

# **NOTICE OF INTENT**

**FOR**

## **THE GARDNER SCHOOL**

Proposed Educational Facility

739 Pleasant Street  
Assessor's Map #35 Block #446 Lot #3  
Town of Weymouth  
Norfolk County, Massachusetts

**Prepared For:**

**Viking Development, LLC  
302 Innovations Drive, Suite 130  
Franklin, TN 37067**

**Prepared By:**

**BOHLER //**

**352 Turnpike Road  
Southborough, MA 01772  
(508) 480-9900**

**October 23, 2023**

**BE #MAA230001.00**

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## **PROJECT DESCRIPTION**

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- **Introduction**
- **Wetland Resource Areas**
- **Stormwater Management**
- **Erosion and Sediment Control**

## 1. Introduction

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The Notice of Intent contained herein is filed pursuant to G.L. Chapter 131, Section 40, the Massachusetts Wetlands Protection Act (WPA) and its implementing regulations 310 CMR 10.00 as well as the Town of Weymouth Wetlands Protection Ordinance, Chapter 7, Section 301 for proposed activities within a 100-Foot Buffer Zone.

The property is located at 739 Pleasant Street and further defined as Map 35, Block 446, Lot 3 on the Town of Weymouth Tax Assessor's maps. The site, which is approximately  $\pm 2.44$  acres, is located on the eastern side of Pleasant Street. The parcel is currently developed with a  $\pm 882$  square foot single family residence located near the south end of the site along Pleasant Street. The remaining portion of the site consists of sheds and grassed and wooded areas.

The Applicant is proposing to demolish the existing structures on site and construct a new  $\pm 16,200$  sf freestanding early education facility along with associated site improvements including new paved parking areas, landscaping, stormwater management components, and associated utilities

## 2. Wetland Resource Areas

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A field evaluation was performed by Goddard Consulting on May 26, 2023 to delineate resources located on or near 739 Pleasant Street in Weymouth. Two (2) Bordering Vegetated Wetland (BVW) systems are present mostly off-site to the east and across Pleasant Street to the northwest. Please refer to the Wetland Border Report in Appendix B for additional information.

The project proposes to disturb 22,560 square feet of land within the 100-Foot Buffer Zone, of which 3,670 square feet will be impervious. There is an existing 8,810 square foot disturbance within the 100-Foot Buffer Zone related to tree clearing.

## 3. Stormwater Management

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The proposed project was designed in accordance with the Department of Environmental Protection Stormwater Standards at 310 CMR 10.05 (6)(k). A description of how this project complies with these standards is below. A full Drainage Report (including calculations) detailing compliance with the ten (10) Stormwater Management Standards has been included with this filing as Appendix D (bound separately).

The proposed stormwater management as designed will provide a decrease in peak rates of runoff from the proposed facility for the 2-, 10-, 25- and 100-year design storm events. Additionally, the proposed project meets, or exceeds, the MADEP Stormwater Management standards. Compliance with these standards is described further below. For additional information please refer to the Drainage Report included as Appendix D.

### Standard #1: No New Untreated Discharges

The project has been designed so that proposed impervious areas (including the building roof and paved parking/driveway areas) will be collected and passed through the proposed drainage system for treatment prior to discharge.

### Standard #2: Peak Rate Attenuation

As outlined in Table 1.1 and Table 6.1 of the drainage report, the development of the site and the proposed stormwater management system, have been designed so that post-development peak rates of runoff are at or below pre-development conditions for the 2-, 10-, 25- and 100-year storm events at all design points.

### Standard #3: Recharge

The stormwater runoff from the project will be collected and diverted to a proposed infiltration basin. The project as proposed will involve the creation of approximately 45,300 square feet of new impervious area





and is required to infiltrate 2,371 cubic feet of stormwater as defined in Stormwater Standard 3. The proposed infiltration basins will provide 6,228 cubic feet of volume below the lowest outlets for groundwater recharge. Refer to Appendix F of the accompanying drainage report for calculations documenting required and provided recharge volumes.

The DEP Stormwater Standards require that the infiltration BMP drains completely within 72 hours of the end of the storm event. Calculations showing that the proposed infiltration basin #1 will drain within 3.3 hours, and that the proposed basin #2 will drain within 1.4 hours are included in Appendix F of the accompanying drainage report.

A four (4) foot separation to estimated seasonal high groundwater is provided and a groundwater mounding analysis is not required.

Standard #4: Water Quality

Water quality treatment is provided via deep sump catch basins, a sediment forebay, and two (2) infiltration basins. TSS removal calculations are included in the accompanying drainage report in Appendix E. The project as proposed will involve the creation of 45,300 square feet of new impervious area and is required to treat 1,888 cubic feet of water quality volume as defined in Stormwater Standard 4. The proposed infiltration basins provide 6,228 cubic feet of water quality volume below the lowest outlet for water quality treatment.. Refer to Appendix E in the accompanying drainage report for calculations documenting required and provided water quality volumes.

Standard #5: Land Use with Higher Potential Pollutant Loads

Not Applicable for this project.

Standard #6: Critical Areas

Not Applicable for this project.

Standard #7: Redevelopment

The project is a mix of redevelopment and new development and has been designed as if new development.

Standard #8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

The proposed project will provide construction period erosion and sedimentation controls as indicated within the site plan set provided for this project. This includes a proposed construction exit, protection for stormwater inlets, protection around temporary material stock piles and various other techniques as outlined on the erosion and sediment control sheets. Additionally, the project is required to file a Notice of Intent with the US EPA and implement a Stormwater Pollution Prevention Plan (SWPPP) during the construction period. The SWPPP will be prepared prior to the start of construction and will be implemented by the site contractor under the guidance and responsibility of the project's proponent.

Standard #9: Operation and Maintenance Plan (O&M Plan)

An Operation and Maintenance (O&M) Plan for this site has been prepared and is included in Appendix G of the accompanying drainage report. The O&M Plan outlines procedures and time tables for the long term operation and maintenance of the proposed site stormwater management system, including initial inspections upon completion of construction, and periodic monitoring of the system components, in accordance with established practices and the manufacturer's recommendations. The O&M Plan includes a list of responsible parties and an estimated budget for inspections and maintenance.

Standard #10: Prohibition of Illicit Discharges

The proposed stormwater system will only convey allowable non-stormwater discharges (firefighting waters, irrigation, air conditioning condensates, etc.) and will not contain any illicit discharges from prohibited sources.



An Illicit Discharge Statement is included in Appendix G of the accompanying drainage report.

#### **4. Erosion and Sediment Control**

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The Site Development Plans (bound separately) include a detailed erosion and sediment control plan. This includes a proposed construction exit, protection for stormwater inlets, protection around temporary material stock piles and various other techniques as outlined on the erosion and sediment control sheets.

## **NOTICE OF INTENT APPLICATION**

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- **WPA Form 3 – Notice of Intent**
- **Weymouth Wetland Protections Ordinance Notice of Intent Application**



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth  
City/Town

**Important:**

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



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

**A. General Information**

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

739 Pleasant Street  
a. Street Address

Weymouth  
b. City/Town

02189  
c. Zip Code

Latitude and Longitude:  
42° 11' 37.92"  
d. Latitude

70° 55' 46.78"  
e. Longitude

Map 35, Lot 446  
f. Assessors Map/Plat Number

Lot 3  
g. Parcel /Lot Number

2. Applicant:

Bryan  
a. First Name

Slonski  
b. Last Name

Viking Development, LLC  
c. Organization

302 Innovations Drive, Suite 130  
d. Street Address

Franklin  
e. City/Town

TN  
f. State

37067  
g. Zip Code

615-613-0376  
h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

John F. Cook Jr & Paul K Cook

c. Organization

25 Woronoco Road  
d. Street Address

Weymouth  
e. City/Town

MA  
f. State

02191  
g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Andrew  
a. First Name

Platt  
b. Last Name

Bohler Engineering MA, LLC  
c. Company

352 Turnpike Road  
d. Street Address

Southborough  
e. City/Town

MA  
f. State

01772  
g. Zip Code

508-480-9900  
h. Phone Number

i. Fax Number

aplatt@bohlereng.com  
j. Email address

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

\$1,050.00  
a. Total Fee Paid

\$512.50  
b. State Fee Paid

\$537.50  
c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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## A. General Information (continued)

6. General Project Description:

Construction of a 16,200 SF early education facility and associated amenities/site improvements inclusive of parking area, fenced-in playground, trash enclosure, lighting, landscaping, and stormwater management basins. Please refer to the accompanying narrative, site development plans, and drainage report for additional information.

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

35324

c. Book

b. Certificate # (if registered land)

399

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

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

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

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



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

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

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

<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

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

Online GIS  
Mapping \_\_\_\_\_

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

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

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:
- (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
- (b) outside Resource Area \_\_\_\_\_ percentage/acreage
2.  Assessor's Map or right-of-way plan of site
2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
- (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b)  Photographs representative of the site

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

Proposed Site Plan Documents for The Gardner School Proposed Early Education Facility

a. Plan Title

Bohler Engineering MA, LLC

Joshua G. Swerling, PE

b. Prepared By

c. Signed and Stamped by

10/5/2023

various - please refer to plans

d. Final Revision Date

e. Scale

Stormwater Drainage Report

10/5/2023

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:

13942

10/11/2023

2. Municipal Check Number

3. Check date

13940

10/11/2023

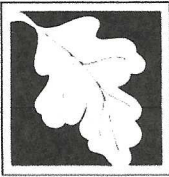
4. State Check Number

5. Check date

TGS Holdings, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection**  
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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.

<p><i>Byron S. Shih</i></p> <hr/> <p>1. Signature of Applicant</p> <p><i>Charles Cook / Olga B Cook</i></p> <hr/> <p>3. <math>\epsilon</math></p> <p><i>Amelia Platts</i></p> <hr/> <p>5. Signature of Representative (if any)</p>	<p>10/19/2023</p> <hr/> <p>2. Date</p> <p><i>10/16/2023</i></p> <hr/> <p>4. Date</p> <p>10/23/2024</p> <hr/> <p>6. Date</p>
--	---

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

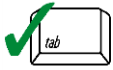
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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

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



### A. Applicant Information

1. Location of Project:

<u>739 Pleasant Street</u>	<u>Weymouth</u>
a. Street Address	b. City/Town
<u>13940</u>	<u>\$512.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Bryan</u>	<u>Slonski</u>	
a. First Name	b. Last Name	
<u>Viking Development LLC</u>		
c. Organization		
<u>302 Innovations Dr, Suite 130</u>		
d. Mailing Address		
<u>Franklin</u>	<u>TN</u>	<u>37067</u>
e. City/Town	f. State	g. Zip Code
<u>615-613-0376</u>	<u>bryan.slonski@thegardnerschool.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>John F Cook Jr &amp; Paul K Cook</u>	<u>John F Cook Jr &amp; Paul K Cook</u>	
a. First Name	b. Last Name	
<u>John F Cook Jr &amp; Paul K Cook</u>		
c. Organization		
<u>25 Woronoco Road</u>		
d. Mailing Address		
<u>Weymouth</u>	<u>MA</u>	<u>02191</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

### B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3a - Overall Site Development	1	\$1,050.00	\$1,050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$1,050.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$1,050.00
			a. Total Fee from Step 5
State share of filing Fee:			\$512.50
			b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:			\$537.50
			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.)

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

1. Project Location 739 Pleasant Street, Weymouth, MA
2. Town of Weymouth Atlas Reference (Parcel #) Map 35, Block 446, Lot 3
3. Project Description construction of a 16,200+/- SF educational building and associated site improvements
4. County, Norfolk: Book 35324 Page 399
5. \*Applicant Bryan Slonski c/o Viking Development, LLC \*Telephone# 615-613-0376
6. \*Applicant Address 302 Innovations Drive, Suite 130, Franklin, TN 37067
7. Property Owner John F. Cook Jr. & Paul K. Cook
8. Representative Andrew Platt c/o Bohler Engineering MA, LLC Telephone# 508-480-9900
9. Representative's Address 352 Turnpike Road, Southborough, MA 01772
10. **Billing Party for Legal Notice (All info is required):**  
Name: Bryan Slonski c/o Viking Development, LLC  
Address: 302 Innovations Drive, Suite 130, Franklin, TN 37067  
Home Phone: 615-613-0376 (office) Cell: \_\_\_\_\_  
Email address bryan.slonski@thegardnerschool.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 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

10/19/2023  
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.

## **FILING FEE DOCUMENTATION**

---

- **State Wetland Fee Transmittal Form**
- **Copies of Application Fee Checks**





Enter your transmittal number →

X289956  
Transmittal Number

Your unique Transmittal Number can be accessed online:  
<https://www.mass.gov/service-details/transmittal-form-number-for-massdep-permit-application-payment>

# Massachusetts Department of Environmental Protection Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

**Copy 1 - the original** must accompany your permit application. **Copy 2** must accompany your fee payment. **Copy 3** should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP  
P.O. Box 4062  
Boston, MA  
02211

**\* Note:**  
For BWSC Permits, enter the LSP.

## A. Permit Information

WPA Form 3

Notice of Intent

1. Permit Code: 4-to-7-character code from permit instructions

2. Name of Permit Category

Commercial

3. Type of Project or Activity

## B. Applicant Information – Firm or Individual

Viking Development LLC

1. Name of Firm - Or, if party needing this approval is an individual enter name below:

2. Last Name of Individual

3. First Name of Individual

4. MI

302 Innovations Dr, Suite 130

5. Street Address

Franklin

TN

37067

615-613-0376

6. City/Town

7. State

8. Zip Code

9. Telephone #

10. Ext. #

Bryan Slonski

bryan.slonski@thegardnerschool.com

11. Contact Person

12. e-mail address

## C. Facility, Site or Individual Requiring Approval

The Gardner School

1. Name of Facility, Site or Individual

739 Pleasant Street

2. Street Address

Weymouth

MA

02189

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

8. DEP Facility Number (if Known)

9. Federal I.D. Number (if Known)

10. BWSC Tracking # (if Known)

## D. Application Prepared by (if different from Section B)\*

Bohler Engineering MA, LLC

1. Name of Firm or Individual

352 Turnpike Road

2. Address

Southborough

MA

01772

508-480-9900

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

Andrew Platt

8. Contact Person

9. LSP Number (BWSC Permits only)

## E. Permit - Project Coordination

1. Is this project subject to MEPA review?  yes  no  
If yes, enter the project's EOE file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

EOEA File Number

## F. Amount Due

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

### Special Provisions:

1.  Fee Exempt: city, town, county, or district of the Commonwealth; federally recognized Indian tribe housing authority; municipal housing authority; the MBTA; or state agency if fee is \$100 or less. *There are no fee exemptions for BWSC permits, regardless of applicant status.*
2.  Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
3.  Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
4.  Homeowner (according to 310 CMR 4.02).

13940

\$512.50

10/11/2023

Check Number

Dollar Amount

Date

# TGS Holdings, LLC

The Gardner School  
302 Innovation Drive, Suite 130  
Franklin, TN 37067  
615-613-0376

Pinnacle National Bank  
150 Third Avenue South, Suite 900  
Nashville, Tennessee 37201

## 13940

Date: 10/11/2023

Pay To  
The Order Of **Commonwealth of Massachusetts**

\*\*\*Five Hundred Twelve Dollars and 50 Cents\*\*\*

**\$\*\*512.50\*\***

Commonwealth of Massachusetts  
100 Cambridge Street  
9th Floor  
Boston, MA 02114



## TGS Holdings, LLC

V-03074--Commonwealth of Massachusetts  
Print As: Commonwealth of Massachusetts

100 Cambridge Street  
9th Floor  
Boston, MA 02114

13940  
Pinnacle National Bank  
Holdings\_PNB 7630  
Date: 10/11/2023

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
10/11/2023	10-11-23		\$512.50	\$512.50
Net Amount:				\$512.50

# TGS Holdings, LLC

The Gardner School  
 302 Innovation Drive, Suite 130  
 Franklin, TN 37067  
 615-613-0376

Pinnacle National Bank  
 150 Third Avenue South, Suite 900  
 Nashville, Tennessee 37201

13942  
 Date: 10/11/2023

Pay To  
 The Order Of **Town of Weymouth**

\*\*\*Two Thousand One Hundred Eighty Nine Dollars and 90 Cents\*\*\*

**\$\*\*2,189.90\*\***

Town of Weymouth  
 75 Middle Street  
 Weymouth, MA 02189

*Jessica Bra*

TGS Holdings, LLC  
 V-03073--Town of Weymouth  
 Print As: Town of Weymouth

75 Middle Street  
 Weymouth, MA 02189

13942  
 Pinnacle National Bank  
 Holdings\_PNB 7630  
 Date: 10/11/2023

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
10/11/2023	10-11-23		\$2,189.90	\$2,189.90
Net Amount:				\$2,189.90

## **ABUTTER INFORMATION**

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- **Affidavit of Service**
- **Abutter Notification**
- **Abutters List**

# 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 Andrew Platt (representative) hereby certify under the  
pains and penalties of perjury that on 10/23/2023(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

Brian Slonski c/o Viking Development, LLC (Applicant)

With the **Town of Weymouth Conservation Commission** on 10/23/2023  
(Date)

For property located at 739 Pleasant Street, Weymouth, MA

Shown on Assessors Map# 35 Block # 446 Lot# 3

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

10/23/2023

Date

TOWN OF WEYMOUTH

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

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is Brian Slonski c/o Viking 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:  
The subject lot is located at 739 Pleasant Street (Map 35, Block 446, Lot 3). The proposed project includes construction of a +/-16,200 SF educational facility and associated site improvements inclusive of parking, lighting, landscaping, stormwater management and utilities.
- 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 508-480-9900 contact person Andy Platt c/o Bohler Engineering MA, LLC  
between the hours of: 9:00 am and 4:00 pm 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.*

# Town of Weymouth



## ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: Septmeber 25, 2023

**1) Subject Identification  
(Address and Parcel #)**

739 Pleasant Street, MAP: #35 BLOCK: #446 LOT: #3

**2) Type of filing (check one)**

- Conservation Commission (all filings)
- Planning Board - Subdivision (Definitive or Preliminary)
- Board of Appeals (all applications)
- Licensing     Will establishment sell or serve alcohol?
- Town Council

**3) Contact Person**

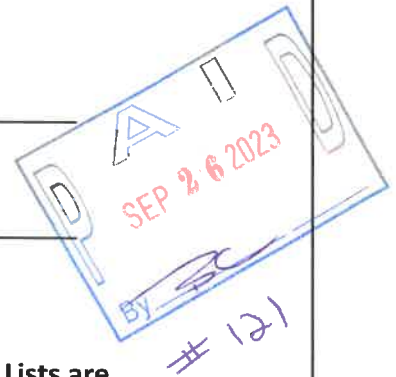
Bohler - Tina Castelli

**4) Telephone Number**

508-259-8240 (tcastelli@bohlereng.com)

**NOTE:**

- Abutters List fee is \$15.00; checks are payable to Town of Weymouth . Lists are requested in the Collector's Office , 1st Floor\*
- You will be notified when list is ready (usually within a week)
- Completed requests must be picked up in the Conservation Office, 3rd Floor\*  
\*75 Middle Street (Mon-Fri 8:30-4:30)



REV. 01/2018

9/27/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 35 BLOCK: 444 LOT: 13 EXT: 0	742 PLEASANT ST	CHAHINE ELIAS  13 HERSEY PLACE  QUINCY, MA 02169	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 444 LOT: 36 EXT: 0	734 PLEASANT ST	BOYLE CHRISTOPHER  734 PLEASANT ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 1 EXT: 0	731 PLEASANT ST	KAMALU CHINEDU  731 PLEASANT ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 25 EXT: 0	55 WOODROCK RD	SCHOFIELD ALBERT R JR TRUSTEE  160 OLD DERBY ST  HINGHAM, MA 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 26 EXT: 0	735 PLEASANT ST	DEBELLO ERIC J  76 STAGECOACH RD  DUXBURY, MA 02332	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 27 EXT: 0	73 WOODROCK RD	JEROLD B LARSON REVOCABLE TRUS  23 SHIPYARD DR  HINGHAM, MA 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 1	775 PLEASANT ST	ES REALTY LLC  775-1 PLEASANT ST  WEYMOUTH, MA 02189-2103	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 10	775 PLEASANT ST	HICKOX JAMES TRUSTEE  P O BOX 501  S WEYMOUTH, MA 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 11	775 PLEASANT ST	MRT PROPERTIES LLC  9 RIESLING RD  PLYMOUTH, MA 02360	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 12	775 PLEASANT ST	SPELLMAN KAREN A TRUSTEE  450 POND ST  S WEYMOUTH, MA 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>



9/27/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 35 BLOCK: 446 LOT: 31 EXT: 13	775 PLEASANT ST	OLEARY LEO F & MICHAEL J TRS  775 PLEASANT ST-UNIT 13  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 14	775 PLEASANT ST	CHANDRASHEKAR SESHAPPA &  775 PLEASANT ST U-#14  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 15	775 PLEASANT ST	O'LEARY MICHAEL J TRUSTEE  775 PLEASANT ST SUITE 13  WEYMOUTH, MA 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 16	775 PLEASANT ST	THORNTON SHARON M TRUSTEE  775 PLEASANT ST U-16  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 17	775 PLEASANT ST	NATIONAL RE INVESTMENT, LLC  3 HOLMES STREET  BRAINTREE, MA 02184	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 2	775 PLEASANT ST	ES REALTY LLC  775-2 PLEASANT ST  WEYMOUTH, MA 02189-2103	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 3	775 PLEASANT ST	JOHNSON ELIZABETH M  775 PLEASANT ST UNIT 3  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 4	775 PLEASANT ST	POPCON LLC  775 PLEASANT ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 5	775 PLEASANT ST	GUSTAFSON DONALD J TRS  775 PLEASANT ST U-5  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 6	775 PLEASANT ST	GUSTAFSON DONALD J & JAMES TRS  775 PLEASANT ST U-6  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

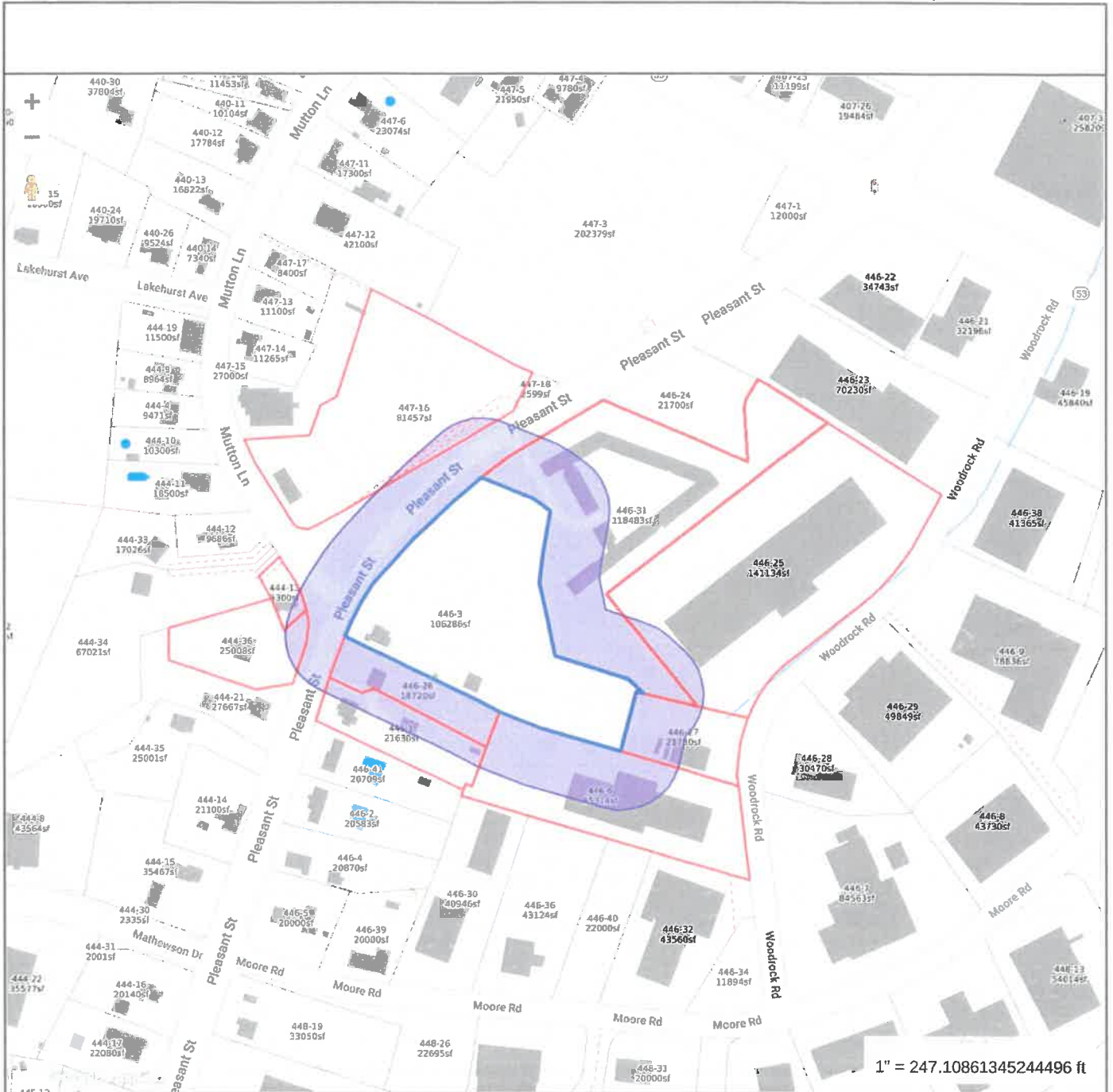
9/27/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 35 BLOCK: 446 LOT: 31 EXT: 7	775 PLEASANT ST	FISHMAN SCOTT & JENNINGS  775 PLEASANT ST #7  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 8	775 PLEASANT ST	POOR CHARLES E / TRUSTEE  775 PLEASANT ST #8  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 31 EXT: 9	775 PLEASANT ST	CAPONE DIANE  2 CORNET STETSON DR  ROCKLAND, MA 02370	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 6 EXT: 0	83 WOODROCK RD	83 WOODROCK RD LLC  80 WASHINGTON ST J-40  NORWELL, MA 02061	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 447 LOT: 16 EXT: 0	5 MUTTON LN	KERWIN E DOHERTY JR FAMILY  5 MUTTON LN  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 446 LOT: 3 EXT: 0	739 PLEASANT ST	COOK JOHN F JR & PAUL K TIC  25 WORONOCO RD  WEYMOUTH, MA 02191	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This list of abuttees is a certified copy of the Town of Weymouth's tax records for fiscal year 2023.

Prepared by:  9/27/23

Reviewed by:



**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.

CHAHINE ELIAS  
13 HERSEY PLACE  
QUINCY, MA, 02169

BOYLE CHRISTOPHER  
734 PLEASANT ST  
WEYMOUTH, MA, 02189

KAMALU CHINEDU  
731 PLEASANT ST  
WEYMOUTH, MA, 02189

SCHOFIELD ALBERT R JR TRUSTEE  
WOODROCK 55 NOMINEE TRUST  
160 OLD DERBY ST  
HINGHAM, MA, 02043

DEBELLO ERIC J  
76 STAGECOACH RD  
DUXBURY, MA, 02332

JEROLD B LARSON REVOCABLE TRUS  
& PAULA M LARSON REVOCABLE TRU  
23 SHIPYARD DR  
HINGHAM, MA, 02043

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

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

MRT PROPERTIES LLC  
9 RIESLING RD  
PLYMOUTH, MA, 02360

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

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

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

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

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

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

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

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

POPCON LLC  
775 PLEASANT ST  
WEYMOUTH, MA, 02188

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

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

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

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

CAPONE DIANE  
2 CORNET STETSON DR  
ROCKLAND, MA, 02370

83 WOODROCK RD LLC  
C/O RADER PROPERTIES INC  
80 WASHINGTON ST J-40  
NORWELL, MA, 02061

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

**PROOF OF MAILING**

---

Ref: MAA230001.00 Date: 23Oct23 SHIPPING: 21.04  
Dep: Wgt: 1.00 LBS SPECIAL: 7.91  
DV: 0.00 HANDLING: 0.00  
TOTAL: 28.95

Svc: PRIORITY OVERNIGHT  
TRK: 5881 6105 9395

ORIGIN ID: KCRA (508) 480-9900  
TINA CASTELLI  
BOHLER  
352 TURNPIKE ROAD

SHIP DATE: 23OCT23  
ACTWGT: 1.00 LB MAN  
CAD: 0631083/CAFE3753

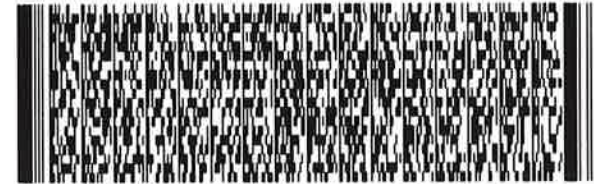
SOUTHBOROUGH, MA 01772  
UNITED STATES US

BILL SENDER

TO **MASSDEP**  
**SOUTHEAST REGIONAL OFFICE**  
**20 RIVERSIDE DRIVE**

**LAKEVILLE MA 02347**

REF: MAA230001.00



FedEx  
Express



J233023051201uv

TRK# 5881 6105 9395  
0201

TUE - 24 OCT 10:30A  
PRIORITY OVERNIGHT

**01 PYMA**

02347  
MA-US BOS

Part # 156148-434 RIT EXP 11/19 \*\*



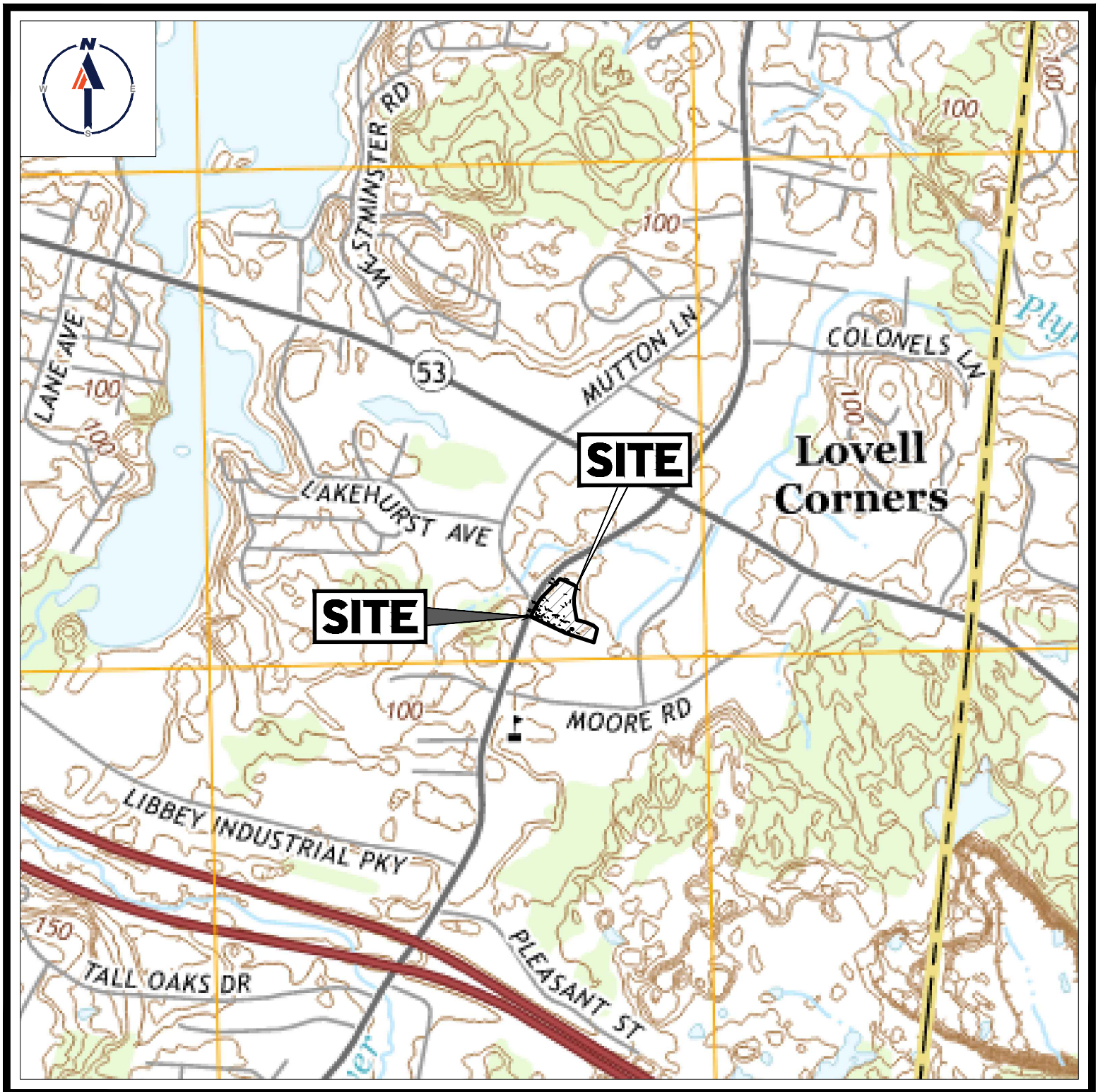
## **APPENDIX A – Mapping**

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- **USGS Locus Map**
- **FEMA Flood Insurance Rate Map**



APPENDIX B:



**USGS MAP**

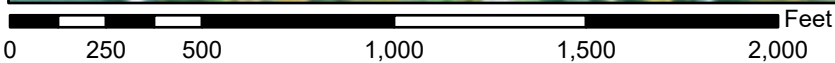
SCALE: 1" = 1,000'  
SOURCE: USGS WEYMOUTH MA  
QUADRANGLE 2015



# National Flood Hazard Layer FIRMMette



70°56'5"W 42°11'51"N



1:6,000

70°55'27"W 42°11'24"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		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 **9/27/2023 at 3:37 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

## **APPENDIX B – WETLAND BORDER REPORT**

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## Wetland Border Report

Site Locus: 739 Pleasant Street, Weymouth MA

Prepared for: InSite Development

Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough MA 01532

Date: 5/31/2023

### INTRODUCTION

On May 26, 2023, wetland resources were delineated for InSite Development on land located on or near 739 Pleasant Street, Weymouth MA (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Form
- Orthophoto of the Locus Site, Goddard Consulting LLC, 5/30/2023
- Soil Map of the Locus Site, Goddard Consulting LLC, 5/30/2023
- USGS of the Locus Site, Goddard Consulting LLC, 5/30/2023
- FEMA Flood Zones on the Locus Site, Goddard Consulting LLC, 5/30/2023
- Delineation Sketch, Goddard Consulting LLC, 5/30/2023

### SUMMARY OF FINDINGS

The boundary of two Bordering Vegetated Wetlands (BVW) mostly off-site were delineated with flag series GCA1-GCA19 and GCB1-GCB19. The sampling point for the BVW determination took place near flag GCA4. Vegetation upgradient of the BVW is dominated by red maple, white pine, black oak, Japanese knotweed, sarsaparilla, and multiflora rose. Vegetation downgradient of the BVW is dominant in red maple, gray birch, glossy buckthorn, and New York fern.

Soils identified on the property consist of sandy loams. In the wetland soil sample, an organic layer was found from 0-3", fine sandy loam (FSL) (10YR2/2) was found from 3-5" at soil horizon A, FSL (10YR4/3) was found from 5-10" at soil horizon B, and FSL (10YR7/1) was found from 10-24". In the upland soil sample, sandy loam (10YR3/3) was found from 0-2", sandy loam (10YR4/3) was found at the B horizon from 2-8", and gravelly sandy loam (10YR4/4) was found from 8-20" at soil horizon B. More detailed information about soils is included in the attached NRCS Soil Map and the DEP Bordering Vegetated Wetland Determination Forms.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is not located in an Outstanding Resource Waters Area (ORW). There are no FEMA Flood Zones onsite. There are no mapped certified or potential vernal pools on site.

The MA Wetlands Protection Act and the Town of Weymouth takes jurisdiction over Bordering Vegetated Wetlands (BVW). The BVWs mostly off-site have a jurisdictional 100-foot Buffer Zone that casts partially onto the locus site.

Any work within these resource areas including the 100-foot Buffer Zones requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Weymouth Conservation Commission.



**DESCRIPTION OF REGULATED INLAND RESOURCE AREA**

The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated.

<b>Resource Area</b>	<b>Regulatory Jurisdiction</b>	<b>Flag Numbers and Color</b>	<b>Wetland Types and Locations</b>
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCA1-GCA19 (Blue flags)	The boundary of BVW located mostly off-site to the east
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCB1-GCB19 (Blue flags)	The boundary of BVW located across Pleasant Street to the northwest

**SITE PHOTOS**



Photo 1. View of wetland edge near flag GCA5.



Photo 2. Wetland soil pulled downgradient of flag GCA4.

Sincerely,  
Goddard Consulting, LLC



Chris Frattaroli  
Wetland Scientist

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

 Applicant: InSite Development

 Prepared by: Goddard Consulting LLC

 Project location: 739 Pleasant St Weymouth

DEP File #: \_\_\_\_\_

Check all that apply:

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only                   |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/>            | Method other than dominance test used (attach additional information)                                   |

Section I. Vegetation		Observation Plot Number: <b>GCA4</b>	Transect Number: <b>Upgradient</b>	Date of Delineation: <b>26-May-23</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<b><u>Tree Layer</u></b>					
Black oak	<i>Quercus velutina</i>	38.0%	50.0%	Yes	UPL
Red maple	<i>Acer rubrum</i>	38.0%	50.0%	Yes	FAC*
<b><u>Sapling Layer</u></b>					
White pine	<i>Pinus strobus</i>	20.5%	60.3%	Yes	FACU
Black oak	<i>Quercus velutina</i>	10.5%	30.9%	Yes	UPL
American yew	<i>Taxus canadensis</i>	3.0%	8.8%	No	FACU
<b><u>Shrub Layer</u></b>					
Northern arrowwood	<i>Viburnum recognitum</i>	10.5%	100.0%	Yes	FAC*
<b><u>Climbing Woody Vine</u></b>					
Green brier	<i>Smilax rotundifolia</i>	10.5%	100.0%		FAC*
<b><u>Ground Cover</u></b>					
King solomon's-seal	<i>Polygonatum biflorum</i>	3.0%	7.5%	No	FACU
Black cherry	<i>Prunus serotina</i>	20.5%	51.3%	Yes	FACU
Sarsaparilla	<i>Aralia nudicaulis</i>	10.5%	26.3%	Yes	FACU
Northern arrowwood	<i>Viburnum recognitum</i>	3.0%	7.5%	No	FAC*
White wood-aster	<i>Eurybia divaricata</i>	3.0%	7.5%	No	NI
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
<b>Morphological Adaptations:</b> 0		<b>Description:</b> _____			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
<b>Vegetation conclusion:</b>					
Number of dominant wetland indicator plants: <b>2</b>			Number of dominant non-wetland indicator plants: <b>5</b>		
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no</b>					

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**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989  
 map number: MA616  
 soil type mapped: Swansea muck, Charlton-hollis, Urban land  
 hydric soil inclusions: Yes

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-2	10YR3/3	FSL
A	2-8	10YR4/3	FSL
B	8-20	10YR4/4	FSL

Remarks: Restrictive layer at 20"  
Extremely stony

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

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

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift Lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
 \_\_\_\_\_
- Other: \_\_\_\_\_

<b>Vegetation and Hydrology Conclusion for Upgradient of GCA4</b>		
	<u>yes</u>	<u>no</u>
<b>Number of wetland indicator plants</b>		
<b>&gt;= number of non-wetland plants</b>		<b>X</b>
<b>Wetland hydrology present:</b>		
hydric soils present		<b>X</b>
other indicators of hydrology present		<b>X</b>
<b>Sample location is in a BVW</b>		<b>X</b>

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



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

 Applicant: **InSite Development**

 Prepared by: **Goddard Consulting LLC**

 Project location: **739 Pleasant St Weymouth**

DEP File #: \_\_\_\_\_

Check all that apply:

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only                   |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/>            | Method other than dominance test used (attach additional information)                                   |

Section I. Vegetation	Observation Plot Number: <b>GCA4</b>	Transect Number: <b>Downgradient</b>	Date of Delineation: <b>26-May-23</b>		
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<b><u>Tree Layer</u></b>					
Red maple	<i>Acer rubrum</i>	38.0%	55.1%	Yes	FAC*
Gray birch	<i>Betula populifolia</i>	20.5%	29.7%	Yes	FAC*
White pine	<i>Pinus strobus</i>	10.5%	15.2%	No	FACU
<b><u>Sapling Layer</u></b>					
Red maple	<i>Acer rubrum</i>	10.5%	100.0%	Yes	FAC*
<b><u>Shrub Layer</u></b>					
Glossy buckthorn	<i>Frangula alnus</i>	10.5%	30.4%	Yes	FAC*
Highbush blueberry	<i>Vaccinium corymbosum</i>	10.5%	30.4%	Yes	FACW*
Rambler rose	<i>Rosa multiflora</i>	10.5%	30.4%	Yes	FACU
Northern arrowwood	<i>Viburnum recognitum</i>	3.0%	8.7%	No	FAC*
<b><u>Climbing Woody Vine</u></b>					
Green brier	<i>Smilax rotundifolia</i>	10.5%	100.0%	Yes	FAC*
<b><u>Ground Cover</u></b>					
New York fern	<i>Parathelypteris noveboracensis</i>	20.5%	55.4%	Yes	FAC*
Cinnamon fern	<i>Osmundastrum cinnamomeum</i>	3.0%	8.1%	No	FACW*
Sensitive fern	<i>Onoclea sensibilis</i>	3.0%	8.1%	No	FACW*
White wood aster	<i>Eurybia divaricata</i>	10.5%	28.4%	Yes	NI
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
<b>Morphological Adaptations:</b> 0		<b>Description:</b> _____			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
<b>Vegetation conclusion:</b>					
Number of dominant wetland indicator plants: <b>7</b>			Number of dominant non-wetland indicator plants: <b>2</b>		
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes</b>					

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**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989  
 map number: MA616  
 soil type mapped: Swansea muck, Charlton-hollis, Urban land  
 hydric soil inclusions: Yes

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-3	10YR2/2	SL
A	3-5	10YR4/3	SL
B	5-10	10YR5/2	SL
C	10-24	10YR7/1	FSL

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no






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

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: 10"
- Water marks: \_\_\_\_\_
- Drift Lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
 \_\_\_\_\_
- Other: \_\_\_\_\_

<b>Vegetation and Hydrology Conclusion for Downgradient of GCA4</b>		
	<u>yes</u>	<u>no</u>
<b>Number of wetland indicator plants</b>		
<b>&gt;= number of non-wetland plants</b>	X	
<b>Wetland hydrology present:</b>		
hydric soils present	X	
other indicators of hydrology present	X	
<b>Sample location is in a BVW</b>	X	

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

# Legend

-  Property Boundary
-  Tax Parcels
-  Roads
-  DEP Wetlands
-  Hydrologic Connection



Date: 5/31/2023

GC Job Number:  
336-005

## Wetland Border Report Orthophoto of the Locus Site

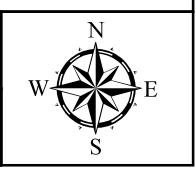
0 50 100  
Feet



739 Pleasant Street  
Weymouth, MA



1 in = 100 ft

Map: 446, Lot: 3





# Legend

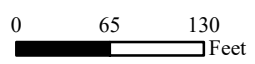
-  Property Boundary
-  Soils (Polygon Outlines)



Date: 5/31/2023

GC Job Number:  
336-005

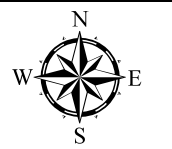
## Wetland Border Report Soil Map of the Locus Site



739 Pleasant Street  
Weymouth, MA

1 in = 133 ft

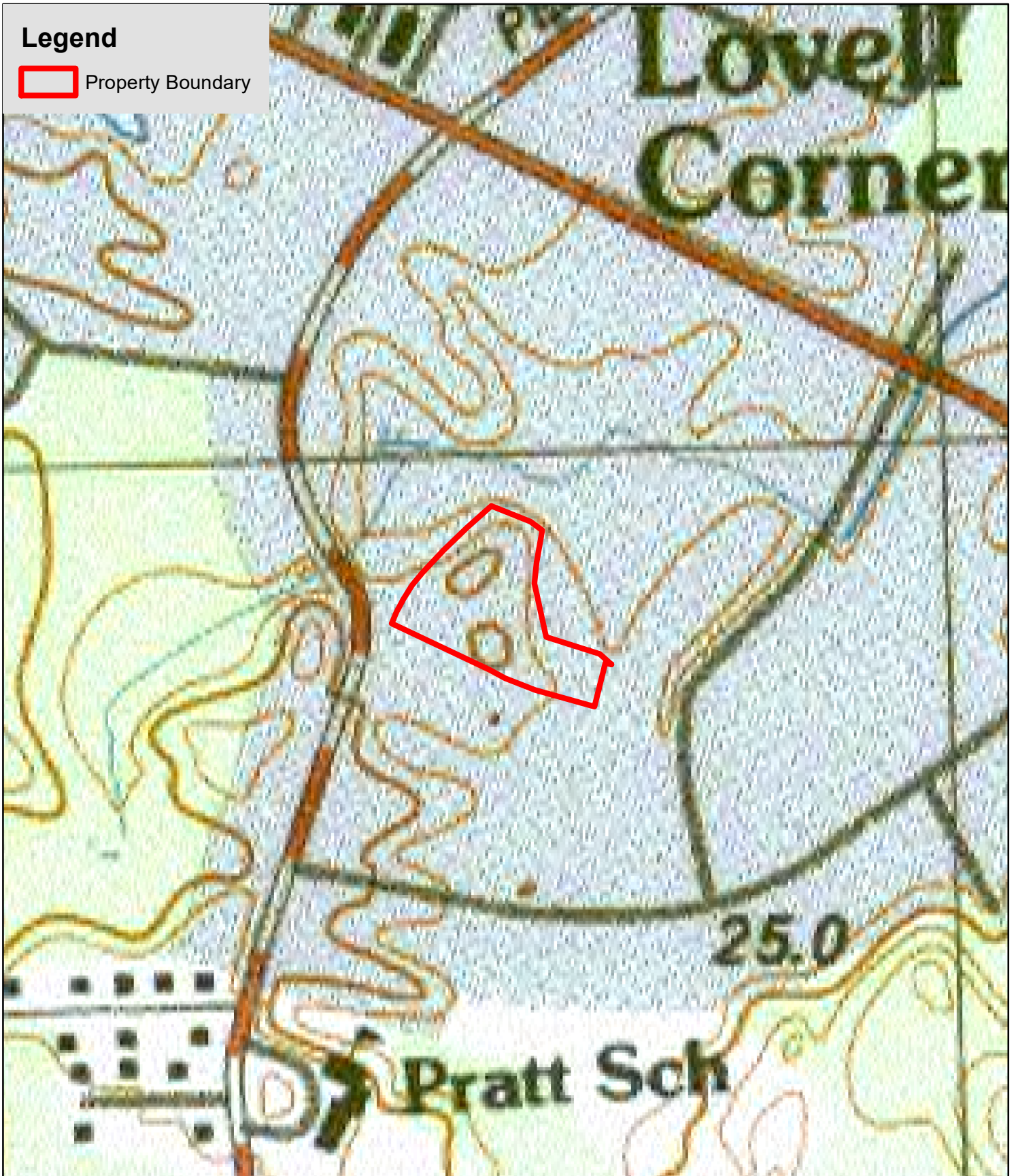
Map: 446, Lot: 3





**Legend**

 Property Boundary



Date: 5/31/2023

GC Job Number:  
336-005

**Wetland Border Report  
USGS of the Locus Site**

0 150 300  
Feet

1 in = 300 ft



**GODDARD CONSULTING**  
Strategic Wetland Permitting LLC

739 Pleasant Street  
Weymouth, MA


Map: 446, Lot: 3



# Legend

 Property Boundary

## FEMA National Flood Hazard Layer

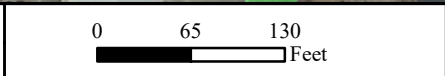
 A: 1% Annual Chance of Flooding, no BFE



Date: 5/31/2023

GC Job Number:  
336-005

### Wetland Border Report FEMA Flood Zones on the Locus Site



739 Pleasant Street  
Weymouth, MA

1 in = 133 ft

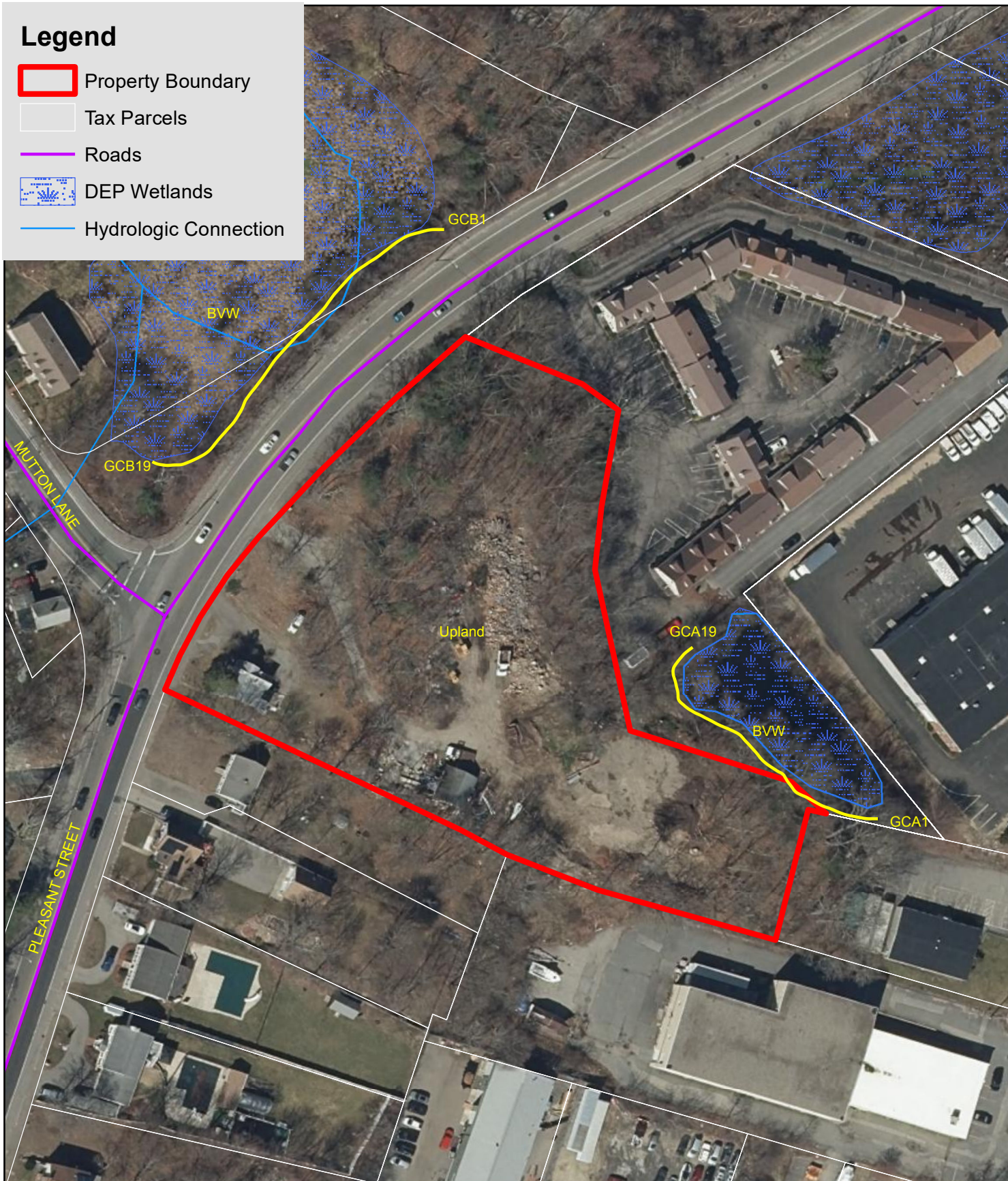
Map: 446, Lot: 3





# Legend

- Property Boundary
- Tax Parcels
- Roads
- DEP Wetlands
- Hydrologic Connection



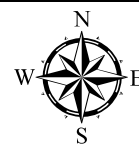
Date: 5/31/2023

GC Job Number:  
336-005

## Wetland Border Report Orthophoto of the Locus Site

0      50      100  
  
 Feet

1 in = 100 ft



**GODDARD CONSULTING**  
Strategic Wetland Permitting LLC

739 Pleasant Street  
Weymouth, MA

Map: 446, Lot: 3