



Environmental Consulting & Restoration, LLC



November 21, 2023

Town of Weymouth
Conservation Commission
Town Hall
75 Middle Street
Weymouth, MA 02189
Attn: Andrew Hultin, Conservation Administrator

RE: Request to Amend an Order of Conditions, 59 Lake View Road, Weymouth, DEP File #81-1277

Dear Mr. Hultin & Members of the Conservation Commission:

On behalf of Renan Barreto (the applicant), Environmental Consulting & Restoration, LLC (ECR) is pleased to submit this request to amend the Order of Conditions (DEP File #81-1277) that was issued to the applicant for the proposed project at 59 Lakeview Road in Weymouth (the site). The Weymouth Conservation Commission (the Commission) issued the OOC on February 11, 2022 approving the single-family home reconstruction project at the site which included reconstructing the home, reconfiguring the driveway, reconstructing an existing deck, landscaping, utility connections, mitigation, etc. The proposed work was approved within the 100-foot buffer zone to a Bordering Vegetated Wetland and 200-foot Riverfront Area.

At this time, site work is underway and the applicant is proposing a redesign to the approved project. The footprint and work associated with the home reconstruction has not changed, but the work associated with re-configuring the driveway has changed slightly and some other components to the project have been included. The proposed revisions to the project are located within the 100-foot buffer zone, 200-foot River front area and within Whitmans Pond (floating dock only). The redesign includes the following changes:

1. The footprint of the proposed driveway has been changed, but remains within the same general area as previously approved. The proposed drive is permeable gravel with edging, as previously approved.
2. A new carport is proposed to be located over a portion of the proposed driveway and a proposed shed.
3. A new shed is proposed to abut the proposed driveway and will be situated under the proposed carport.
4. A new sunken fire pit and patio is proposed between the driveway and the existing home.
5. A new floating dock is proposed to provide recreational access to Whitmans Pond. The proposed dock is seasonal, shall be secured using bottom anchors and be removed and stored in an upland area during the offseason.
6. The previously approved mitigation has been expanded to meet the Riverfront Redevelopment requirements that includes 2:1 mitigation. The revised plan includes a net increase of 769 square feet of degraded Riverfront Area, which requires 1,538 square feet of mitigation. The previously approved project also included mitigation for an unpermitted deck that was constructed by others, which brings the final mitigation total to 1,798 square feet.

ECR

Environmental Consulting & Restoration, LLC



The applicant is requesting the Commission to amend the existing OOC to include these revisions. For more information, please see the Site Plan and Mitigation Plan included with this request. Furthermore, abutters have been notified that this request is being made.

Included in this Request for an Amended Order of Conditions are the following:

1. Abutter List and copy of the Abutter Notification Letter
2. Affidavit of Service
3. Site Access Authorization Form
4. Town Filing Fee (\$100.00)
5. Mitigation Plan, dated Nov. 16, 2023
6. Site Plan, dated Nov. 8, 2023

We look forward to presenting this request to the Conservation Commission at the next available hearing. If you have any questions or require additional information, please contact me at (617) 529-3792.

Sincerely,
Environmental Consulting & Restoration, LLC

A handwritten signature in blue ink that reads "Brad Holmes". The signature is written in a cursive, flowing style.

Brad Holmes, PWS
Manager

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

Renan Barreto, 59 Lake View Road, Weymouth MA 02189

Ross Engineering/Grady Consulting

Town of Weymouth



ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 11-13-23

1) Subject Identification 59 Lake View Road - Parcel ID #30-386-1
(Address and Parcel #)

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

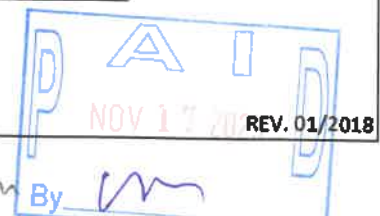
3) Contact Person Cameron Larson

4) Telephone Number 508-648-3957

NOTE:

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

*75 Middle Street (Mon-Fri 8:30-4:30)



Cameron @ ecrwetlands.com

11/20/2023

| PARCEL # | LOCATION | OWNER NAME/ADDRESS | CERTIFIED | |
|--------------------------------|----------------------|---|-------------------------------------|--------------------------|
| | | | YES | NO |
| MAP: BLOCK: LOT: EXT: | 30 341 13 0 | 190 LAKE SHORE DR ARPANO JOHN M JR 278 CENTRE ST QUINCY, MA 02169 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: BLOCK: LOT: EXT: | 30 385 1 0 | 198 LAKE SHORE DR BOWES LISA J 198 LAKE SHORE DR WEYMOUTH, MA 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: BLOCK: LOT: EXT: | 30 385 2 0 | 206 LAKE SHORE DR COSTA ROBERT C & LIMA STACY M 206 LAKE SHORE DR WEYMOUTH, MA 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: BLOCK: LOT: EXT: | 30 385 3 0 | 214 LAKE SHORE DR MCDONNELL ANTHONY T & 114 MANOMET AVE HULL, MA 02045 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: BLOCK: LOT: EXT: | 30 386 27 0 | 50 LAKE VIEW RD DILLON JOSEPH E 50 LAKE VIEW RD WEYMOUTH, MA 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: BLOCK: LOT: EXT: | 30 386 29 0 | 42 LAKE VIEW RD COX KEVIN R 42 LAKEVIEW RD E WEYMOUTH, MA 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: BLOCK: LOT: EXT: | 30 386 3 0 | 49 LAKE VIEW RD DELANEY DARLENE M 49 LAKE VIEW RD WEYMOUTH, MA 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: BLOCK: LOT: EXT: | 30 386 4 0 | 45 LAKE VIEW RD RRS RADHAKRISHNA REVOCABLE TR 45 LAKE VIEW RD WEYMOUTH, MA 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: BLOCK: LOT: EXT: | 30 386 5 0 | 39 LAKE VIEW RD TUTTLE NORMAN E JR 39 LAKEVIEW RD E WEYMOUTH, MA 02189 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: BLOCK: LOT: EXT: | 30 386 1 0 | 59 LAKE VIEW RD 59 LAKE VIEW LLC 11 TURNING MILL LN RANDOLPH, MA 02368 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

11/20/2023

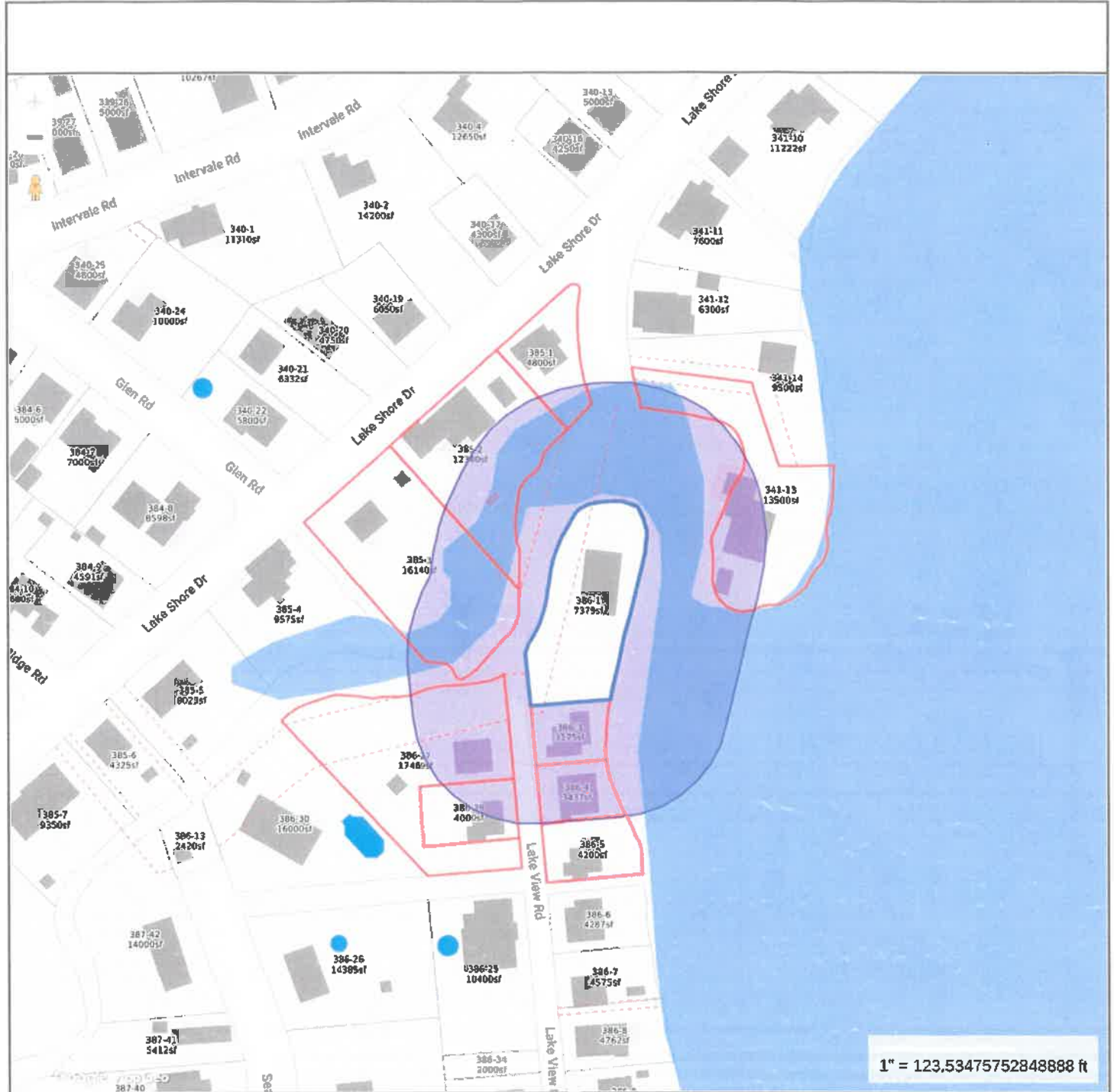
| PARCEL # | LOCATION | OWNER NAME/ADDRESS | CERTIFIED | |
|----------|----------|--------------------|------------|-----------|
| | | | <u>YES</u> | <u>NO</u> |

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

Prepared by:  11/20/23

Reviewed by:

|



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

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

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

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 Rean Barreto (Applicant)
- 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:
59 Lake View Road - Parcel ID #30-386-1
Request to amend the existing order of conditions to include a revised driveway footprint, a new carport, a new firepit/patio, a new shed, a floating dock and additional mitigation.
- 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: 8:30 AM - 4:30 PM on the following days of the week: M-F
- F. Information regarding the date, time, and place of the public hearing may be obtained from:
Weymouth Conservation Commission
By calling this telephone number: 781-340-5007
Between the hours of: 8:30 - 4:30 Mon. though Friday
- G. Check One: This is the Applicant
This is the Applicant's Representative
Other (specify) Town of Weymouth Conservation Commission

NOTE: Notice of the public hearing/meeting, including its date, time and place will be published at least five days in advance in the Patriot Ledger, and will also be posted on the Town website at www.weymouth.ma.us 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 Brad Holmes ECR 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 Reg. Amended OOC

Renan Barreto

With the Town of Weymouth Conservation Commission on _____ (Date)

For property located at 59 Lakerview Rd

Shown on Assessors Map# 30 Block # 386 Lot# 1

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.

B. Holmes Name

_____ Date

SITE ACCESS AUTHORIZATION

DATE: Nov. 20, 2023

PROJECT: Request to Amend an Order of Conditions

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

FROM: Rean Barreto (Applicant)

LOCATION: 59 Lake View Road - Parcel ID #30-386-1

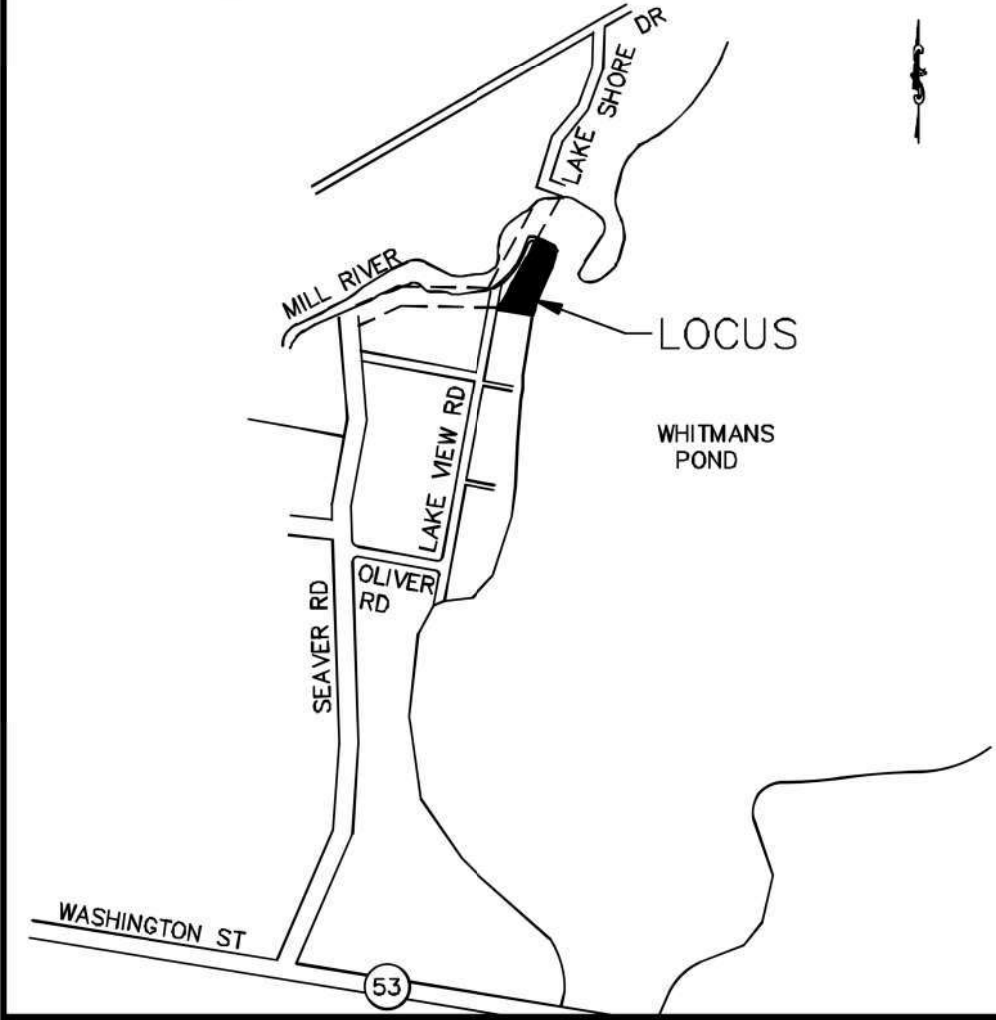
(Hereafter referred to as the property)

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: *B. Holmes ECR* DATE: *11/20/23*
*Representative for
owner*

LOCUS MAP
SCALE: 1"=800'



Showy Northeast Native Wildflower Mix

Mix Composition

- 12.0% *Chamaecrista fasciculata*, PA Ecotype (Partridge Pea, PA Ecotype)
- 12.0% *Coreopsis lanceolata* (Lanceleaf Coreopsis)
- 12.0% *Echinacea purpurea* (Purple Coneflower)
- 12.0% *Penstemon digitalis*, PA Ecotype (Tall White Beardtongue, PA Ecotype)
- 12.0% *Rudbeckia hirta*, Coastal Plain NC Ecotype (Blackeyed Susan, Coastal Plain NC Ecotype)
- 6.0% *Helianthus helianthoides*, PA Ecotype (Oxeye Sunflower, PA Ecotype)
- 6.0% *Tradescantia ohiensis*, PA Ecotype (Ohio Spiderwort, PA Ecotype)
- 5.5% *Liatris spicata*, PA Ecotype (Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ecotype)
- 5.0% *Asclepias tuberosa* (Butterfly Milkweed)
- 3.0% *Aster oblongifolius*, PA Ecotype (Aromatic Aster, PA Ecotype)
- 3.0% *Aster prenanthoides*, PA Ecotype (Zigzag Aster, PA Ecotype)
- 3.0% *Zizia aurea*, PA Ecotype (Golden Alexanders, PA Ecotype)
- 1.5% *Monarda fistulosa*, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)
- 1.5% *Pycnanthemum tenuifolium* (Narrowleaf Mountainmint)
- 1.4% *Senna hebecarpa*, VA & WV Ecotype (Wild Senna, VA & WV Ecotype)
- 1.0% *Aster laevis*, NY Ecotype (Smooth Blue Aster, NY Ecotype)
- 1.0% *Aster novae-angliae*, PA Ecotype (New England Aster, PA Ecotype)
- 1.0% *Baptisia australis*, Southern WV Ecotype (Blue False Indigo, Southern WV Ecotype)
- 0.2% *Baptisia tinctoria*, PA Ecotype (Yellow False Indigo (Horseflyweed), PA Ecotype)
- 0.2% *Rudbeckia fulgida* var. *fulgida*, Northern VA Ecotype (Orange Coneflower, Northern VA Ecotype)
- 0.2% *Senna marilandica* (Maryland Senna)
- 0.2% *Solidago juncea*, PA Ecotype (Early Goldenrod, PA Ecotype)
- 0.2% *Solidago nemoralis*, PA Ecotype (Gray Goldenrod, PA Ecotype)
- 0.1% *Penstemon hirsutus* (Hairy Beardtongue)

PROPOSED MITIGATION PLAN

59 Lake View Road
Weymouth, MA

November 16, 2023

Environmental Consulting & Restoration, LLC

NOTES:

- 1.) THE PROPOSED MITIGATION AREA HAS BEEN DESIGNED TO MITIGATE THE INCREASE OF 769 SQ. FT. OF NEW DEGRADED RIVERFRONT AREA ON THE SITE. MITIGATION HAS BEEN DESIGNED AT A 2:1 RATIO TO INCLUDE A TOTAL OF 1,538 SQ. FT. ADDITIONAL MITIGATION IS INCLUDED AT A 2:1 RATIO TO ADDRESS THE UNPERMITTED DECK BY OTHERS. A TOTAL OF 1,798 SQ. FT. OF MITIGATION PLANTING AREA IS PROPOSED.
- 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 12 FEET ON CENTER FOR SAPLINGS AND 8 FEET ON CENTER FOR SHRUBS. IN ORDER TO VEGETATE THE 1,798 SQUARE FOOT MITIGATION AREA, A TOTAL OF 14 SAPLINGS AND 32 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.



SITE PLAN
FOR
59 LAKEVIEW ROAD
IN
WEYMOUTH, MASS.

PREPARED FOR:
RENAN BARRETO
PODIUM DEVELOPMENT, LLC
59 LAKEVIEW ROAD
WEYMOUTH, MA 02189

NOVEMBER 8, 2023
SCALE: 1"=20'
JOB No. 4231

ROSS ENGINEERING COMPANY
PROFESSIONAL ENGINEERS - LAND SURVEYORS
683 MAIN STREET
NORWELL, MASS. 02061
(781) 659-1325
A SUBSIDIARY OF:

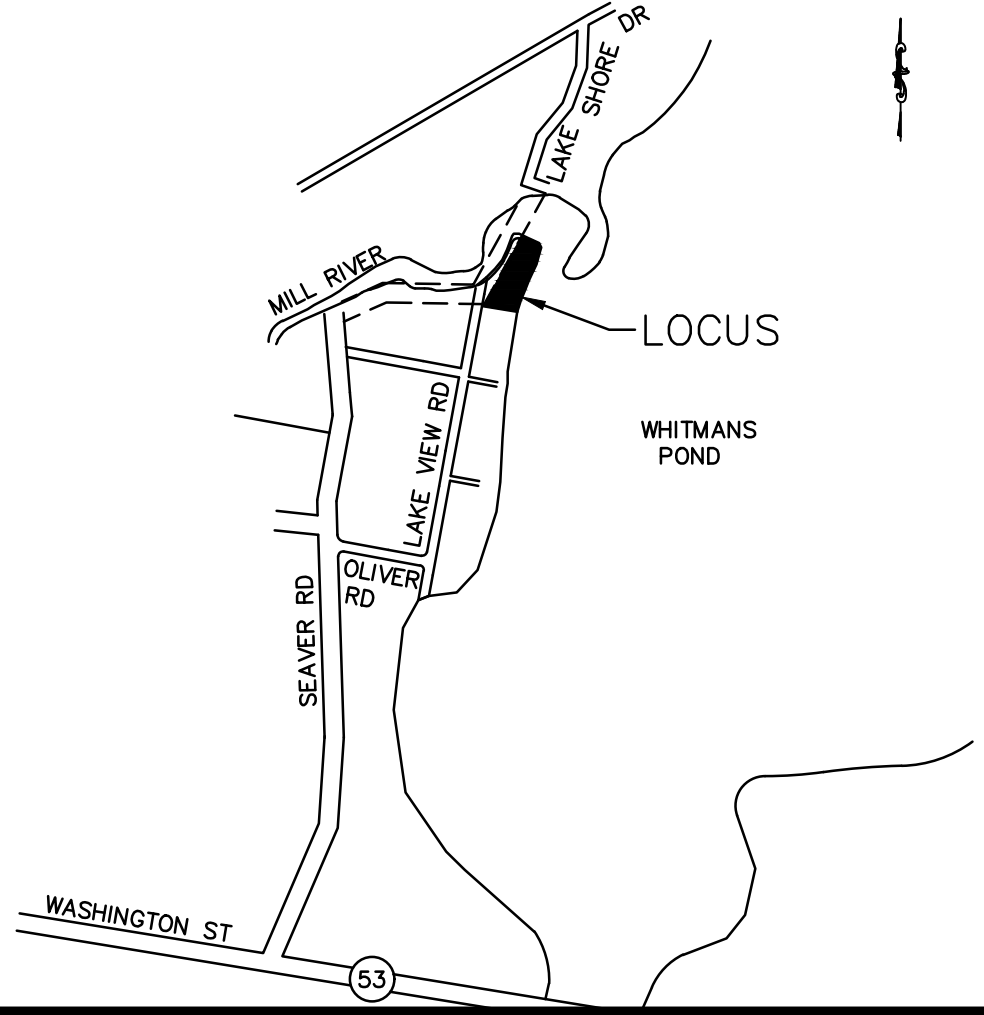
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300



| Plant Legend | | | | | | | | | |
|--------------|-----|--------------------|-----------------------------|-------------------|--|-----|-------------------|------------------------|-----------------|
| Symbol | Qty | Common | Botanical | Size | Symbol | Qty | Common | Botanical | Size |
| | 8 | Black Chokeberry | <i>Aronia melanocarpa</i> | 2 to 2.5 ft. high | | 4 | Black Gum | <i>Nyssa Sylvatica</i> | 5 to 6 ft. high |
| | 8 | Highbush Blueberry | <i>Vaccinium corymbosum</i> | 2 to 2.5 ft. high | | 5 | Flowering Dogwood | <i>Cornus florida</i> | 5 to 6 ft. high |
| | 8 | Inkberry | <i>Ilex glabra</i> | 2 to 2.5 ft. high | | 5 | River Birch | <i>Betula Nigra</i> | 5 to 6 ft. high |
| | 8 | Witch Hazel | <i>Hamamelis virginiana</i> | 2 to 2.5 ft. high | Proposed Seed Mix - See detail from Ernst Conservation Seeds, Inc. | | | | |

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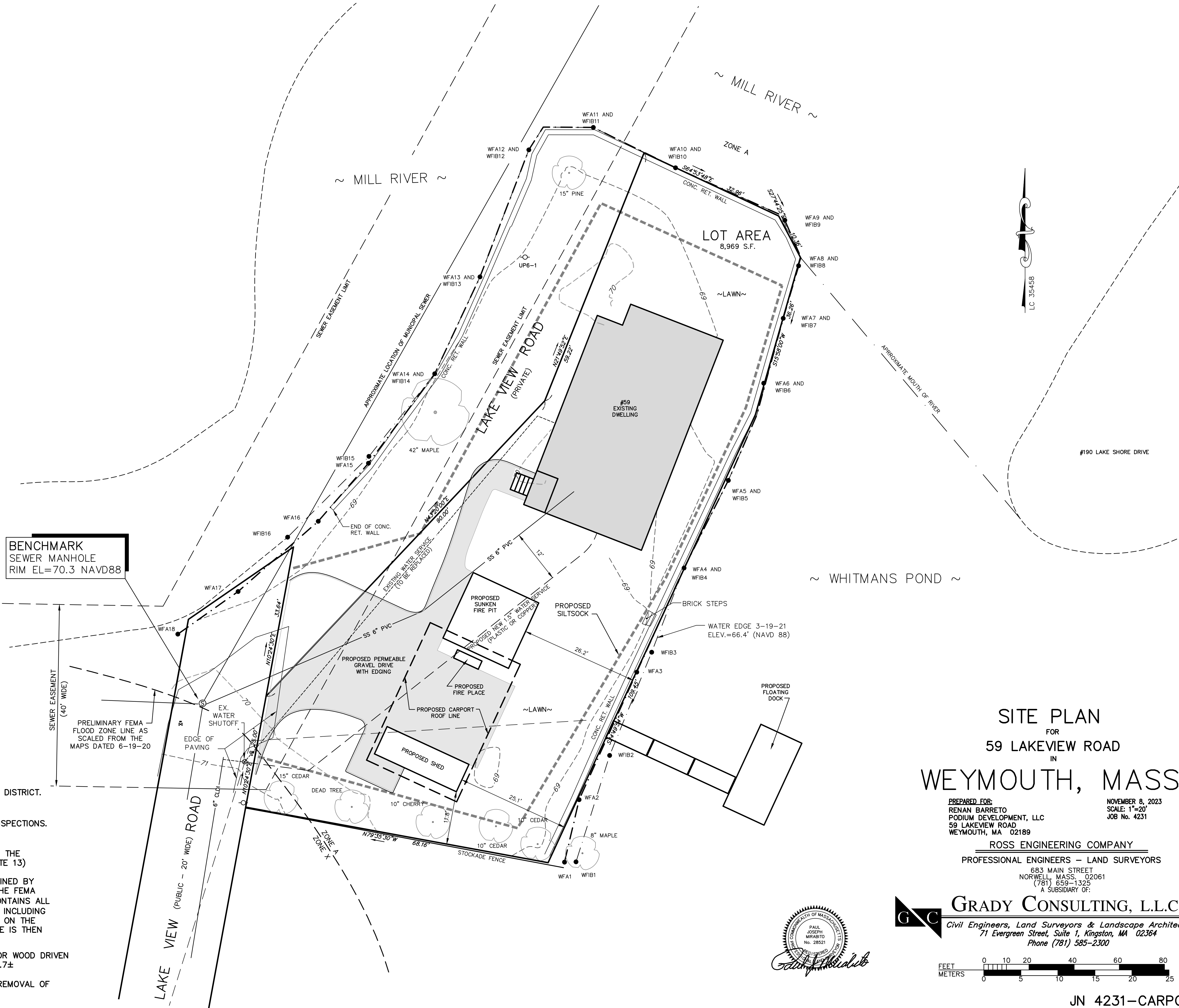
LOCUS MAP
SCALE: 1"=800'



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 39024 PAGE 541 RECORDED FEBRUARY 19, 2021
ASSESSORS REFER: 30-386-1.
5. PLAN REFERENCE:
A) PLAN BOOK 89 PAGE 4339
B) PLAN BOOK 171 PAGE 782
6. NO CHANGES IN GRADING ARE PROPOSED.
7. THE LOCUS LIES IN THE WATERSHED PROTECTION DISTRICT.
8. THE LOCUS DOES NOT LIE IN THE GROUNDWATER PROTECTION DISTRICT.
9. CUT AND CAP UTILITIES PRIOR TO DEMOLITION.
10. CALL DPW 48 HOURS IN ADVANCE FOR WATER AND SEWER INSPECTIONS.
11. BOARD OF ZONING APPEALS CASE #3464.
12. THE PRELIMINARY FIRM MAPS DATED JUNE 19, 2020 INDICATE THE LOCUS TO BE LOCATED IN FLOOD ZONE A EL=68.7. (SEE NOTE 13)
13. THE FEMA FLOOD ZONE ELEVATION FOR ZONE A WAS DETERMINED BY EXTRACTING AND IMPORTING THE "S_XS" FILE LOCATED ON THE FEMA WEBSITE WITHING THE PRELIMINARY FIRM DATABASE WHICH CONTAINS ALL OF THE CROSS-SECTIONS USED FOR MODELING AND MAPPING INCLUDING THE HIDDEN CROSS-SECTIONS WHICH DO NOT GET DISPLAYED ON THE FIRMS THEMSELVES INTO A GIS BASE CAD FILE. THE FEATURE IS THEN LABELED WITH THE "WSEL_REG" FIELD.
14. THE DWELLING IS TO BE CONSTRUCTED ON CONCRETE PILES OR WOOD DRIVEN PILES. THE TOP OF PILE EL=71.0. THE FIRST FLOOR EL=72.7±
15. THERE MAY BE PRUNING OF OVERHANGING TREE LIMBS AND REMOVAL OF HAZARD TREES AS NECESSARY.



SITE PLAN FOR 59 LAKEVIEW ROAD IN WEYMOUTH, MASS.

PREPARED FOR:
RENAN BARRETO
PODIUM DEVELOPMENT, LLC
59 LAKEVIEW ROAD
WEYMOUTH, MA 02189

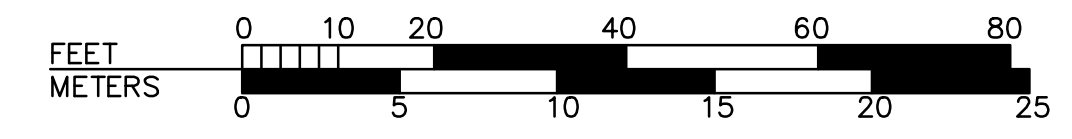
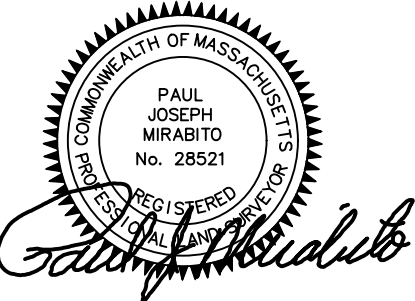
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