



Atlantic Coast Engineering
88 Front Street, Suite 20
Scituate, MA 02066
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April 7, 2021

Weymouth Conservation Comm.
75 Middle St
Weymouth, MA. 02189

RE: 234 River St RDA

Dear WCC,

Please find enclosed RDA application, abutter list and proposed site plan for a garage project that is within 200 ft of the river setback which requires a filing.

If you have any questions or require additional information, please contact me at (617) 963-6044.

Sincerely,
Atlantic Coast Engineering

Joseph "Jed" Hannon, P.E.
Principal

CC:

A.C.E. project file



WPA Form 1- Request for Determination of Applicability

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

A. General Information

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



1. Applicant:

Name James Calabro E-Mail Address _____

Mailing Address 234 River St.

City/Town Weymouth State MA Zip Code 02191

Phone Number _____ Fax Number (if applicable) _____

2. Representative (if any):

Firm Atlantic Coast Engineering

Contact Name Joseph Hannon, P.E. E-Mail Address jeh@atlanticcoastengineeringllc.com

Mailing Address 88 Front St. #20

City/Town Scituate State MA Zip Code 02066

Phone Number (617) 963-6044 Fax Number (if applicable) _____

B. Determinations

1. I request the _____ make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).
- _____
- _____
- _____



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Street Address	234 River St.	City/Town	Weymouth
Assessors Map/Plat Number	3-2-34	Parcel/Lot Number	3-2-34

- b. Area Description (use additional paper, if necessary):

Property is approximately 70 FT from Weymouth
Back River top of Coastal Bank.

- c. Plan and/or Map Reference(s):

Title	Plot Plan - Proposed Garage	Date	5/31/20
Title		Date	
Title		Date	

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Proposed 676 SF garage located approximately
90 FT. from the Back River top of coastal
bank. Proposed garage is slab on grade with
footings below first line. Mulch sock will
be installed prior to commencing construction.



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Proposed work is 90 ft away from any coastal resource area and is minor in nature.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Name James Calabro
Mailing Address 234 River St.
City/Town Weymouth
State MA. Zip Code 02191

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant [Signature] Date 4/7/21
Signature of Representative (if any) [Signature] Date 4/7/21



Town of Weymouth Property Card

Property Location: 234 RIVER ST

Parcel ID: 3-2-34

Current Owner:

LEE KENDRA J & CALABRO JAMES
JT
234 RIVER ST
WEYMOUTH, MA 02191

Current Assessments (All Land and Buildings)

Buildings	\$266,700
Other	\$0
Land	\$212,700
TOTAL	\$479,400

Land Line Valuation

Size	0.13 acres
Zone	
Assessed Value	\$479,400

Parcel Record of Ownership

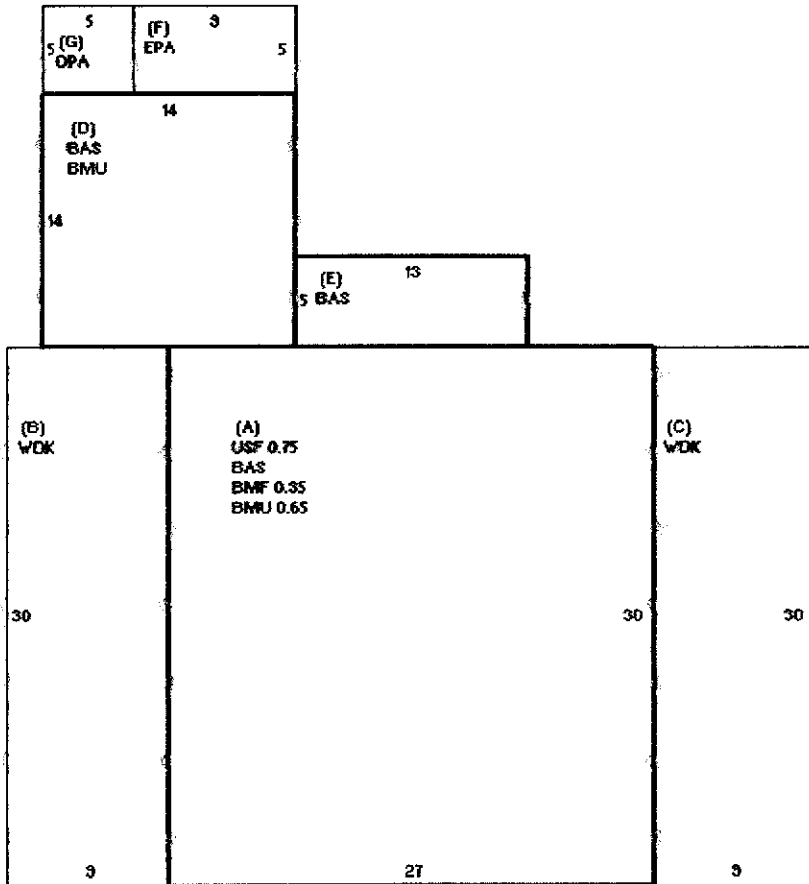
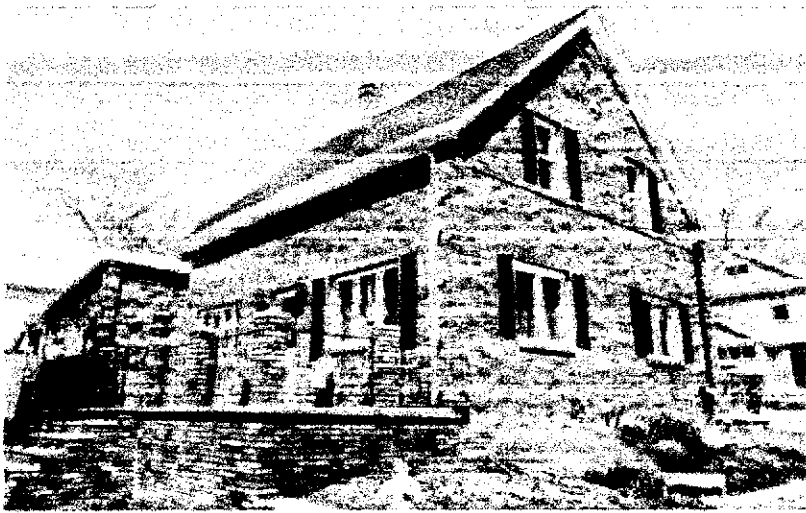
Grantor	Grantee	Date	Type	Price	Book/Page (Cert)
CALABRO JOSEPH M	LEE KENDRA J & CALABRO JAMES	6/10/2016	A	\$450,000	34163/485
X	CALABRO JOSEPH M	12/29/1983	QS	\$0	6313/749

Primary Building Information

For additional building information, please review the building tab of the map viewer.

State Classification Code	TWO FAMILY DWG	Finished Basement	Yes
Building Square Footage	1,679	Attached Garage	No
Year Built	1900	Detached Garage	No
Dwelling Style	CONVENTIONAL	Number of Bedrooms	5
Exterior Walls		Number of Full Bathrooms	2
Foundation Type	BRICK/STONE	Number of Half Bathrooms	0
Deck Area	540 SF	Heating/Cooling Type	WARM/COOL AIR
Porch Area	70 SF	Number of Fireplaces	0
Basement Area	1007 SF		

Building 1



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