

**ECR**



**Environmental Consulting & Restoration, LLC**

*Specializing in Wetland and Coastal Resource Area Delineation & Permitting*

**NOTICE OF INTENT**

**59 Lake View Road**

SUBMITTED TO

**Weymouth Conservation Commission**

**July 2021**

APPLICANT

**Tyson Ng  
85 Willow Court, Unit 401  
Dorchester, MA 02125**

REPRESENTATIVE

**Environmental Consulting & Restoration, LLC  
P.O. Box 4012  
Plymouth, MA 02361  
(617) 529-3792**

# ECR

Environmental Consulting & Restoration, LLC



July 6, 2021

Town of Weymouth  
Conservation Commission  
Town Hall  
75 Middle Street  
Weymouth, MA 02189  
Attn: Mary Ellen Schloss, Conservation Administrator

**RE: Notice of Intent, Proposed Single-Family Home Reconstruction Project, 59 Lake View Road, Weymouth**

Dear Ms. Schloss & Members of the Conservation Commission:

Please accept this Notice of Intent application for the proposed single-family home reconstruction project located at 59 Lake View Road in Weymouth (the site). The Town of Weymouth Assessors Department references the site as Parcel ID#30-386-1. The proposed project includes razing the existing home and reconstructing within the same general footprint to include reconfiguring the existing gravel driveway, reconstructing the existing deck, landscaping, utility connections, etc. The proposed project occurs within the 100-foot buffer zone to Bordering Vegetated Wetlands and the 200-foot Riverfront Area. Prior to the start of work, erosion controls will be installed in order to protect wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Weymouth Wetland Bylaw.

If you have any questions or require additional information, please contact me at (617) 529-3792 or [brad@ecrwetlands.com](mailto:brad@ecrwetlands.com).

Sincerely,  
Environmental Consulting & Restoration, LLC

Brad Holmes, PWS, MCA  
Manager

CC: Department of Environmental Protection, Wetland Division, 20 Riverside Drive, Lakeville, MA 02347

Andrew Gauthier, 59 Lake View Road, Weymouth MA 02189

Tayson Ng, 85 Willow Court, Unit 401, Dorchester, MA 02125

Ross Engineering

**NOTICE OF INTENT**  
**TABLE OF CONTENTS**

<b><u>Item</u></b>	<b><u>Attachment</u></b>
Town of Weymouth NOI Form	1
Notice of Intent Form	2
Project Narrative	3
USGS Site Locus Map	4
FEMA Map	5
Massachusetts Natural Heritage & Endangered Species Map	6
Abutter Information	7
Town of Weymouth Site Access Authorization Form	8
Site Plan	9

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

1. Project Location 59 Lake View Road
2. Town of Weymouth Atlas Reference (Parcel #) 30-386-1
3. Project Description Proposed single-family home reconstruction project.
4. County, Norfolk: Book 37598 Page 382
5. \*Applicant Tayson NG \*Telephone# \_\_\_\_\_
6. \*Applicant Address 85 Willow Court, Unit 401, Dorchester, MA 02125
7. Property Owner \_\_\_\_\_
8. Representative Environmental Consulting & Restoration, LLC Telephone# 617-529-3792
9. Representative's Address PO Box 4012, Plymouth, MA 02361
10. **Billing Party for Legal Notice (All info is required):**  
 Name: Tayson NG  
 Address: 85 Willow Court, Unit 401, Dorchester, MA 02125  
 Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Email address \_\_\_\_\_
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  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

Tayson NG  
Signature

6/27/21  
Date

\*THE WEYMOUTH CONSERVATION OFFICE WILL SUBMIT THE NECESSARY LEGAL AD, AND THE APPLICANT WILL BE BILLED DIRECTLY BY THE PATRIOT LEDGER. FOR BILLING PURPOSES, THE PATRIOT LEDGER REQUIRES THAT THE TELEPHONE NUMBER SUBMITTED MUST BE THE DIRECT CONTACT NUMBER THAT MATCHES THE NAME AND ADDRESS OF THE APPLICANT, OTHERWISE THE LEGAL AD WILL NOT BE PUBLISHED AND THE HEARING WILL BE DELAYED.



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

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

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



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

**A. General Information**

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

59 Lake View Road

a. Street Address

Weymouth

b. City/Town

02189

c. Zip Code

Latitude and Longitude:

42°12'14.94"N

d. Latitude

70°56'21.48"W

e. Longitude

Parcel ID: 30-386-1

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Tayson

a. First Name

Ng

b. Last Name

c. Organization

85 Willow Court, Unit 401

d. Street Address

Dorchester

e. City/Town

MA

f. State

02125

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

Same as the applicant

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):

Brad

a. First Name

Holmes

b. Last Name

Environmental Consulting & Restoration, LLC

c. Company

PO Box 4012

d. Street Address

Plymouth

e. City/Town

MA

f. State

02361

g. Zip Code

617-529-3792

h. Phone Number

i. Fax Number

Brad@ecrwetlands.com

j. Email address

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

\$750.00

a. Total Fee Paid

\$362.50

b. State Fee Paid

\$387.50

c. City/Town Fee Paid



# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

## A. General Information (continued)

### 6. General Project Description:

The proposed project includes the reconstruction of an existing single-family home. The proposed project is located within the 100-foot buffer zone to a Bordering Vegetated Wetland and the 200-foot Riverfront Area. Please refer to the Project Narrative attached for more 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	b. Certificate # (if registered land)
a. County	
37598	382
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.



**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

Weymouth

City/Town

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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 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
1. Name of Waterway (if available) - **specify coastal or inland** \_\_\_\_\_
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: Approx. 8,570 square feet

4. Proposed alteration of the Riverfront Area:

2935 sq. ft. Redevelopment _____	2935 sq. ft. Redevelopment _____	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.



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

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

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

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

<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 _____	
	1. square feet _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		





# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

a. number of new stream crossings

b. number of replacement stream crossings

## 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 Notice of Intent – 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:**

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

MassGIS Oliver  
viewer

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)

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

(b)  Photographs representative of the site

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

(c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
 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, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); 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:

Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 1213 Purchase Street – 3rd Floor  
 New Bedford, MA 02740-6694  
 Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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).



# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

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

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

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.



# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

## 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.

Existing Conditions Plan

a. Plan Title

Ross Engineering Company Inc.

b. Prepared By

May 18, 2021

d. Final Revision Date

Site Plan, Ross Engineering Company Inc., 1"=20'

f. Additional Plan or Document Title

c. Signed and Stamped by

1"=20'

e. Scale

May 18, 2021

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:

2. Municipal Check Number	1002	3. Check date	6/27/21
4. State Check Number	1001	5. Check date	6/27/21
6. Payor name on check: First Name	New Ground Property Management LLC		7. Payor name on check: Last Name

## F. Signatures and Submittal Requirements



**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

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

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

1. Signature of Applicant *Tamara Ng*

2. Date 6/27/21

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any) *B. Holmes, ECR*

6. Date 6/27/21

**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:

59 Lake View Road  
 a. Street Address

Weymouth  
 b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Tayson  
 a. First Name

Ng  
 b. Last Name

c. Organization

85 Willow Court, Unit 401

d. Mailing Address

Dorchester

MA  
 f. State

02125  
 g. Zip Code

e. City/Town

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

Same as the applicant  
 a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees (continued)**

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 2) Reconstruct SFH	1	\$500.00 x 1.5 (RFA)	\$750.00
Weymouth Wetland Bylaw fee = \$300.00			
<b>Step 5/Total Project Fee:</b>			\$750.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$750.00
State share of filing Fee:			\$362.50
City/Town share of filling Fee:			\$387.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

## **PROJECT DESCRIPTION**

### **1. Introduction**

This Notice of Intent application is being filed for the proposed single-family home reconstruction project located at 59 Lake View Road in Weymouth (the site). The Town of Weymouth Assessors Department references the site as Parcel ID#30-386-1. The proposed project includes razing the existing home and reconstructing within the same general footprint to include reconfiguring the existing gravel driveway, reconstructing the existing deck, landscaping, utility connections, etc. The proposed project occurs within the 100-foot buffer zone to Bordering Vegetated Wetlands and the 200-foot Riverfront Area. Prior to the start of work, erosion controls will be installed in order to protect wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Weymouth Wetland Bylaw.

### **2. Site Description**

The site consists of a single-family home with an existing gravel driveway, deck, shed, landscaped areas, maintained lawn, etc. The site is located at the northern end of Lake View Road along a small peninsula of sorts that extends into Whitman's Pond and abuts the Mill River, a perennial stream to the west. The limit of the Bordering Vegetated Wetland and Inland Bank to the stream and pond were delineated by Environmental Consulting & Restoration, LLC (ECR) on March 10, 2021. The Bordering Vegetated Wetland consists of a marginally vegetated wetland above the Inland Bank of the stream and pond. This vegetated wetland fringe contains some wetland vegetation among the stone wall consisting of Red Maples (*Acer rubrum*), American Elm (*Ulmus americana*), Poison Ivy (*Toxicodendron radicans*), etc. and was conservatively identified. The Inland Bank of the stream and pond is very well defined with a top of Inland Bank consisting of a stone armored wall. These wetland resource areas surround the site to the north, east and west. Based on ECR's site review and research of online databases, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetland (BVW)
- 100-foot buffer zone to BVW
- 200-foot Riverfront Area
- Bordering Lan Subject to Flooding (FEMA flood zone A)

#### Notes:

1. The site is not located within an area mapped as Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain a Certified Vernal Pool according to the MaNHESP.
3. The site is not located within an Area of Critical Environmental Concern (ACEC).

### **3. Proposed Activities**

The purpose of this application is to authorize the reconstruction of the existing single-family home to include razing the existing home and reconstructing within the same general footprint, reconfiguring the existing gravel driveway, reconstructing the existing deck, landscaping, utility connections, etc. The proposed project occurs within the 100-foot buffer zone to BVW and the 200-foot Riverfront Area. The proposed project will involve the following activities:

- Installation of Erosion Controls – Prior to the start of work an erosion control line shall be installed along the limit of work surrounding the proposed project area. The erosion control line will consist of a siltsock to demarcate the limit of work associated with the project as well as protect the nearby wetland resource areas.
- Proposed Removal of the Existing Home – The proposed project includes the removal of the existing home. All work to raze the existing home shall be completed within the established work area. Materials shall be collected and disposed of off site at an appropriate facility. The razing of the existing home also includes the removal of an existing concrete pad and walkways.



- **Proposed Reconstruction of a Single-Family Home** – The proposed reconstruction of the single-family home shall be located within the same general footprint as the existing home, no closer to the perennial stream. The proposed home shall include a covered entryway, the reconstruction of an existing deck within the same footprint and an AC unit with pad to the rear. Utilities shall be connected to the proposed home as necessary. The proposed home includes reconfiguring the existing gravel driveway within the same general area as the existing driveway. The portion of the driveway to be reconfigured shall be further from the perennial stream and buffer zone than the existing conditions.
- **Proposed Mitigation** – The proposed project includes an increase of 274 square feet of new degraded Riverfront Area. In accordance with 310 CMR 10.58(g), the proposed project includes mitigation at a 2:1 ratio to comply with the Riverfront Area regulations. For details regarding the proposed mitigation, please see the attached Proposed Mitigation Plan.
- **Landscape Activities** - All disturbed areas surrounding the proposed home reconstruction project will be restored and stabilized as lawn and/or landscape beds. All landscape plant materials proposed within the 100-foot buffer zone at the site will consist of native plant species. The proposed lawn will consist of environmentally friendly grass seed mix that requires little maintenance needs such as irrigation and fertilization. ECR recommends using a grass seed mix with a high content of tall fescues, which requires less irrigation and fertilization needs. Proposed landscaping activities also includes removing a dead tree located within the northern portion of the site and a stump to the front of the home.

#### **4. Riverfront Area Analysis**

##### **4.1 Riverfront Area Calculations**

The proposed project is located within the 200-foot Riverfront Area. The proposed project is classified as a Riverfront Redevelopment project. Please note the following Riverfront Area Analyses:

- Existing Riverfront Area on the site = approximately 8,969 square feet (sq. ft.)
- Existing Developed/Degraded Riverfront Area (house, driveway, walkway, deck) = approximately 2,688 sq. ft. or 30.0% of the Riverfront Area.
- Proposed Developed/Degraded Riverfront Area (reconstructed house, driveway, walkway, deck)= approximately 2,935 sq. ft. or 32.7% of the Riverfront Area.
- Net Change in Developed/Degraded Riverfront Area = +247 sq. ft.

##### **4.2 Riverfront Redevelopment**

The property is previously developed and degraded areas exist within the Riverfront Area. This development predates the Riverfront Area Regulations (built in 1933). This proposed project constitutes a redevelopment project; more specifically, Redevelopment Within Previously Developed Riverfront Area (310 CMR 10.58(5)). A previously developed Riverfront Area is defined as an area degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. The proposed driveway meets this criterion for Riverfront Area Redevelopment.

In order for a project to qualify as a Riverfront Area redevelopment project, the following components are required:

- a. *At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40.*

The project proposes to mitigate the increase of degraded Riverfront Area at a 2:1 ratio to include 494 square feet of native plantings. A portion of the existing lawn onsite shall be

converted to a native vegetated buffer to the river, providing an improvement to the resource area.

- b. *Stormwater management is provided according to standards established by the Department.*

Single family homes are exempt from the Stormwater Management Guidelines.

- c. *Within 200-foot Riverfront areas, proposed work shall not be closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25-foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).*

The proposed single-family home is being reconstructed within the same general footprint as the existing home, no closer to the perennial stream than existing home/degraded areas.

- d. *Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).*

The proposed single-family home reconstruction project is being constructed in a very similar manner to the existing conditions of the site. The new home shall be constructed within the same general footprint as the existing home, no closer to the perennial stream; the deck shall be constructed within the same footprint as the existing deck, no closer to the perennial stream; and the gravel driveway is proposed to be reconfigured, no closer to the perennial stream.

- e. *The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).*

The proposed project includes an increase of 274 square feet of new degraded Riverfront Area. In accordance with 310 CMR 10.58(g), the proposed project includes mitigation at a 2:1 ratio to comply with the Riverfront Area regulations.

- f. *When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:*
- 1. removal of all debris, but retaining any trees or other mature vegetation;*
  - 2. grading to a topography which reduces runoff and increases infiltration;*
  - 3. coverage by topsoil at a depth consistent with natural conditions at the site; and*
  - 4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site.*

Not applicable, restoration of Riverfront Area is not proposed as part of this project.

- g. *When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c),(d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure...*

The proposed project includes an increase of 274 square feet of new degraded Riverfront Area. In accordance with 310 CMR 10.58(g), the proposed project includes mitigation at a 2:1 ratio to comply with the Riverfront Area regulations. For details regarding the proposed mitigation, please see the attached Proposed Mitigation Plan.

- h. The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.*

The proposed mitigation area shall be monitored for two full growing seasons. For more details, see the attached Proposed Mitigation Plan.

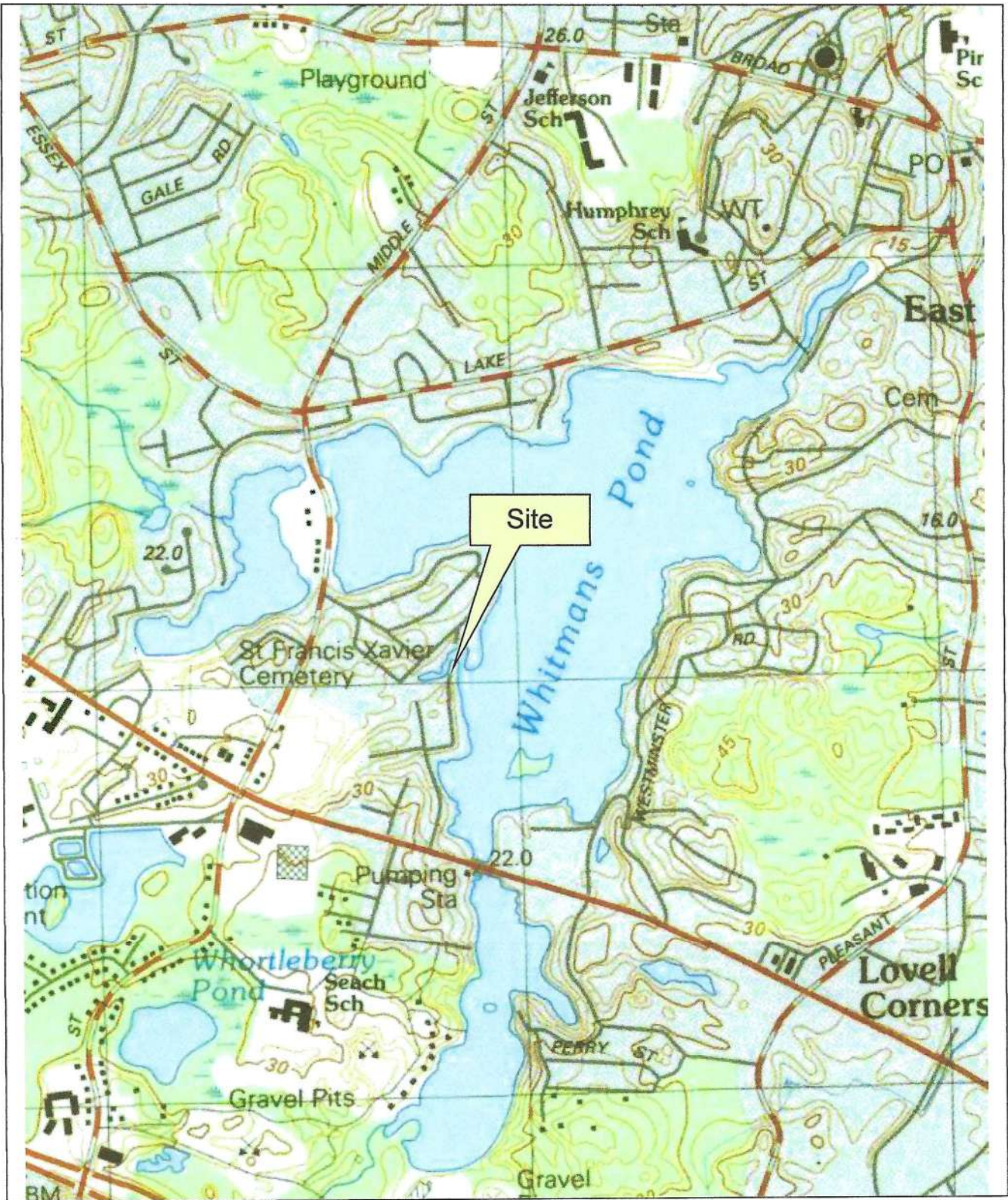
#### **5. Weymouth Local Interests**

Pursuant to the Town of Weymouth Local Interests, the proposed addition project at the site has been designed to comply with the following:

- Aesthetics – The proposed single-family home will be similar in size and structure to the existing home and similar to the character of the neighborhood and abutting residences.
- Wildlife – The proposed addition project will not have an adverse impact to wildlife habitat since it occurs within the existing developed portion of the site.
- Recreation – The proposed addition project will not have an adverse impact to recreational aspects to the residents of Weymouth.
- Erosion Control – The proposed project will include erosion controls to surround the work area to ensure the protection of wetland resource areas.

#### **6. Summary**

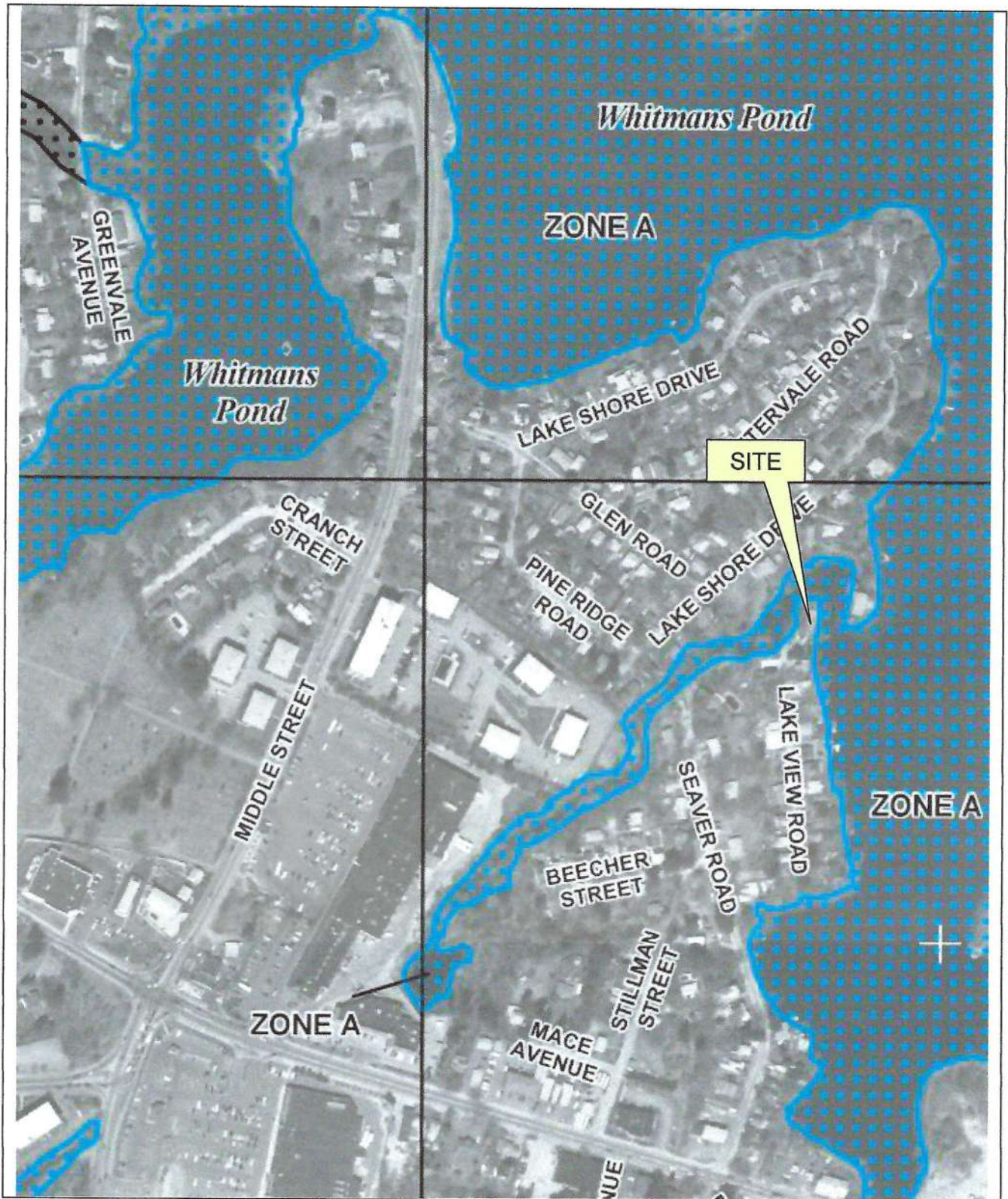
Erosion and sediment control measures will be implemented and maintained throughout the duration of the construction process to prevent the conveyance of sedimentation into environmentally sensitive areas. Disturbed areas will be stabilized upon the completion of work, and in the event that intense rainfall is expected, reinforcing control measures will be installed as needed to protect all wetland resource areas. Stockpiling of soils and materials, if any, shall be located beyond the 100-foot buffer zone and surrounded by the erosion controls as necessary. Erosion control measures shall remain in place and be maintained until such time that a Certificate of Compliance has been issued by the Weymouth Conservation Commission, stating that the project has been constructed in accordance with the conditions set forth in the Order of Conditions.



**USGS SITE LOCUS MAP**  
**59 Lake View Road**  
**Weymouth, Massachusetts**

Source: USGS Topographic Map

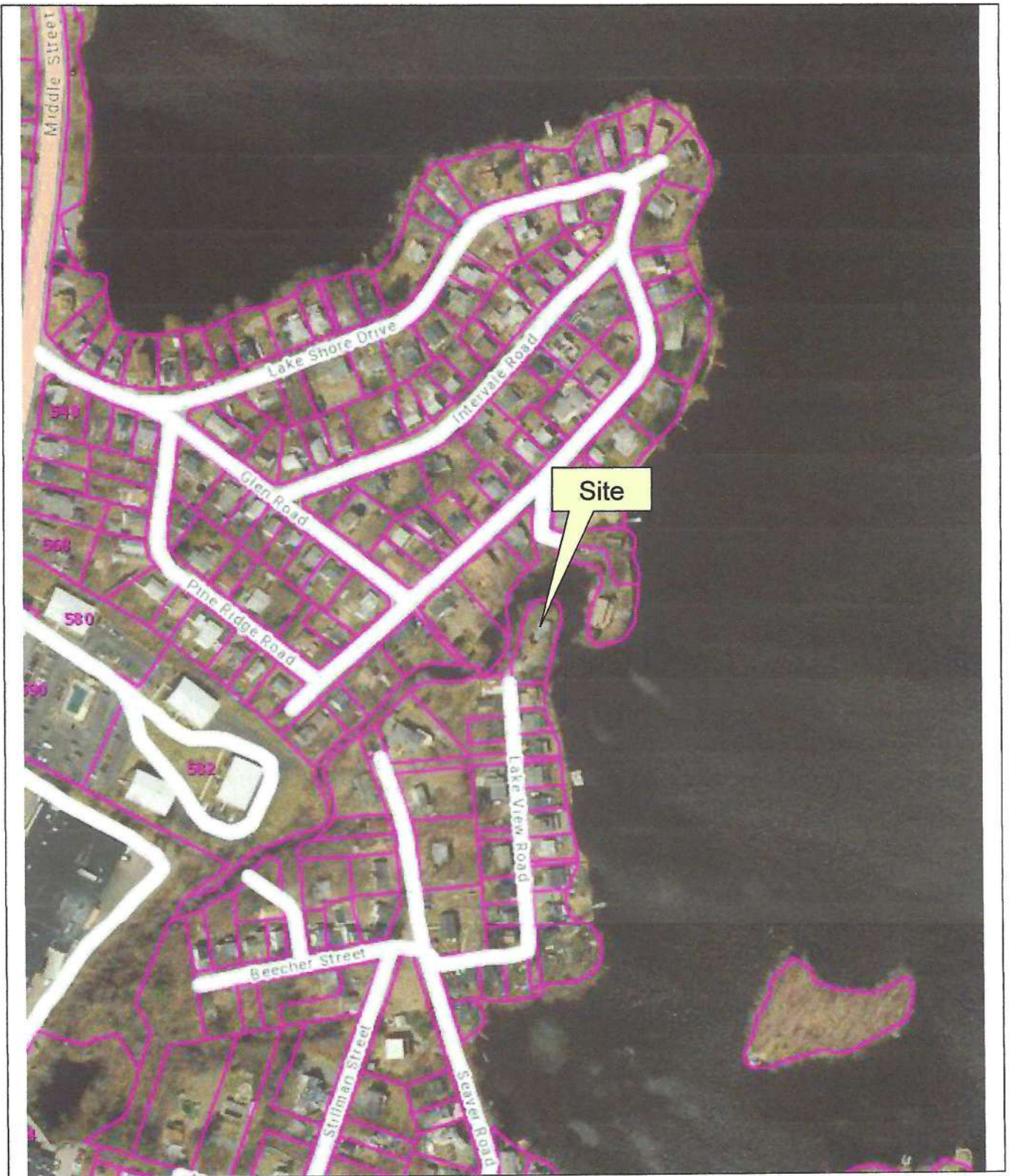




**FEMA MAP**  
**59 Lake View Road**  
**Weymouth, Massachusetts**

Source: FEMA Map 25021C0229E 07/17/2012

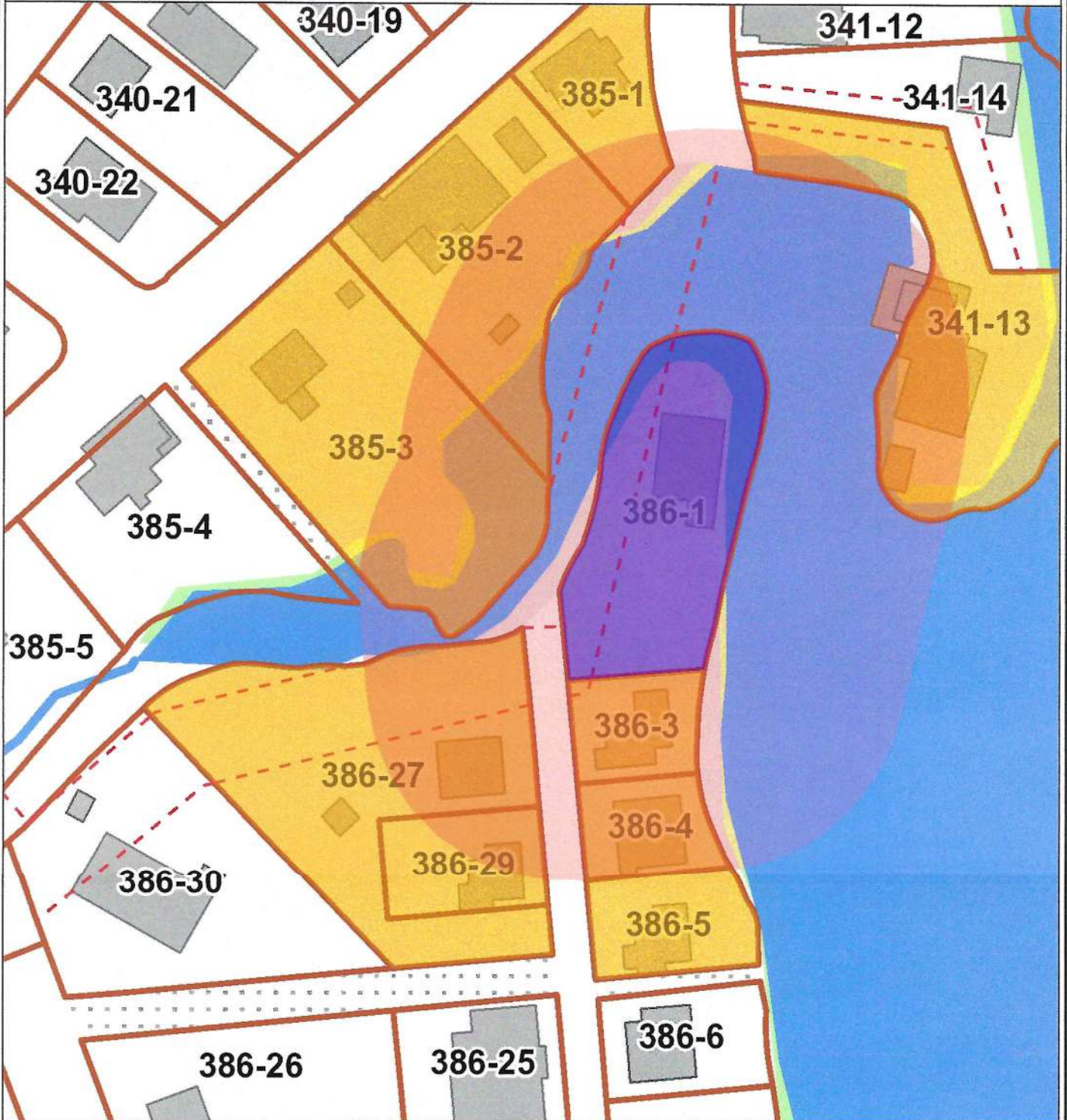




**Priority Habitat of Rare Species, Estimated Habitat of Rare Wildlife  
& Certified Vernal Pool Map  
59 Lake View Road  
Weymouth, Massachusetts**

Source: MassGIS Oliver Viewer





- Easemen
- Assessors Parcels
- Buildings
  - BUILDING
  - DECK
  - OTHER
  - SHED
- Base Map
  - Roads - Layout
  - PUB/PRIV TRAVELWAYS
  - PAPER
- Hydrography
  - Streams
  - Ponds / Major Streams
- Towns
- Built-Up Areas

1" = 70 ft



DISCLAIMER: ALL DATA IS PROVIDED "AS IS" WITH ALL FEATURES, IF ANY. THE TOWN OF WEYMOUTH EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY TYPE, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY AS TO THE ACCURACY OF THE DATA, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

6/10/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 30 BLOCK: 341 LOT: 13 EXT: 0	190 LAKE SHORE DR	ARPANO JOHN M JR  278 CENTRE ST  QUINCY, MA, 02169	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 385 LOT: 1 EXT: 0	198 LAKE SHORE DR	BOWES LISA J  198 LAKE SHORE DR  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 385 LOT: 2 EXT: 0	206 LAKE SHORE DR	COSTA ROBERT C & LIMA STACY M TBE  206 LAKE SHORE DR  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 385 LOT: 3 EXT: 0	214 LAKE SHORE DR	MCDONNELL ANTHONY T & MCDONNELL MARY T JT  PO BOX 692271  QUINCY, MA, 02269	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 386 LOT: 5 EXT: 0	39 LAKE VIEW RD	TUTTLE NORMAN E JR  39 LAKEVIEW RD  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 386 LOT: 29 EXT: 0	42 LAKE VIEW RD	COX KEVIN R  42 LAKEVIEW RD  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 386 LOT: 4 EXT: 0	45 LAKE VIEW RD	RADHAKRISHNA RAMESH G & RADHA L TBE  45 LAKEVIEW RD  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 386 LOT: 3 EXT: 0	49 LAKE VIEW RD	DELANEY DARLENE M  49 LAKE VIEW RD  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 386 LOT: 27 EXT: 0	50 LAKE VIEW RD	DILLON JOSEPH E  50 LAKE VIEW RD  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 386 LOT: 1 EXT: 0	59 LAKE VIEW RD	GAUTHIER ANDREW  59 LAKE VIEW RD  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>



6/10/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO

**This list of abutters is a certified copy of the Town of Weymouth's tax records for fiscal year 2021.  
The record of ownership is accurate through October 2020.**

**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

*Revision for Remote Meetings during COVID-19 State of Emergency*

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 Tayson Ng

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 proposed project is the redevelopment of a single family home at 59 Lake View Road in Weymouth. The proposed project includes removal of the existing home, reconstruction of a new single-family home with appurtenances, relandscape activities, etc. The proposed project occurs within the 100 foot buffer zone to ~~Bordering Vegetated Wetlands and the 200-foot Riverfront Area.~~ For more information, please refer to the NOI application on file with the Conservation Commission.

D. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be examined at Town Hall, 75 Middle Street, Conservation Office, 3<sup>rd</sup> floor (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 Commission webpage, in the Current and Past Cases tab at:  
<https://www.weymouth.ma.us/conservation-commission/pages/project-documents>

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 617-529-3792 contact person ECR, Brad Holmes

between the hours of: 8:30AM - 4:30PM on the following days of the week: Monday to Friday

F. Information regarding the date, time, and instructions for joining the REMOTE public hearing, to be held via the WebEx platform, 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

Instructions for joining the remote public hearing, via the WebEx website or via telephone, will be included on the meeting agenda, which will be posted on the Conservation Commission webpage at least 48 hours prior to the meeting, at: <https://www.weymouth.ma.us/conservation-commission>

*NOTE: Notice of the public hearing/meeting, including its date, time and remote venue, 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 \_\_\_\_\_ hereby certify under the pains and penalties of perjury that on \_\_\_\_\_ (date)

I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, and **Town of Weymouth**, in connection with the following matter:

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

Tayson Ng \_\_\_\_\_

With the **Town of Weymouth Conservation Commission** on \_\_\_\_\_ (Date)

For property located at 59 Lake View Road, Weymouth

Shown on Assessors Map# 30-386-1 Block # \_\_\_\_\_ Lot# \_\_\_\_\_

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

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

**SITE ACCESS AUTHORIZATION**

DATE: 6/27/21

PROJECT: 59 Lake View Road - Proposed single-family home reconstruction project.

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

FROM: Tayson Ng (property owner)

Tayson Ng (Applicant)

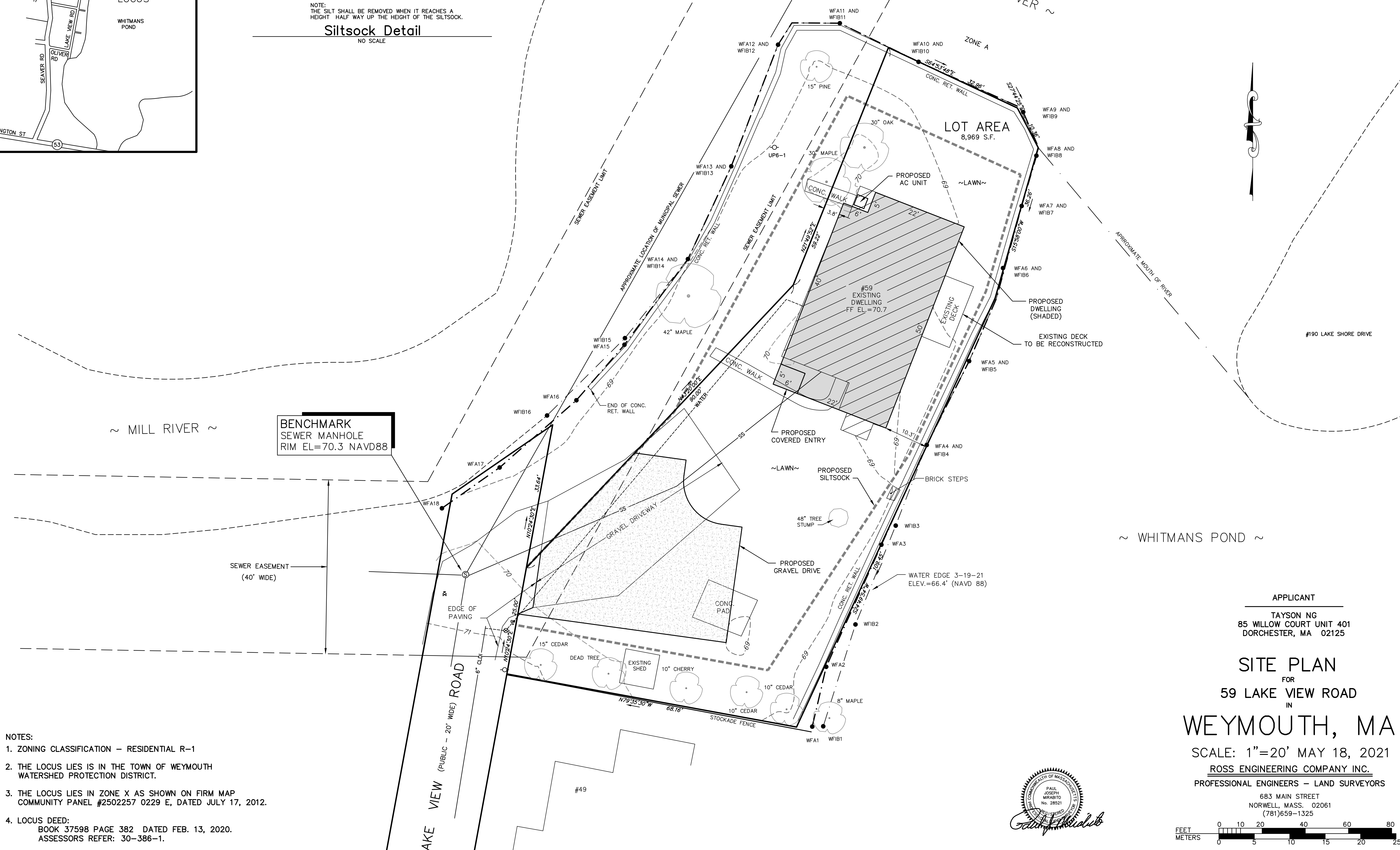
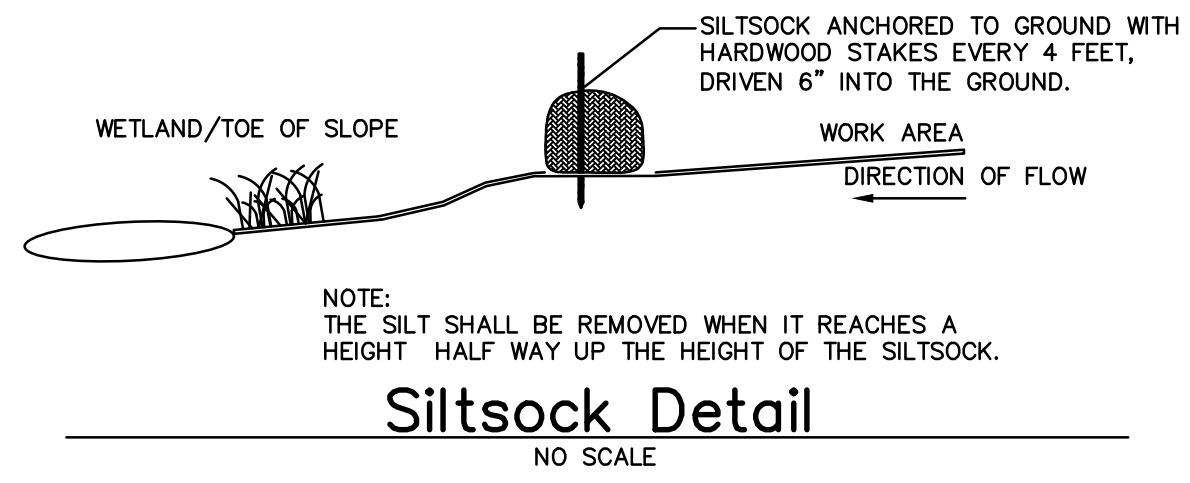
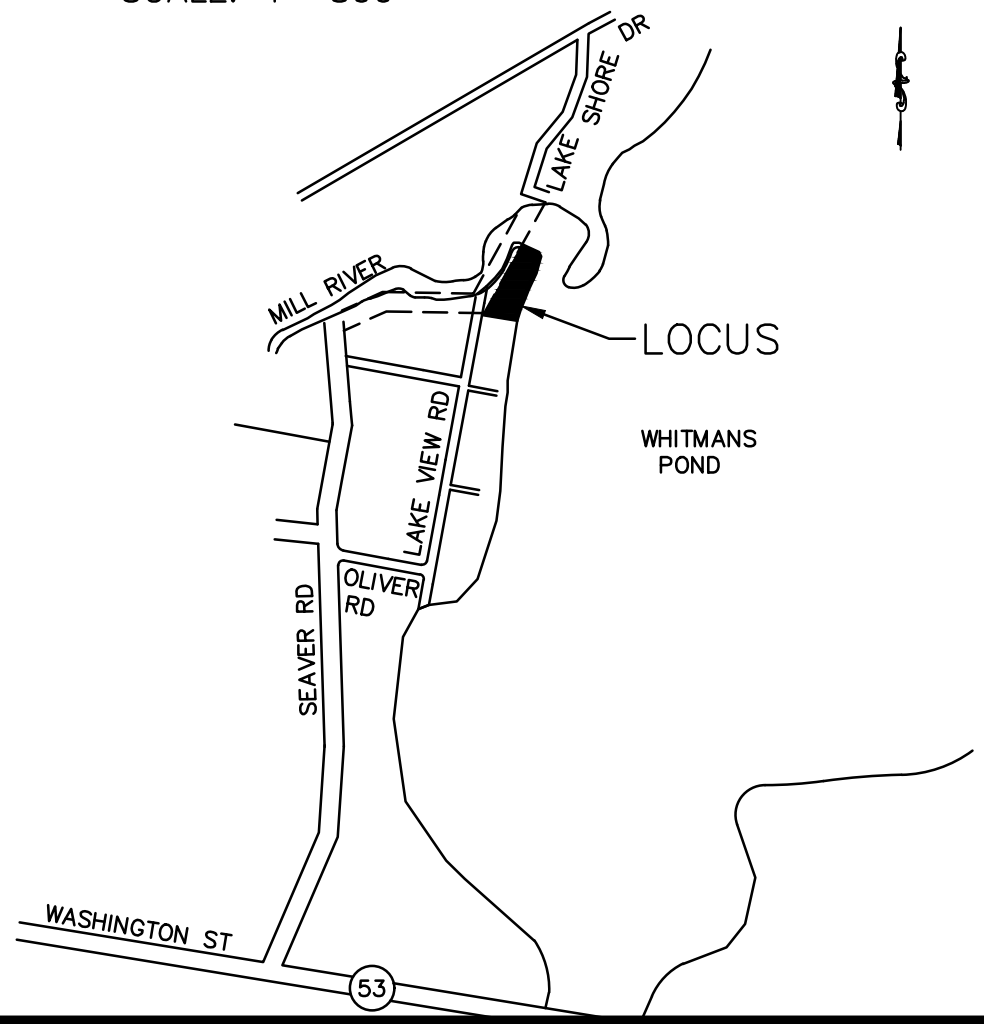
LOCATION: 59 Lake View Road, Weymouth  
(Hereafter referred to as the property)

*I (We) hereby authorize the individual members of the Conservation Commission and its agents to enter upon the property for the purpose of gathering information prior to issuing a Determination of Applicability or an Order of Conditions and for the purpose of enforcing the Order of Conditions prior to the issuance of a Certificate of Compliance.*

TIME: **FROM THE PRESENT TO DATE OF ISSUANCE OF CERTIFICATE OF COMPLIANCE**

PROPERTY OWNER:  DATE: 6/27/21

**LOCUS MAP**  
SCALE: 1"=800'



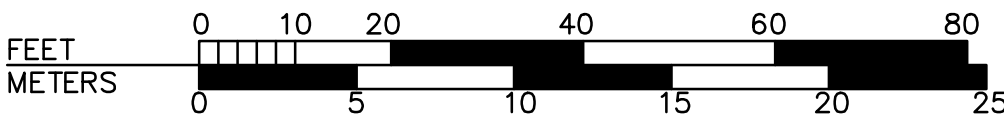
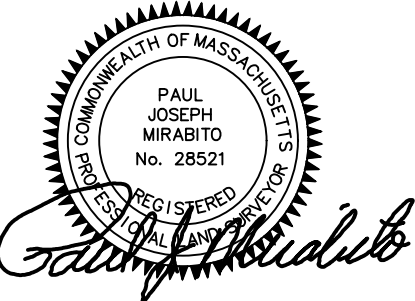
**BENCHMARK**  
SEWER MANHOLE  
RIM EL=70.3 NAVD88

- NOTES:**
1. ZONING CLASSIFICATION - RESIDENTIAL R-1
  2. THE LOCUS LIES IN THE TOWN OF WEYMOUTH WATERSHED PROTECTION DISTRICT.
  3. THE LOCUS LIES IN ZONE X AS SHOWN ON FIRM MAP COMMUNITY PANEL #2502257 0229 E, DATED JULY 17, 2012.
  4. LOCUS DEED: BOOK 37598 PAGE 382 DATED FEB. 13, 2020. ASSESSORS REFER: 30-386-1.

APPLICANT  
TAYSON NG  
85 WILLOW COURT UNIT 401  
DORCHESTER, MA 02125

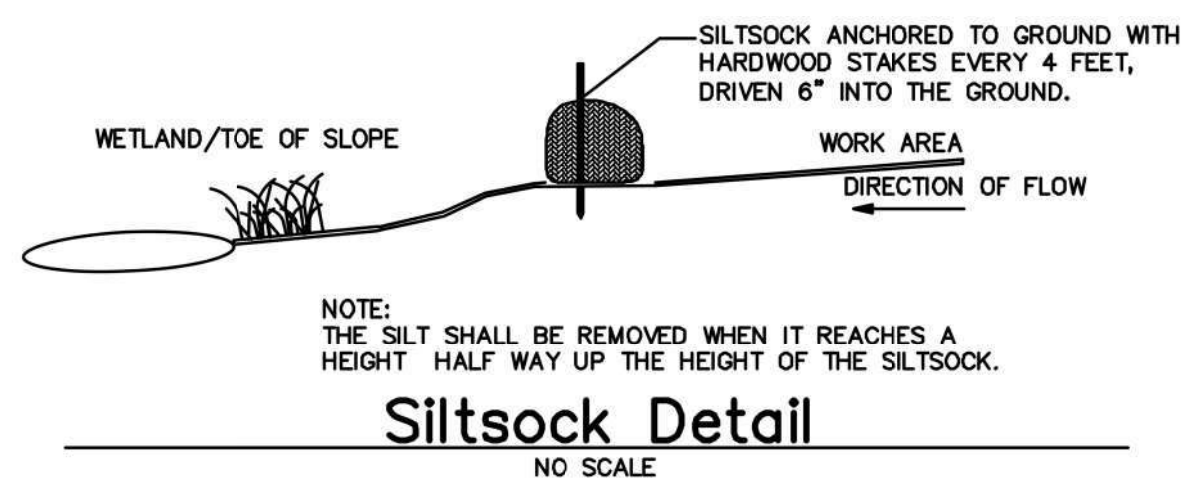
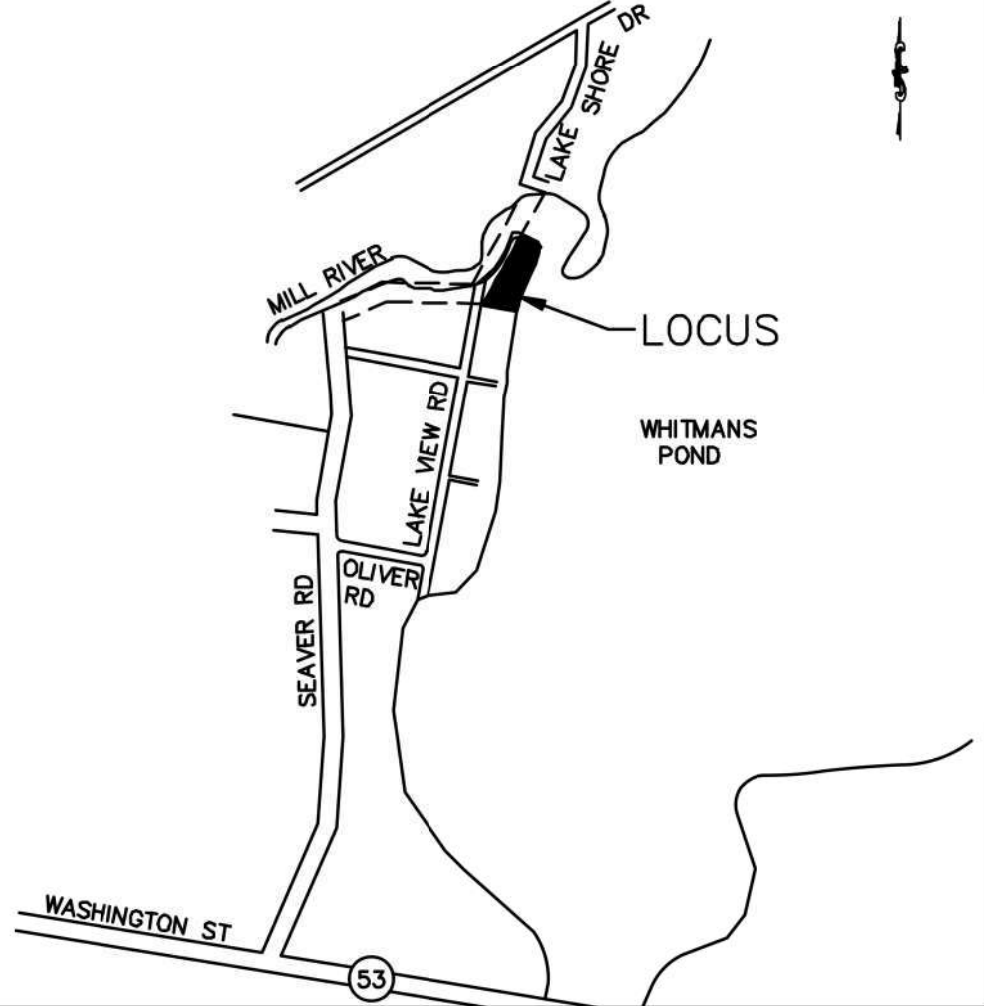
**SITE PLAN**  
FOR  
59 LAKE VIEW ROAD  
IN  
**WEYMOUTH, MA**

SCALE: 1"=20' MAY 18, 2021  
ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
683 MAIN STREET  
NORWELL, MASS. 02061  
(781)659-1325



C:\Users\j4001-4250\4231\4231 SITE.dwg, 5/25/2021 9:58:15 AM, DWG To PDF.pc3

**LOCUS MAP**  
SCALE: 1"=800'



**PROPOSED MITIGATION PLAN**

59 Lake View Road  
Weymouth, MA  
June 9, 2021

Environmental Consulting & Restoration, LLC

**NOTES:**

- 1.) THE PROPOSED MITIGATION AREA HAS BEEN DESIGNED TO MITIGATE THE INCREASE OF 247 SQ. FT. OF NEW DEGRADED RIVERFRONT AREA ON THE SITE. MITIGATION HAS BEEN DESIGNED AT A 2:1 RATIO TO INCLUDE A TOTAL OF 949 SQ. FT.
- 2.) PRIOR TO THE START OF WORK, EROSION CONTROLS SHALL BE ESTABLISHED BETWEEN THE PROPOSED MITIGATION AREA AND THE EXISTING RETAINING WALL TO PROTECT THE NEARBY RESOURCE AREAS.
- 3.) THE EXISTING LAWN WITHIN THE MITIGATION AREA SHALL BE "TURFED-OFF" TO EXPOSE THE NATIVE TOPSOIL. IF NECESSARY, THE MITIGATION AREA SHALL BE SUPPLEMENTED WITH 2-4 INCHES OF CLEAN LOAM TO IMPROVE THE SOIL COMPLEX.
- 4.) THE MITIGATION AREA SHALL BE HAND PLANTED WITH NATIVE SHRUBS AND SAPLINGS, SPACED IN ACCORDANCE WITH D.E.P. GUIDANCE AT 15 FEET ON CENTER FOR SAPLINGS AND 10 FEET ON CENTER FOR SHRUBS. IN ORDER TO VEGETATE THE 949 SQUARE FOOT MITIGATION AREA, A TOTAL OF 3 SAPLINGS AND 6 SHRUBS ARE PROPOSED. ALL PLANTINGS SHALL BE COMPLETED BY HAND.
- 5.) ONCE INSTALLED, THE ROOT ZONE OF EACH PLANT SHALL BE COVERED WITH NATURAL WOOD CHIPS TO HELP RETAIN MOISTURE.
- 6.) THE REMAINING MITIGATION AREA SHALL BE HAND SEEDED WITH A NATIVE SEED MIX SUITABLE FOR THE BUFFER ZONE (SEE PROFILE BELOW).
- 7.) AN IRRIGATION SCHEDULE SHALL BE ESTABLISHED BY THE APPLICANT/ CONTACTOR.
- 8.) ONCE COMPLETED, A COMPLETION REPORT SHALL BE PROVIDED TO THE CONSERVATION COMMISSION TO INCLUDE PHOTOGRAPH PAGES. MONITORING OF THE MITIGATION AREA SHALL BE COMPLETED FOR TWO FULL GROWING SEASONS AND SHALL INCLUDE MONITORING REPORTS ALSO PROVIDED TO THE CONSERVATION COMMISSION.

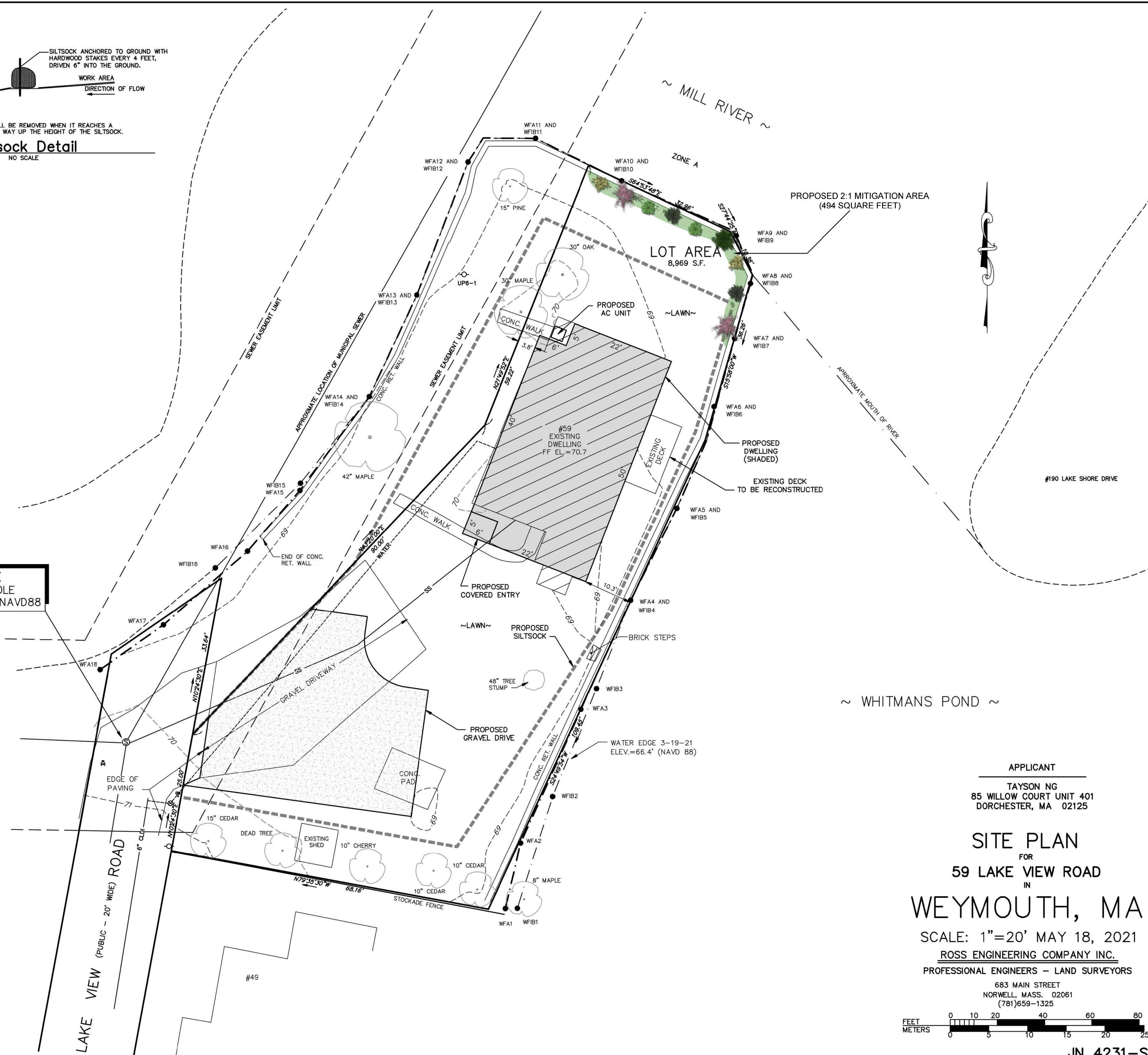
**BENCHMARK**  
SEWER MANHOLE  
RIM EL=70.3 NAVD88

Plant Legend				
Symbol	Qty	Common	Botanical	Size
	2	Black Chokeberry	Aronia melanocarpa	2-3 ft.
	2	Mountain Laurel	Kalmia latifolia	2-3 ft.
	2	Witch Hazel	Hamamelis virginiana	2-3 ft.
	2	Flowering Dogwood	Cornus florida	5-6 ft.
	1	Gray Birch	Betula populifolia	5-6 ft.

**Native Upland Wildlife Forage & Cover Meadow Mix**

**Mix Composition**

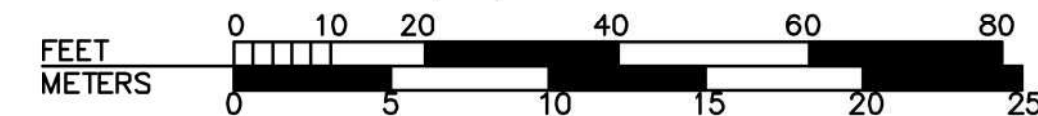
- 54.9% *Andropogon gerardii*, 'Niagara' (Big Bluestem, 'Niagara')
- 27.0% *Panicum virgatum*, 'Cave-In-Rock' (Switchgrass, 'Cave-In-Rock')
- 21.0% *Elymus virginicus*, PA Ecotype (Virginia Wildrye, PA Ecotype)
- 9.0% *Sorghastrum nutans*, NY4 Ecotype (Indiangrass, NY4 Ecotype)
- 5.0% *Rudbeckia hirta*, Coastal Plain NC Ecotype (Blackeyed Susan, Coastal Plain NC Ecotype)
- 2.0% *Chamaecrista fasciculata*, PA Ecotype (Partridge Pea, PA Ecotype)
- 1.5% *Heliopsis helianthoides*, PA Ecotype (Oxeye Sunflower, PA Ecotype)
- 1.0% *Coreopsis tinctoria* (Plains Coreopsis)
- 0.4% *Desmodium canadense*, PA Ecotype (Showy Ticktrefoil, PA Ecotype)
- 0.1% *Monarda fistulosa*, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)



APPLICANT  
TAYSON NG  
85 WILLOW COURT UNIT 401  
DORCHESTER, MA 02125

**SITE PLAN**  
FOR  
59 LAKE VIEW ROAD  
IN  
**WEYMOUTH, MA**

SCALE: 1"=20' MAY 18, 2021  
ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
683 MAIN STREET  
NORWELL, MASS. 02061  
(781)659-1325



C:\CUBS\4001-4230\4231\4231-CD\Production Drawings\4231-SITE.dwg, 5/25/2021 9:58:15 AM, DWG To PDF.pc3