

ECR



Environmental Consulting & Restoration, LLC

Specializing in Wetland and Coastal Resource Area Delineation & Permitting

NOTICE OF INTENT

792 Middle Street

SUBMITTED TO

Weymouth Conservation Commission

September 2022

APPLICANT

**Nicholas Zoppo
792 Middle Street
Weymouth, MA 02188**

REPRESENTATIVE

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

ECR

Environmental Consulting & Restoration, LLC



September 6, 2022

Town of Weymouth
Conservation Commission
75 Middle St
Weymouth, MA 02189

RE: Notice of Intent, Proposed Retaining Wall & Landscaping, 792 Middle Street, Weymouth

Dear Members of the Weymouth Conservation Commission:

Please accept this Notice of Intent application for the proposed retaining wall construction project located at the single family residence at 792 Middle Street in Weymouth (the Site). Included with the proposed project are landscape activities such as vegetation removal, grading, replacement planting, etc. The proposed project is located within the 100 foot buffer zone to Bordering Vegetated Wetlands. Prior to the start of work, erosion controls will be installed to protect nearby wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act Regulation and Town of Weymouth Wetlands Bylaw.

If you have any questions or require additional information, please contact me at (617) 529 - 3792.

Sincerely,
Environmental Consulting & Restoration, LLC

Brad Holmes, PWS
Manager

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

Nicholas Zoppo, 792 Middle St., Weymouth, MA 02188

Hoyt Land Surveying, 1287 Washington St., Weymouth, MA 02189

NOTICE OF INTENT
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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):

792 Middle Street
a. Street Address

Weymouth
b. City/Town

02188
c. Zip Code

Latitude and Longitude:
42.19779"N
d. Latitude

70.94705"W
e. Longitude

Parcel ID 33-430-4
f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Nicholas
a. First Name

Zoppo
b. Last Name

c. Organization

792 Middle St
d. Street Address

Weymouth
e. City/Town

MA
f. State

02188
g. Zip Code

nickzoppo@yahoo.com
j. Email Address

h. Phone Number

i. Fax Number

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

brad@ecrwetlands.com
j. Email address

i. Fax Number

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

\$220.00
a. Total Fee Paid

\$97.50
b. State Fee Paid

\$122.50
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposed retaining wall construction and landscape activities within the buffer zone. Please refer to the Project Narrative for more information.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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

201829

b. Certificate # (if registered land)

c. Book

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 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.
- 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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

- f. Riverfront Area
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: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____	b. square feet within 100 ft. _____	c. square feet between 100 ft. and 200 ft. _____
----------------------------	-------------------------------------	--

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <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		
	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.

- 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

MassMapper 2022
b. Date of map

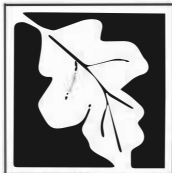
If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section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

- c. Submit Supplemental Information for Endangered Species Review*
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/mass-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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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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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.

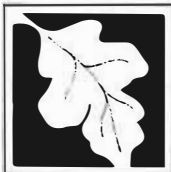
D. Additional Information

- 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.



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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.

See attached

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1643

2. Municipal Check Number

8/31/2022

3. Check date

1642

4. State Check Number

8/31/2022

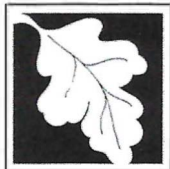
5. Check date

Nicholas

6. Payor name on check: First Name

Zoppo

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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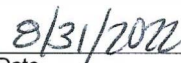
F. Signatures and Submittal Requirements

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.



1. Signature of Applicant



2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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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

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

Brad Holmes ECR

8/31/22

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.

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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.

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Massachusetts Department of Environmental Protection
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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:

792 Middle Street
 a. Street Address
 1642
 c. Check number
 Weymouth
 b. City/Town
 \$97.50
 d. Fee amount

2. Applicant Mailing Address:

Nicholas
 a. First Name
 Zoppo
 b. Last Name
 c. Organization
 792 Middle St
 d. Mailing Address
 Weymouth
 e. City/Town
 MA
 f. State
 02188
 g. Zip Code
 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).



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 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 1a) retaining wall	1	\$110.00	\$110.00
Cat 1a) landscape activities	1	\$110.00	\$110.00
Town of Weymouth - Bylaw		\$100.00	

Step 5/Total Project Fee: \$220.00

Step 6/Fee Payments:

Total Project Fee:	\$220.00
State share of filing Fee:	\$97.50
City/Town share of filling Fee:	\$122.50
	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.)

NICHOLAS J ZOPPO
792 MIDDLE STREET
WEYMOUTH, MA 02188


53-7172/2113

1642

DATE 8/31/2022

PAY TO COMMONWEALTH OF MASSACHUSETTS \$ 97.50
THE ORDER OF

Ninety seven dollars 50/100 DOLLARS  Security Features
Included. Details on Back.

 **Dedham Savings**
Dedham, MA 02026

MEMO _____ MP

⑆ 211371722⑆ [REDACTED] ⑈ 1642

SPECIALTY BLUE


NICHOLAS J ZOPPO
792 MIDDLE STREET
WEYMOUTH, MA 02188


53-7172/2113

1643

DATE 8/31/2022

PAY TO TOWN OF WEYMOUTH \$ 122.50
THE ORDER OF

One hundred twenty two dollars 50/100 DOLLARS  Security Features
Included. Details on Back.

 **Dedham Savings**
Dedham, MA 02026

MEMO _____ MP

⑆ 211371722⑆ [REDACTED] ⑈ 1643

SPECIALTY BLUE

NICHOLAS J ZOPPO
792 MIDDLE STREET
WEYMOUTH, MA 02188


53-7172/2113

1644

DATE 8/31/2022

PAY TO TOWN OF WEYMOUTH \$ 100.⁰⁰
THE ORDER OF

One hundred dollars 00/100 DOLLARS  Security Features
Included. Details on Back.

 **Dedham Savings**
Dedham, MA 02026

MEMO _____ MP

⑆ 211371722⑆ [REDACTED] ⑈ 1644

SPECIALTY BLUE

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

1. Project Location 792 Middle Street
2. Town of Weymouth Atlas Reference (Parcel #) 33-430-4
3. Project Description Proposed excavating and regrading as well as construction of retaining walls at the existing single-family home.
4. County, Norfolk: Book 201829 Page _____
5. *Applicant Nick Zoppo *Telephone# 617-529-3792
6. *Applicant Address 792 Middle Street
7. Property Owner Nick Zoppo
8. Representative Brad Holmes 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: Nick Zoppo
Address: 792 Middle St, Weymouth MA 02188
Home Phone: _____ Cell: _____
Email address nickzoppo@yahoo.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 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

B. Holmes
Signature

8/31/22
Date

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

SITE ACCESS AUTHORIZATION

DATE: 8/30/2022

PROJECT: No tie of Intent for proposed excavation and grading of site.

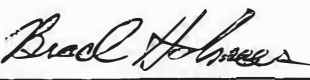
TO: **Weymouth Conservation Commission and Conservation Administrator**

FROM: Nicholas Zoppo (Applicant)
Brad Holmes | Environmental Consulting & Restoration LLC (Rep.)

LOCATION: 792 Middle Street
(Hereafter referred to as the property)

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

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

PROPERTY OWNER:  DATE: 8/30/2022

PROJECT NARRATIVE

1. Introduction

This Notice of Intent application has been submitted for the proposed retaining wall construction project located at the single-family residence at 792 Middle Street in Weymouth (the Site). The Town of Weymouth Assessors Department references the site as parcel ID 33-430-4. Included with the proposed project are landscape activities such as vegetation removal, grading, replacement planting, etc. The proposed project is located within the 100-foot buffer zone to Bordering Vegetated Wetlands. Prior to the start of work, erosion controls will be installed to protect nearby wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act Regulation and Town of Weymouth Wetlands Bylaw.

2. Site Description

The site is located south of Middle Street and northeast of Whortleberry Pond. The site includes a single-family home with paved driveway, maintained lawn, etc. Wetland resource areas are located within the southern portion of the site. ECR performed wetland delineation activities at the site on June 17, 2022 as documented in the attached Wetland Delineation Memo. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot Buffer Zone to BVW

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain a mapped Certified or Potential Vernal Pool according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream.
4. The site does contain areas mapped as Land Subject to Flooding (FEMA flood zones).
5. The site is not located within an Area of Critical Environmental Concern.

3. Proposed Activities

The proposed retaining wall construction and landscape project is located within the 100-foot buffer zone to Bordering Vegetated Wetlands. The proposed project will involve the following activities:

- Installation of Erosion Controls – Prior to the start of work, an erosion control line will be installed along the proposed limit of work to protect the nearby wetland resource areas.
- Proposed Retaining Wall – The construction of a retaining wall is proposed within the buffer zone upgradient of the BVW. The retaining wall construction work will involve removing the vegetation within the designated area. Next a base for the retaining wall will be constructed consisting of a shallow trench backfilled with stone to create a level base. The block retaining wall will then be constructed on top of this stone base. The top of the retaining wall is designed at elevation 106 feet so that clean fill soils can be placed behind the retaining wall and within the designated area to create a flat area that blends into the existing yard at the rear of the home, which is also at elevation 106 feet.
- Landscape Activities – Upon completion of the retaining wall construction, the new surface will be stabilized with loam and seed to extend the existing yard area. A fence will be placed along the top of the retaining wall and other landscape activities such as creation of landscape beds and plantings will occur. All plant materials used within the buffer zone will consist of native plants chosen by the property owner from the attached plant list. Other landscape activities such as tree removal in the front yard and repaving of the existing driveway is included in this task.

Mitigation plantings are included with the proposed landscape activities since a portion of the proposed project is located within the Town of Weymouth Conservation Commission's 25 foot no disturbance zone. The proposed mitigation area consists of a 5 foot wide planting strip using native shrubs within the 25 foot buffer zone portion of the project. For more information, please refer to the attached Mitigation Plan.

4. Weymouth Local Interests

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

- Aesthetics – The proposed retaining wall project is intended to extend the existing yard at the site and will match the features of the surrounding neighborhood. The area will also be relandscaped to improve aesthetics.
- Wildlife – The existing vegetated buffer zone of the site where work is proposed does not include significant wildlife habitat value. This area consists of historic fill and is dominated with non-native invasive plants. The proposed project includes mitigation plantings to improve wildlife habitat value.
- 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.

5. Conclusion

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 materials, if any, shall be located beyond the 50-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.



CAPE COD COOPERATIVE EXTENSION
PO Box 367
Barnstable, MA 02630
508 375-6690 (www.capecodextension.org)

Fresh Water Resource Buffer Zone Trees & Shrubs
Lakes, Ponds, & BVW

Soil Moisture

W = wet
 M = moist
 D = dry

Sun

SU = sun
 PS = part shade
 SH = shade

IND = Indicator status

OBL = Obligate
 FACW = Facultative wetlands
 FAC = Facultative
 FACU = Facultative uplands

Symbols

! = possible pests
 # stoloniferous
 OC = On Center
 c – caliper

Shrubs, low												
Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
* <i>Arctostaphylos uva-ursi</i>	bearberry				X	X			12" x 4'	Yes	4" pot	12" OC
<i>Aronia melanocarpa</i>	black chokeberry	FAC	X	X	X	X			6' x 6'	Yes	1 -2 G	4'-6' OC
*# <i>Comptonia peregrina</i>	sweet fern			X	X	X	X		3' x 4'	Yes	1 -2 G	30"-36" OC
<i>Gaylussacia spp.</i>	huckleberry	FACU		X	X		X	X	1.5' x 3'		sod	3' OC

<i>Hypericum densiflorum</i>	dense St. John's wort		X	X	X				4' x 4'		1 G	3' OC
! * <i>Juniperus horizontalis</i>	creeping juniper		X	X	X				12" x 4'	Yes	1 -3 G	3' -5' OC
<i>Rosa carolina</i>	pasture rose		X	X	X	X			3' x 3'		1 G	4' OC
# <i>Rubus odoratus</i>	purple flowering raspberry		X			X	X		5' x ?'		1 G	3' -4' OC
<i>Spiraea alba</i>	narrow-leaved meadowsweet	FAC+	X		X	X			5' X 3'		1 G	2'-3' OC
<i>Spiraea latifolia</i>	broad-leaved meadowsweet	FAC+	X		X	X			5' X 3'		1 G	2' -3' OC
<i>Vaccinium angustifolium</i>	late lowbush blueberry		X	X	X	X			2-3' X 2'		1 G	3' OC
<i>Viburnum acerifolium</i>	maple-leaved arrowwood		X	X		X	X		6' X 4'		2'-3'	6' OC

Shrubs, medium

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
<i>Aronia arbutifolia</i>	red chokeberry	FACW		X	X	X	X		6' x 5'		1' -2'	4' -6' OC
<i>Cephalanthus occidentalis</i>	buttonbush	OBL	X	X		X			6' x 6'		2' -4'	5' -8' OC
<i>Cornus amomum</i>	silky dogwood	FACW		X		X	X		6' x 6'		2' -3'	4'-6' OC
<i>Hamamelis virginiana</i>	witch hazel	FAC-		X	X	X	X		15' x15'		2' -4'	5' OC
<i>Ilex verticillata</i>	winterberry holly	FACW+	X	X	X	X	X		10' x10'	Yes	2' -4'	4' -6' OC
<i>Juniperus communis</i>	pasture juniper				X	X			5' x 8'	Yes	1 G	4' -5' OC
<i>Lindera benzoin</i>	spicebush	FACW-		X	X		X		6' x 6'		2 G	4' -5' OC
<i>Rhododendron maximum</i>	rose bay rhododendron			X			X	X	15' x 15'		2' -4'	10' OC
<i>Rhododendron periclymenoides</i>	pink azalea, pinxterbloom	FAC	X	X			X		6' x 6'		1' -2'	6' OC
<i>Rhododendron viscosum</i>	swamp azalea	OBL	X	X		X			6' x 6'		3' -4'	4' - 5 OC
# <i>Rhus aromatica</i>	fragrant sumac				X	X	X		6' x 6'		2 G	4' OC
# <i>Rhus glabra</i>	sweet or smooth sumac			X	X	X			10' x10'	Yes	2' -4'	4' OC
<i>Rosa palustris</i>	swamp rose	OBL	X			X	X	X	7' x ?		1 G	4' OC
<i>Sambucus canadensis</i>	common elderberry	FACW-	X	X		X	X	X	6' x 6'		2 G	4' OC
<i>Vaccinium corymbosum</i>	highbush blueberry	FACW-		X	X	X	X		6' x 6'		2 G	6' -8' OC

<i>Viburnum cassinoides</i>	witherod		X	X	X				5' x 5'		2 G	6' OC
<i>Viburnum dentatum</i>)	arrowwood	FAC	X	X	X	X			8' x 8'	Yes	2 G	6' OC
<i>Viburnum nudum</i>	smooth witherod		X	X	X				6' X 6'		2 G	6' OC
<i>Viburnum trilobum</i>	Am. cranberrybush viburnum	FACW	X	X	X				8' X 8'		2 G	6' OC

Shrubs, tall

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
<i>Alnus serrulata</i>	smooth alder	OBL	X	X		X			15' x 15'		2'-3'	8' OC
<i>Corylus americana</i>	American hazelnut or filbert			X		X	X		10' x 8'		3'-4'	8' OC
! <i>Kalmia latifolia</i>	mountain laurel	FACU		X	X	X	X	X	10' x 10'		2 G	6' OC
# <i>Rhus copallina</i>	shining or winged sumac				X	X	X		20' x 20'	Yes	2 G	5' OC
# <i>Rhus typhina</i>	staghorn sumac				X	X			25' x 25'	Yes	2 G	6' OC
<i>Salix discolor</i>	pussy willow	FACW	X	X	X	X			15' x 15'		5'-6'	10' OC

Trees, small (understory)

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
<i>Amelanchier arborea</i>	downy serviceberry				X	X	X		20' x 15'		6' -8'	15' OC
<i>Amelanchier canadensis</i>	serviceberry, shadbush	FAC		X	X		X	X	20' x 12'	Yes	6' -8'	12' OC
<i>Amelanchier laevis</i>	smooth serviceberry			X	X	X	X		25' x 18'		6' - 8'	15' OC
<i>Carpinus caroliniana</i>	American hornbeam			X			X	X	35 x 30'		3" c	15' OC
<i>Cornus alternifolia</i>	alternate-leaf dogwood			X	X		X	X	15' x 20'		8'	15' OC
! <i>Cornus florida</i>	flowering dogwood			X	X	X	X	X	20' x 20'		1½" -2" c	12' -15' OC
<i>Crataegus crus-galli</i>	cockspur hawthorn			X	X	X	X		20' x 20'			
<i>Ilex opaca</i>	American holly			X		X	X		30' x 25'		4' -5'	12'-15' OC
! * <i>Juniperus virginiana</i>	eastern red cedar	FACU		X	X	X			25' x 25'	Yes	4' -6'	8'-10 OC
<i>Ostrya virginiana</i>	ironwood	FACU-		X	X		X	X	25' x 20'		1½" - 2" c	20' OC

<i>Sassafras albidum</i>	sassafras	FACU-		X		X	X		25' x 25'		1½"-2" c	20' OC
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Trees, tall (canopy)

Scientific Name	Common Name	IND	W	M	D	Su	PS	Sh	H x W	Salt tol.	Opt. size	Spacing
<i>Acer rubrum</i>	red maple	FAC	X	X		X	X		40' x 30'		2"-3" c	20' OC
<i>Betula nigra</i>	river birch	FACW	X	X		X	X		40' x 35'		2" c	20' OC
<i>Celtis occidentalis</i>	hackberry	FACU		X	X	X	X		30' x 35'	Yes	2" c	20' OC
<i>Chamaecyparis thyoides</i>	Atlantic white cedar	OBL	X	X			X	X	50' x 20'		5' -8'	20' OC
<i>Fagus grandifolia</i>	American beech			X		X	X		60' x 60'		2"-3" c	30' OC
<i>Fraxinus americana</i>	white ash			X		X	X		50' x 40'		2"-3" c	25'-30' OC
<i>Fraxinus pennsylvanica</i>	green ash	FACW	X	X		X	X		50' x 30'		2"-3" c	25'-30' OC
<i>Liriodendron tulipifera</i>	tulip tree			X		X	X		70' x 50'		2"-3" c	35'-40' OC
<i>Nyssa sylvatica</i>	black gum, sourgum	FACW-	X	X	X	X	X		50' x 30'		2'-3" c	15'-20' OC
*! <i>Picea glauca</i>	white spruce			X	X	X			40' x 20'	Yes	5'-6'	20'-25' OC
! <i>Picea mariana</i>	black spruce	FACW-	X	X		X			40' x 20'		5'-6'	20'-25' OC
! <i>Pinus strobus</i>	white pine			X	X	X			80' x 40'		4'-8'	20'-25' OC
! <i>Platanus occidentalis</i>	American sycamore		X	X		X	X		75' x 75'		3" c	25'-30' OC
! <i>Quercus alba</i>	white oak			X		X			60' x 40'		2½" - 3" c	20')C
! <i>Quercus bicolor</i>	swamp white oak	FACW+	X			X	X		60' x 50'		2½"- 3" c	25' OC
! <i>Quercus coccinea</i>	scarlet oak			X		X			50' x 40'		2½"- 3" c	20' OC
! <i>Quercus rubra</i>	northern red oak	FACU-		X	X	X	X		60' x 60'		2½"- 3" c	25' OC
! <i>Quercus stellata</i>	post oak			X		X			60' x60'		2½"- 3" c	25' OC
!* <i>Quercus velutina</i>	black oak			X	X	X			60' x 60'	Yes	2½"-3" c	25' OC
<i>Salix nigra</i>	black willow	FACW+	X	X		X	X		35' x 20'		8'-10'	20' OC
<i>Tilia americana</i>	American basswood	FACU		X			X		60' x 40'		2"-3" c	20' OC

ECR

Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Nick Zoppo
FROM: Brad Holmes
DATE: June 24, 2022
RE: 792 Middle Street, Weymouth

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at your property located at 792 Middle Street in Weymouth (the site) on June 17, 2022. The purpose of the review was to identify wetland resource areas on and near the site. The site is located along the south side of Middle Street and contains a single-family home with paved driveway, maintained lawn, landscaping, etc. ECR delineated the landward limit of vegetated wetlands on and near the site during the June 17th site review. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped ribbons) #A1 to #A13 along the landward limit of the Bordering Vegetated Wetland located on and near the southern portion of the site. The vegetated wetlands were delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants.

As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

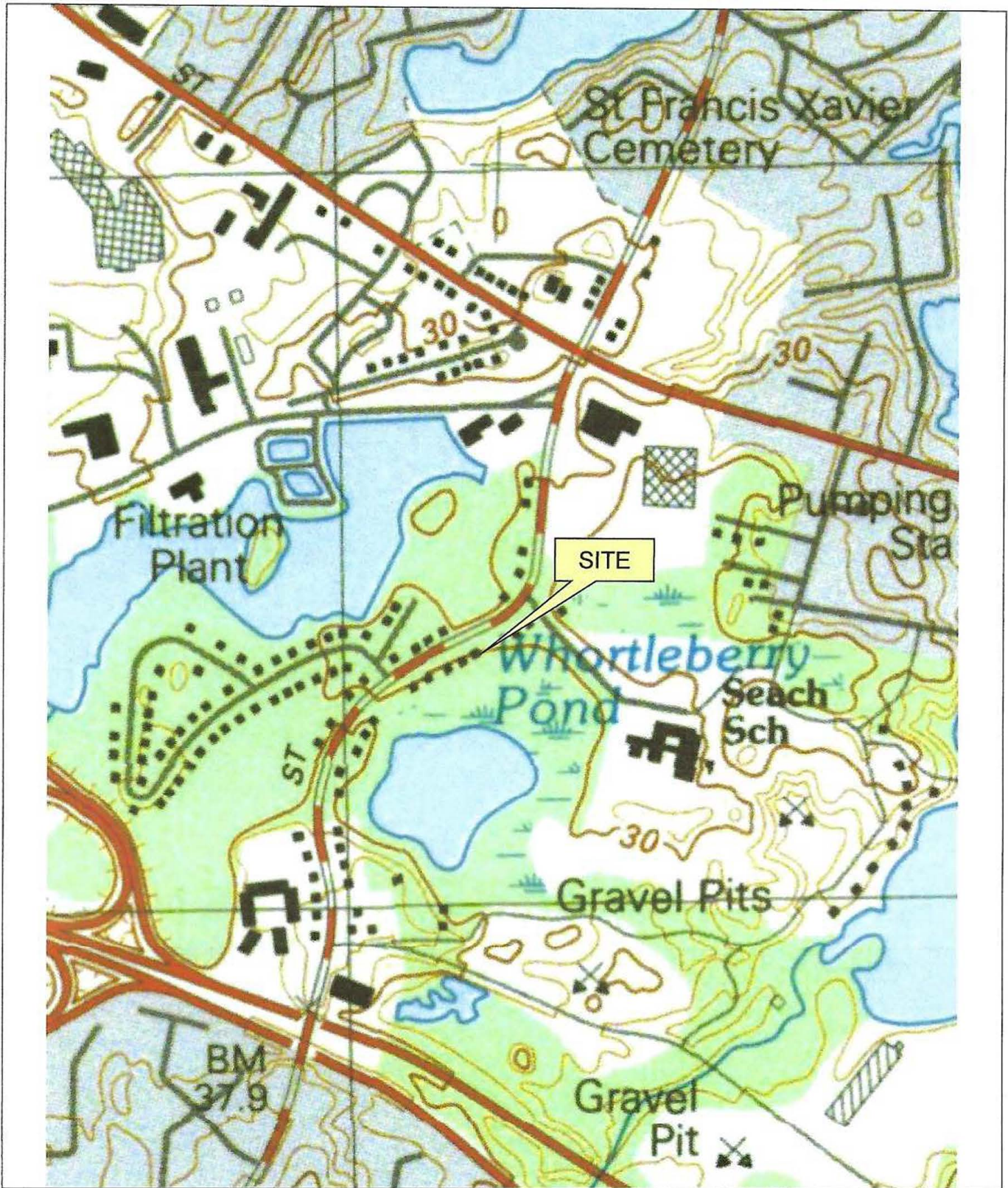
- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain mapped Certified Vernal Pools according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream.
4. The site does contain areas mapped as Land Subject to Flooding (FEMA flood zones).
5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrwetlands.com with any questions or requests for additional information.

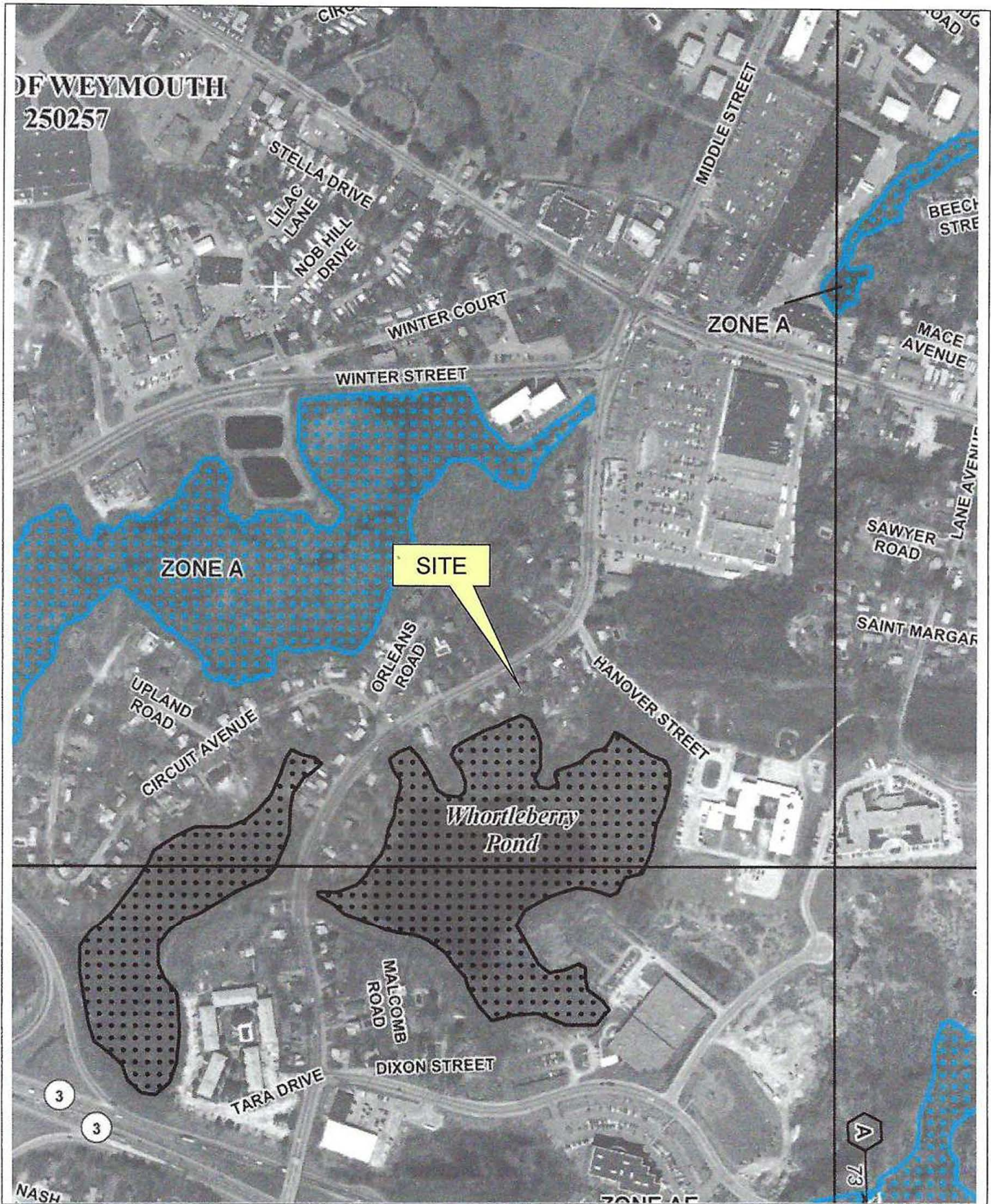
Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager



USGS SITE LOCUS MAP
792 Middle Street
Weymouth, Massachusetts

Source: MassMapper





FEMA MAP
792 Middle Street
Weymouth, Massachusetts



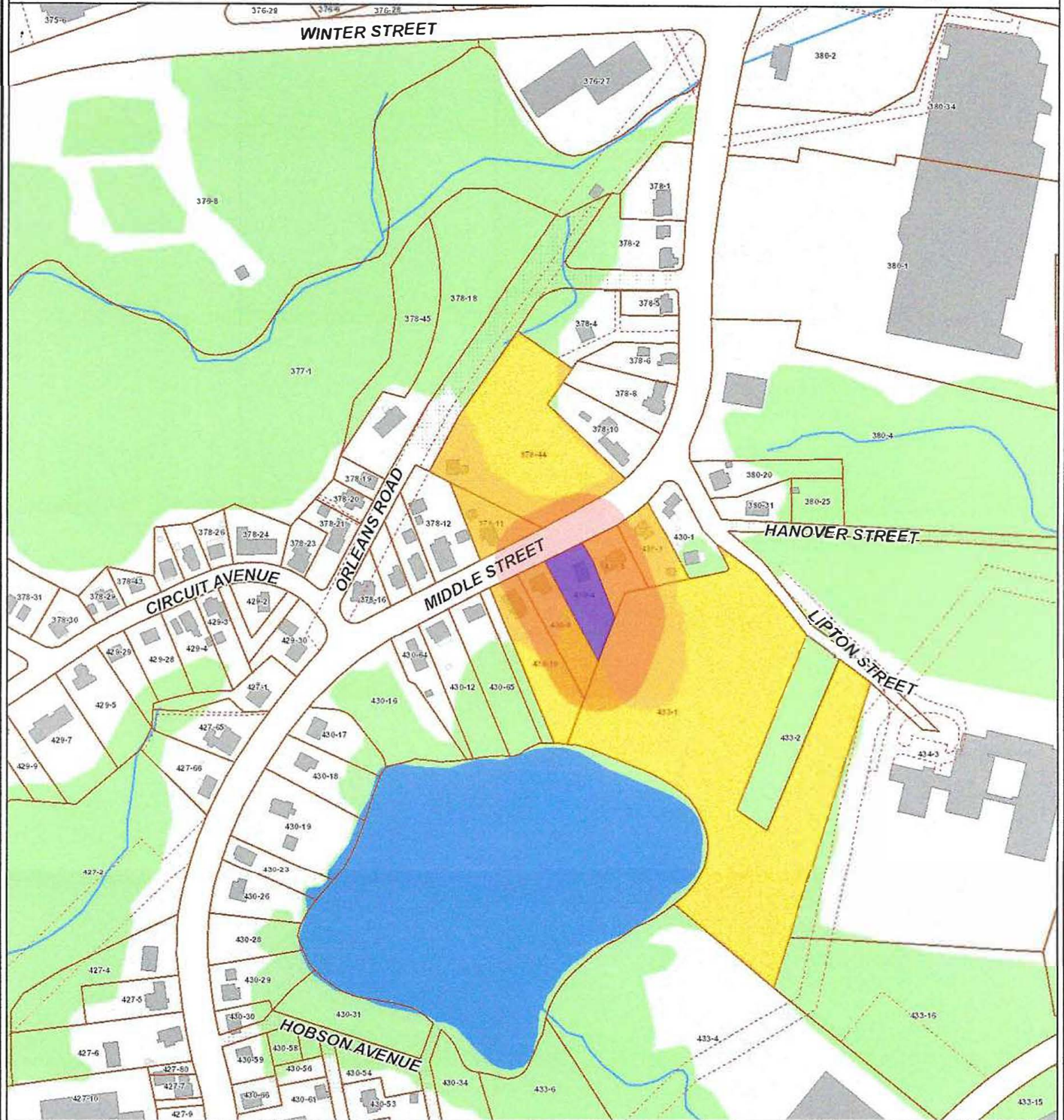
Map: 25021C0229E Eff: 07/17/2012



**Priority Habitats of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pools Map
792 Middle Street
Weymouth, Massachusetts**

Source: MassGIS Mass Mapper





- Easement
- 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" = 279 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.

8/12/2022

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 34 BLOCK: 433 LOT: 1 EXT: 0	0 HANOVER ST	SHAUNA LEE SALVAGGI IRREVOCABLE TRUST 780 MIDDLE ST WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 430 LOT: 3 EXT: 0	780 MIDDLE ST	SHAUNA LEE SALVAGGI IRREVOCABL TRUST SALVAGGI T A TRUSTEE 780 MIDDLE ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 430 LOT: 5 EXT: 0	786 MIDDLE ST	CONTE BEVERLY M 786 MIDDLE ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 430 LOT: 4 EXT: 0	792 MIDDLE ST	ZOPPO NICHOLAS JAMES 792 MIDDLE ST WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 430 LOT: 8 EXT: 0	798 MIDDLE ST	COGGESHALL CHARLES R 798 MIDDLE ST WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 378 LOT: 11 EXT: 0	801 MIDDLE ST	KELCOURSE JUDITH & EDWARD J & SULLIVAN DENISE M JT 811 MIDDLE ST WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 430 LOT: 10 EXT: 0	804 MIDDLE ST	SHAO YIBING & LUI MAN LUNG 804 MIDDLE ST WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 378 LOT: 44 EXT: 0	31 ORLEANS RD	KELCOURSE MATTHEW E & TRACY A JT 31 ORLEANS RD WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This list of abutters is a certified copy of the Town of Weymouth's tax records for fiscal year 2023.
The record of ownership is accurate through May 2021.

Prepared by:

Reviewed by:

|

TOWN OF WEYMOUTH

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

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

A. The name of the applicant is Nick Zoppo, 792 Middle Street, Weymouth (Assessor Parcel ID# 33-430-4)

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:

792 Middle Street, Weymouth - Proposed retaining wall construction project including landscape activities such as vegetation removal, grading, replacement planting, etc. The proposed project is located within the 100-foot buffer zone to Bordering Vegetated Wetlands. Prior to the start of work, erosion controls will be installed to protect nearby wetland resource areas. For more information, please refer to the NOI application on file with the Weymouth Conservation office.

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 617-529-3792 contact person Brad Holmes

between the hours of: 9 AM to 5 PM on the following days of the week: Monday to Friday

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 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.

PROPOSED MITIGATION PLAN

Prepared by: ECR, LLC

Dated: 8/31/22

Proposed Native Plant Legend				
Symbol	Qty	Common	Botanical	Size
	4	Shadbush	Amelanchier canadensis	1.5 to 2 ft. high
	4	Summersweet Clethra	Clethra alnifolia	1.5 to 2 ft. high
	4	Witch Hazel	Hamamelis virginiana	1.5 to 2 ft. high



DIMENSIONAL REQUIREMENTS ZONING DISTRICT: RESIDENTIAL R-1 SCHEDULE OF DISTRICT REGULATIONS	
TABLE 1	REQUIRED
AREA	25,000 S.F.
MIN. LOT WIDTH	120 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
MIN. FRONT YARD DEPTH	18 FEET
MIN. SIDE YARD DEPTH	10 FEET*
MIN. REAR YARD DEPTH	24 FEET**
MAX. LOT COVERAGE	30%

* 20 FEET OF ANY OTHER DWELLING
** LESSER OF 24 FEET OR 1/5 LOT DEPTH

WEYMOUTH DPW USE ONLY

LOCUS INFORMATION:
CURRENT OWNER:
NICHOLAS JAMES ZOPPO

OWNERS REFERENCE:
LCC 201829

ASSESSORS REFERENCE:
33-430-4

LOT AREA:
14,083 S.F.

ZONE:
R-1

FEMA REFERENCE:
ZONE X
FIRM 25021C0229E
DATED JULY 17, 2012

DATUM:
HORIZONTAL - NAD 1938
MASS MAIN 2001
VERTICAL - TOWN OF WEYMOUTH

OVERLAY DISTRICT NOTE:

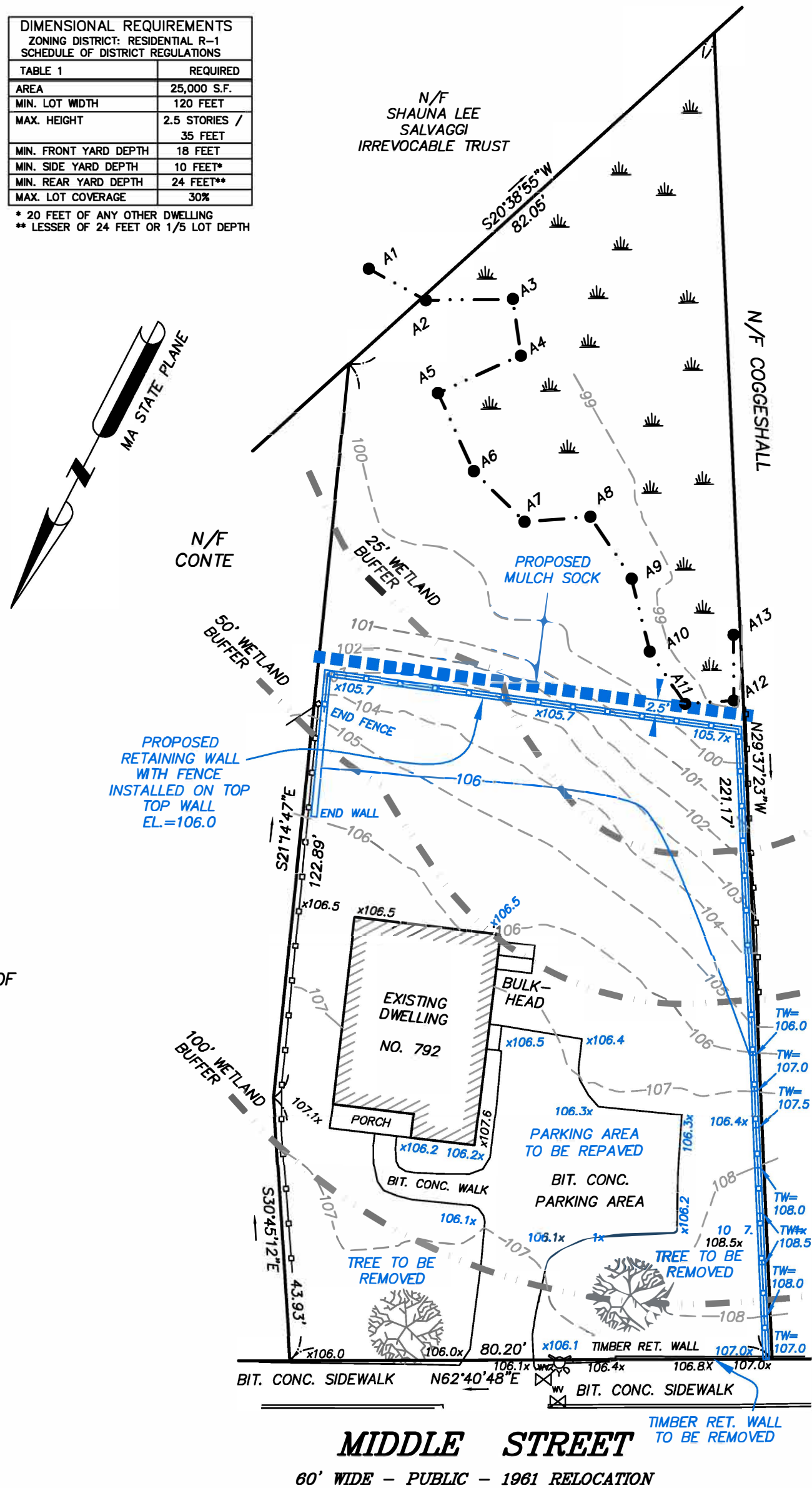
LOT SHOWN LIES WITHIN BOTH THE TOWN OF WEYMOUTH'S WATERSHED PROTECTION AND GROUNDWATER PROTECTION DISTRICTS

COUNTY TAKING:

SEE LC DOC. 300698

WETLAND NOTE:

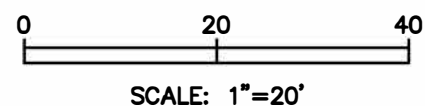
WETLAND LINE AS SHOWN WAS DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION ON 6-17-22 AND LOCATED BY HOYT LAND SURVEYING ON 7-25-22.



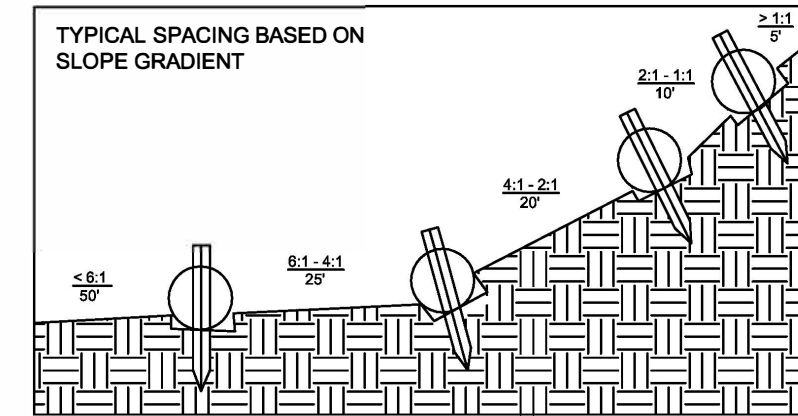
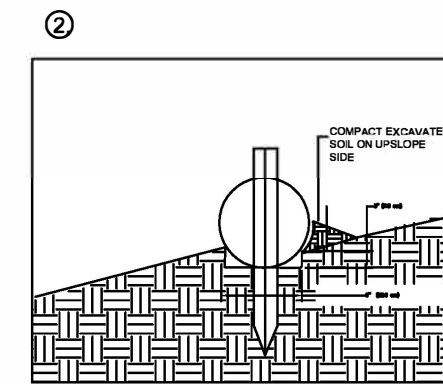
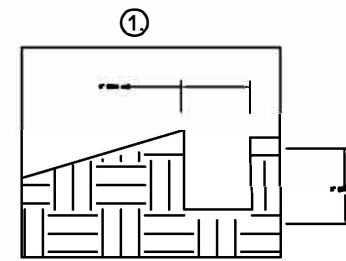
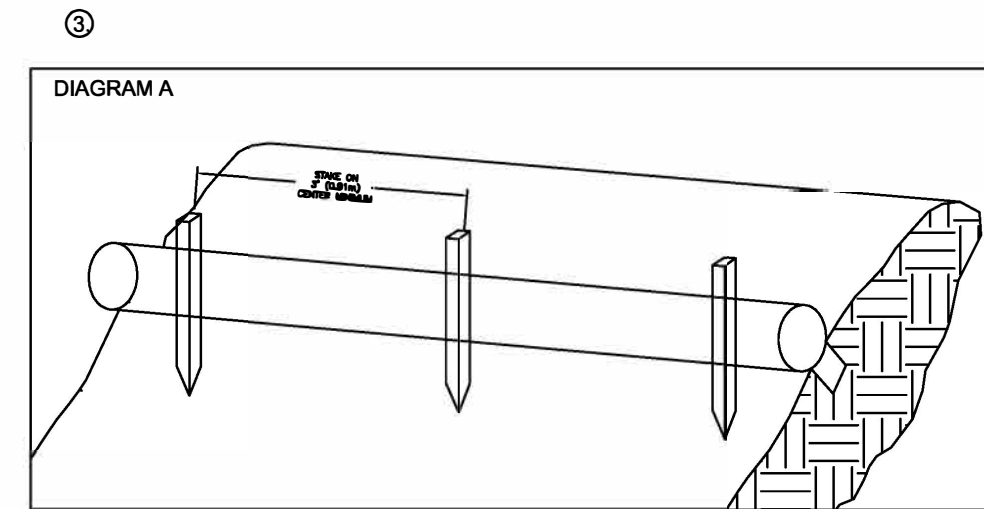
PLAN OF LAND
792 MIDDLE STREET
WEYMOUTH, MA

SCALE 1" = 20' DATE: 8-16-22

HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192



REV: 8-18-22

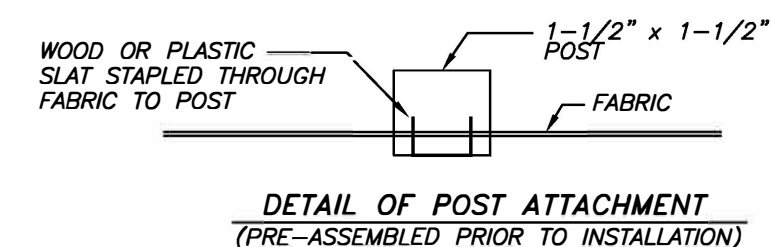
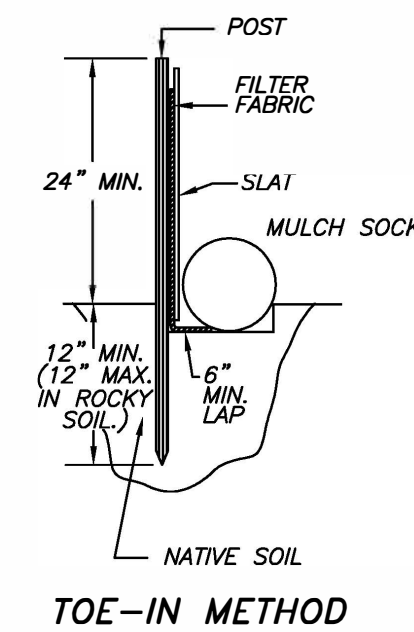


MULCH SOCK INSTALLATION GUIDE

- BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
- PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. ADJACENT SOCKS SHOULD TIGHTLY ABUT.
- SECURE THE SOCK WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9-1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

INSTALLATION

- EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
- UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.



TYP. SILTATION FENCE DETAIL

PROPOSED DISTURBANCE WITHIN THE 25' BUFFER:
710 S.F.

PROPOSED WALL DESIGN AND CONSTRUCTION:
PROPOSED RETAINING WALL AS SHOWN IS FOR GRAPHIC REPRESENTATION ONLY. IT SHOULD BE DETERMINED IF A FORMAL WALL DESIGN WILL BE REQUIRED AND DESIGNED BY OTHERS.

I CERTIFY:

- THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY.

Peter G. Hoyt
PETER G. HOYT P.L.S.

