highly decomposed organic material. They are commonly in depressions or on level uplands and alluvial plains.

Massmapper GIS data layers have identified that the wetlands are within Zone A FEMA floodplain, see attached FEMA Firmette. Wetlands on site are regulated as an Outstanding Resource Waters (ORW) because the property is located within the watershed of Whitman's Pond, a public surface water supply

Massachusetts wetland resources identified during the delineation include:

- *Bordering Vegetated Wetlands*
- *Land Subject to Flooding*

## WETLAND DELINEATION

Kenneth Thomson (Botanist/Wetland Scientist) identified and delineated wetlands subject to regulatory jurisdiction under Section 404 of the Clean Water Act (33 U.S.C. 1344) or the Massachusetts Wetlands Protection Act, M.G.L., Chapter 131, Section 40. Fieldwork was conducted on August 5, 2022. The predominance of hydrophytic vegetation, evidence of hydric soils, and wetland hydrology were used to define the boundary of vegetated wetlands following the Interim Regional Supplement to the 1987 Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, and the MA DEP Delineation Manual Guidelines. Bordering vegetated wetlands was flagged 1 to 5. MassDEP datasheets was developed for wetland flag #3.

## MassGIS REVIEW

The following data layers are associated with the site under review.

Present	Absent	Natural Heritage
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Certified Vernal Pools
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential Vernal Pools
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Estimated Habitat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Priority Habitat

Present	Absent	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Ground Water Protection</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interim Well Head Protection
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone 2
		<b>Surface Water Protection</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone B
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone C
		<b>Wetlands</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DEP Wetland Layer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Perennial Stream (USGS Quad blue line stream)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2005 Human Altered Area/Wetland Change Layer
		<b>Floodplain</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FEMA Flood Hazard Data - <i>See attached Firmette</i>
		<b>Out Standing Resource Waters (ORW)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ORW - <i>Watershed of Whitman's Pond</i>
		<b>Area of Environmental Concern (ACEC)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ACEC

## WETLAND REGULATORY REVIEW

### Massachusetts Wetland Resource Areas Performance Standards

Wetland resource areas on the site regulated under the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40) and its Regulations (310 CMR 10.00) include:

- *Bordering Vegetated Wetlands*
- *Land Subject to Flooding*

A 100-foot buffer zone extends landward from the limit of the *Bordering Vegetated Wetlands* (BVW) and/or the top of *Bank* whichever is more inclusive.

If you have any question please contact the office.

Sincerely,

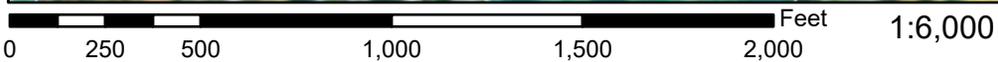
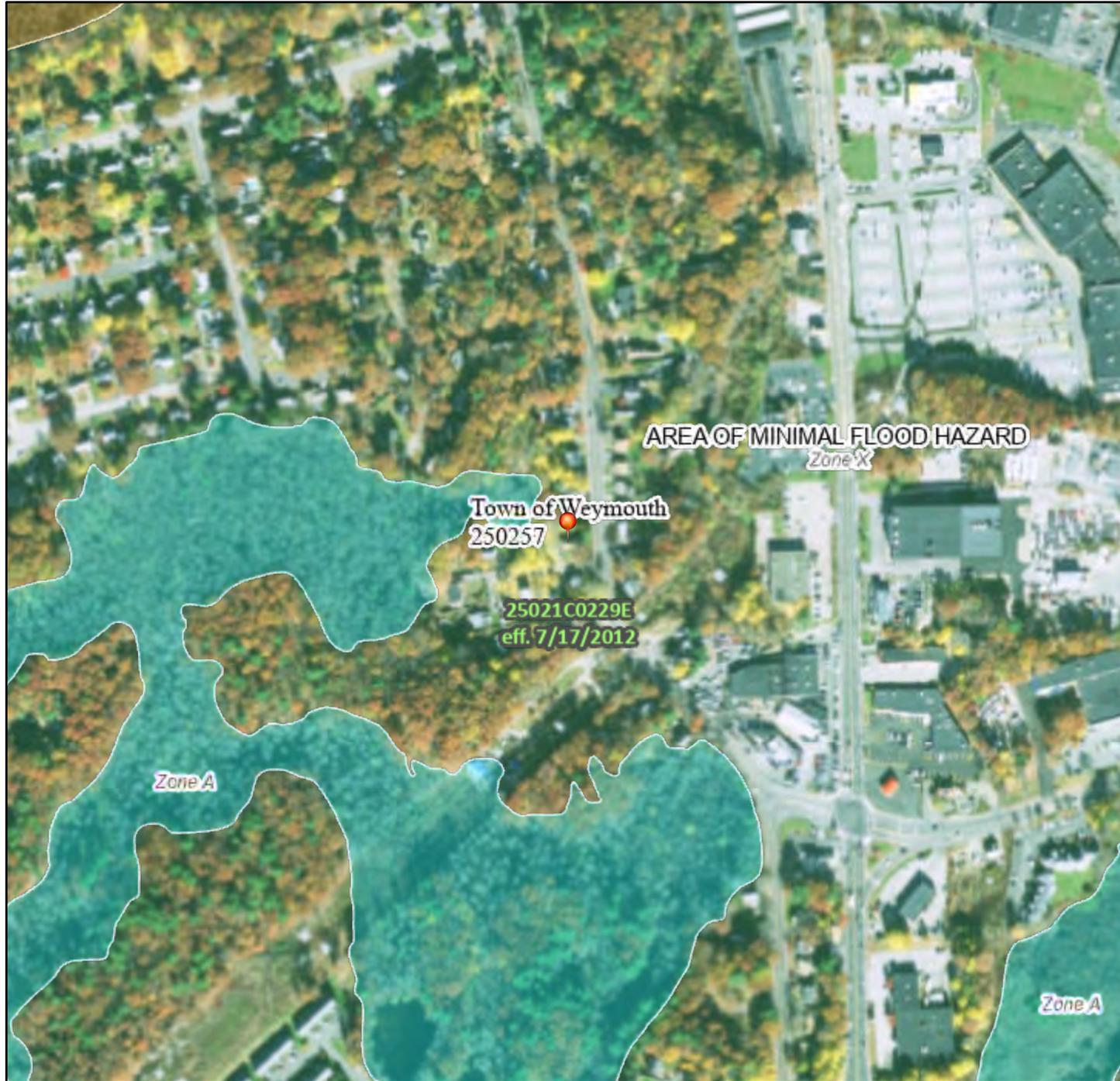
*5 Wetlands*

Kenneth Thomson  
Botanist

# National Flood Hazard Layer FIRMette



70°57'49"W 42°12'18"N



70°57'12"W 42°11'52"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

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

- |   |   |
|---|---|
| <p><b>SPECIAL FLOOD HAZARD AREAS</b></p>  | <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE)<br/><i>Zone A, V, A99</i></li> <li> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></li> <li> Regulatory Floodway</li> </ul>  |
| <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> | <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></li> <li> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></li> <li> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></li> <li> Area with Flood Risk due to Levee <i>Zone D</i></li> </ul> |
| <p><b>OTHER AREAS</b></p>                 | <ul style="list-style-type: none"> <li> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard <i>Zone D</i></li> </ul>   |
| <p><b>GENERAL STRUCTURES</b></p>          | <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>   |
| <p><b>OTHER FEATURES</b></p>              | <ul style="list-style-type: none"> <li> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> 17.5 Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul>   |
| <p><b>MAP PANELS</b></p>                  | <ul style="list-style-type: none"> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul>  |
- N
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/11/2022 at 9:45 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

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

Applicant: **Thomas Swanton** Prepared by: **Ken Thomson** Project location: **523 Front Street, Weymouth, MA** DEP File:

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

### Section I.

Vegetation	Observation Plot Number: <b>Wetland</b>		Transect Number: <b>WF# 3</b>	Date of Delineation: <b>8/5/2022</b>
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal Area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
TREE TOTAL = 30%				
Red Maple, <i>Acer Rubrum</i>	30	(30/30) *100=100%	Yes	FAC*
SAPLING TOTAL = N/A				
SHRUB TOTAL = 50%				
Swamp Dogwood, <i>Cornus amomum</i>	50	(50/50) *100=100%	Yes	FACW*
GROUND COVER TOTAL = 35%				
Virginia Creeper, <i>Parthenocissus quinquefolia</i>	35	(35/35) *100=100%	Yes	FACU
VINE TOTAL = N/A				

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

### Vegetation conclusion:

Number of dominant wetland indicator plants: **2**                      Number of dominant non-wetland indicator plants: **1**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?

YES NO

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

### Section II. Indicators of Hydrology

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

Applicant: **Thomas Swanton** Prepared by: **Ken Thomson** Project location: **523 Front Street, Weymouth, MA** DEP File:

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

## Section I.

Vegetation	Observation Plot Number: <b>Upland</b>	Transect Number: <b>WF# 3</b>	Date of Delineation: <b>8/5/2022</b>
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal Area)	C. Percent Dominance	D. Dominant Plant (yes or no)
E. Wetland Indicator Category*			
TREE TOTAL = 70%			
Norway Maple, <i>Acer platanoides</i>	45	(45/70) *100=64%	Yes
Tree-of-Heaven, <i>Ailanthus altissima</i>	15	(15/70) *100=21%	Yes
Red Maple, <i>Acer rubrum</i>	10	(10/70) *100=14%	No
SAPLING TOTAL = 15%			
Norway Maple, <i>Acer platanoides</i>	15	(15/15) *100=100%	Yes
SHRUB TOTAL =60%			
European Buckthorn, <i>Rhamnus cathartica</i>	35	(35/60) *100=58%	Yes
Swamp Dogwood, <i>Cornus amomum</i>	10	(10/60) *100=17%	No
Siberian Crab Apple, <i>Malus baccata</i>	10	(10/60) *100=17%	No
Shagbark Hickory, <i>Carya ovata</i>	5	(5/60) *100=8%	No
GROUND COVER TOTAL = 55%			
Virginia Creeper, <i>Parthenocissus quinquefolia</i>	25	(25/55) *100=45%	Yes
Garlic Mustard, <i>Alliaria petiolata</i>	25	(25/55) *100=45%	Yes
Japanese Honeysuckle, <i>Lonicera japonica</i>	5	(5/55) *100=10%	No
VINE TOTAL = 15%			
Japanese Honeysuckle, <i>Lonicera japonica</i>	15	(15/15) *100=100%	Yes

### 10 Foot Slope

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

### Vegetation conclusion:

Number of dominant wetland indicator plants: **1**                      Number of dominant non-wetland indicator plants: **6**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?

YES NO

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