

**MILL RIVER CULVERT REPAIR
824 WASHINGTON STREET
WEYMOUTH, MA**

NOTICE OF INTENT

Submitted to:

Weymouth Conservation Commission
75 Middle Street
Weymouth, MA 02189

Submitted for:

824 Washington Street, L.P. c/o Messina Enterprises
400 Franklin Street
Braintree, MA 02185

Prepared by:



GM2 Associates

February 2023



February 9, 2023

Weymouth Conservation Commission
75 Middle Street
Weymouth, MA 02189

Subject: Notice of Intent
Mill River Culvert Repair
824 Washington Street, Weymouth

Dear Commission Members:

On behalf of Messina Enterprises, GM2 Associates (GM2) is submitting the enclosed Notice of Intent (NOI) for the ongoing culvert repair project at 824 Washington Street. This NOI is being submitted after-the-fact in response to an Enforcement Order issued by the Conservation Commission on September 1, 2022 and a supplemental Enforcement Order, issued October 11, 2022.

The project involves the repair and stabilization of a failed culvert that carries the Mill River under the subject property. Construction is substantially complete. The repair work was completed under an Emergency Certification and Enforcement Orders from the Weymouth Conservation Commission, with Enforcement Order #2 requiring the submission of an after-the-fact NOI.

Enclosed, please find four (4) copies of the NOI, along with supporting documents and plans. A copy of the NOI has also been submitted electronically to MassDEP.

If you have any questions or require more information, please contact me at jriordan@gm2inc.com or (603) 856-7854.

Respectfully,

Jennifer Riordan
Senior Environmental Scientist

cc: Robert St. John (Messina Enterprises)
Eric Carlson, Erik Rolser (GM2)

Mill River Culvert Repair
824 Washington Street
Weymouth, MA

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

1. Project Location 824 Washington Street
2. Town of Weymouth Atlas Reference (Parcel #) Map 30 Block 379 Lot 9
3. Project Description Stabilization and repair of a failed culvert that carries the Mill River under the subject property
4. County, Norfolk: Book 4633 Page 713
5. *Applicant 824 Washington Street Limited Partnership *Telephone# (781) 848-5000
c/o Messina Enterprises
6. *Applicant Address 400 Franklin Street, Braintree, MA 02185
7. Property Owner 824 Washington Street Limited Partnership c/o Messina Enterprises
8. Representative Eric Carlson, GM2 Associates, Inc. Telephone# (617) 776-3350
9. Representative's Address 10 Cabot Road, Suite 101B, Medford, MA 02155
10. **Billing Party for Legal Notice (All info is required):**
Name: Jennifer Riordan, GM2 Associates, Inc.
Address: 197 Loudon Road, Suite 310, Concord, NH 03301
Home Phone: (603) 856-7854 Cell: _____
Email address jriordan@gm2inc.com
11. Has the Conservation Commission received the **original** material **plus six (6) copies** of the Notice of Intent form, 8.5"X11", U.S.G.S. locus and 8.5"x11" sheet clearly showing the proposed site and work in addition to labeled resource areas? YES X NO _____
12. Are the following additional interests relevant to the proposed project? If so, Notice of Intent must include a discussion of these interests. Aesthetics _____ Wildlife X Recreation _____
Erosion Control X (fisheries)
13. Have you filed your Local Wetland Fees? State Fees? YES X NO _____
14. Have you filed the Abutters' Notification and Affidavit of Service? YES X NO _____

I, THE UNDERSIGNED, HEREBY APPLY FOR A PERMIT PURSUANT TO THE CODE OF ORDINANCES, TOWN OF WEYMOUTH, CHAPTER 7, SECTION 301



Signature

2/9/2023

Date

Eric Carlson (Applicant/Owner Representative)

*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

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1502698
City/Town:WEYMOUTH

A.General Information

1. Project Location:

a. Street Address	824 WASHINGTON STREET		
b. City/Town	WEYMOUTH	c. Zip Code	02189
d. Latitude	42.20150N	e. Longitude	70.94315W
f. Map/Plat #	30-379	g.Parcel/Lot #	9

2. Applicant:

Individual Organization

a. First Name	ROBERT	b.Last Name	ST. JOHN
c. Organization	824 WASHINGTON ST, LP C/O MESSINA ENTERPRISES		
d. Mailing Address	400 FRANKLIN STREET		
e. City/Town	BRAINTREE	f. State	MA
		g. Zip Code	02185
h. Phone Number	781-848-5000	i. Fax	
		j. Email	rstjohn@fxmessina.com

3.Property Owner:

more than one owner

a. First Name	ROBERT	b. Last Name	ST. JOHN
c. Organization	824 WASHINGTON ST, LP C/O MESSINA ENTERPRISES		
d. Mailing Address	400 FRANKLIN STREET		
e. City/Town	BRAINTREE	f.State	MA
		g. Zip Code	02185
h. Phone Number	781-848-5000	i. Fax	
		j.Email	rstjohn@fxmessina.com

4.Representative:

a. First Name	ERIC	b. Last Name	CARLSON
c. Organization	GM2 ASSOCIATES, INC.		
d. Mailing Address	10 CABOT ROAD, SUITE 101B		
e. City/Town	MEDFORD	f. State	MA
		g. Zip Code	02155
h.Phone Number	617-776-3350	i.Fax	
		j.Email	ecarlson@gm2inc.com

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

a.Total Fee Paid	500.00	b.State Fee Paid	237.50	c.City/Town Fee Paid	262.50
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6.General Project Description:

THE PROJECT INVOLVES THE STABILIZATION AND REPAIR OF A FAILED CULVERT THAT CARRIES THE MILL RIVER UNDER THE SUBJECT PROPERTY. CONSTRUCTION IS SUBSTANTIALLY COMPLETE. THE REPAIR WORK WAS COMPLETED UNDER AN EMERGENCY CERTIFICATION AND ENFORCEMENT ORDER FROM THE WEYMOUTH CONSERVATION COMMISSION. THE ENFORCEMENT ORDER REQUIRED THE SUBMISSION OF AN AFTER-THE-FACT NOI.

7a.Project Type:

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |

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9. Transportation 10. Other

7b. Is any portion of the proposed activity eligible to be treated as a 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:
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a.County:	b.Certificate:	c.Book:	d.Page:
NORFOLK		4633	713

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
---------------	-----------------------------	-------------------------------

a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	283 1. square feet	0 2. square feet
c. <input checked="" type="checkbox"/> Land under Waterbodies and Waterways	1231 1. Square feet	0 2. square feet
	50 3. cubic yards dredged	
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	23 1. square feet 0 3. cubic feet of flood storage lost	0 2. square feet 0 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 any)
 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:

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- 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 Beaches	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
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, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

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 entered the additional amount here.

- a. square feet of BVW b. square feet of Salt Marsh

□ **Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

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5. Projects Involves Stream Crossings

Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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

b. Date of map: FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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.

□ **Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:
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City/Town:WEYMOUTH

a. NHESP Tracking Number

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.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. Not applicable - project is in inland resource area only

b. Yes No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

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

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1. Single Family Home

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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Provided by MassDEP:
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City/Town:WEYMOUTH

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

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 by regular mail delivery.

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.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s)).
4. 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.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: d. Revised Final Date: e. Scale:

MILL RIVER

CULVERT

REMEDICATION,

NOTICE OF INTENT

PLANS

GM2 ASSOCIATES,

INC. - ERIC

CARLSON, P.E.

2/9/23

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.

□ **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 #:
eDEP Transaction #:1502698
City/Town:WEYMOUTH

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

3. Check date

4. State Check Number

5. Check date

6. Payer name on check: First Name

7. Payer name on check: Last Name

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 Section C, Items 1-3, 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
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1502698
 City/Town:WEYMOUTH

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

A. Applicant Information

1. Applicant:

a. First Name	ROBERT	b. Last Name	ST. JOHN
c. Organization	824 WASHINGTON ST, LP C/O MESSINA ENTERPRISES		
d. Mailing Address	400 FRANKLIN STREET		
e. City/Town	BRAINTREE	f. State	MA
g. Zip Code	02185		
h. Phone Number	7818485000	i. Fax	
j. Email	rstjohn@fxmessina.com		

2. Property Owner:(if different)

a. First Name	ROBERT	b. Last Name	ST. JOHN
c. Organization	824 WASHINGTON ST, LP C/O MESSINA ENTERPRISES		
d. Mailing Address	400 FRANKLIN STREET		
e. City/Town	BRAINTREE	f. State	MA
g. Zip Code	02185		
h. Phone Number	7818485000	i. Fax	
j. Email	rstjohn@fxmessina.com		

3. Project Location:

a. Street Address	824 WASHINGTON STREET	b. City/Town	WEYMOUTH
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Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
J.) ANY OTHER ACTIVITY NOT IN CATEGORY 1,3,4,5 OR 6;	1	500.00		500.00
		City/Town share of filing fee	State share of filing fee	Total Project Fee
		\$262.50	\$237.50	\$500.00

Weymouth Filing Fee

	Impact Area (sq. ft.)	Fee Rate (per sq. ft.)	Fee
Bordering Vegetated Wetland	283	\$0.75	\$212.25
Pond (LUWW)	1,231	\$0.75	\$923.25
Bordering Land Subject to Flooding	23	\$0.04	\$0.92
100' Buffer Zone	1,300	\$0.04	\$52.00
		Total	\$1,188.42
		+	\$750.00
		Total Filing Fee	\$1,938.42

GM2 Associates, Inc.
115 GLASTONBURY BOULEVARD
GLASTONBURY, CT 06033-4403

TD Bank 51-309/111
America's Most Convenient Bank 01

DATE

February 6, 2023

PAY

Two Hundred Thirty Seven and 50/100 Dollars

AMOUNT

237.50

TO THE
ORDER
OF

Commonwealth Of Massachusetts


AUTHORIZED SIGNATURE

MP

Security features

GM2 Associates, Inc.
115 GLASTONBURY BOULEVARD
GLASTONBURY, CT 06033-4403

TD Bank
America's Most Convenient Bank 51-309/111
01

010508

DATE

February 6, 2023

PAY

One Thousand Nine Hundred Thirty Eight and 42/100 Dollars

AMOUNT

1,938.42

TO THE
ORDER
OF

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


AUTHORIZED SIGNATURE

MP

Security Features

GM2 Associates, Inc.

Check Date: 2/6/2023

010508

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Wellands NOI local	2/3/2023	00012090	1,938.42			1,938.42
Town of Weymouth		TOTAL	1,938.42			1,938.42
TD Bank 1 Operating #2583	2	0961				

GM2 Associates, Inc.
115 GLASTONBURY BOULEVARD
GLASTONBURY, CT 06033-4403

TD Bank
America's Most Convenient Bank 51-309/111
01

010509

DATE

February 6, 2023

PAY

Two Hundred Sixty Two and 50/100 Dollars

AMOUNT

262.50

TO THE
ORDER
OF

Town of Weymouth
Attn: Andrew Hulin, Conservation Commission
75 Middle Street
Weymouth, MA 02189


AUTHORIZED SIGNATURE

MP

Security features

GM2 Associates, Inc.

Check Date: 2/6/2023

010509

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Wet-NOI App-WPA City	2/3/2023	00012092	262.50			262.50
Town of Weymouth		TOTAL	262.50			262.50
TD Bank 1 Operating #2583	3	0961				

PROJECT NARRATIVE

PROJECT DESCRIPTION AND BACKGROUND

This Notice of Intent is being filed for the Mill River Culvert Stabilization project at 824 Washington Street in Weymouth. An Enforcement Order was issued by the Conservation Commission in September 2022, with a second, supplemental Enforcement Order (EO#2) being issued on October 11, 2022.

The Enforcement Order was issued for the partial failure of the culvert that carries the Mill River under the property at 824 Washington Street. The failure was near the culvert outlet and resulted in a sinkhole in the adjacent parking lot.

An Emergency Certification to temporarily stabilize the culvert was requested at the Conservation Commission Meeting on August 30, 2022. The initial Enforcement Order stated that the temporary stabilization work could be completed under the Emergency Certification and a Notice of Intent would need to be filed for the permanent stabilization work by October 6, 2022. Once construction began, it was determined that the project would be more streamlined if the permanent repair work was conducted in conjunction with the emergency stabilization and repair. The Conservation Commission was kept informed of the repair work and agreed to this approach. EO#2 was issued in October 2022, allowing construction to continue under this Enforcement Order and requiring the property owner to file an after-the-fact NOI within 30 days of completion of the culvert pipe repair.

Construction began on September 13, 2022 to stabilize and remediate the culvert. Prior to construction, erosion and sedimentation control measures were installed around the site, including turbidity curtains within the pond, filter fabric over the stone weir at the pond outlet, and silt socks throughout the site. Utilities around the collapsed area were identified through potholing and relocated if necessary.

The first step in stabilizing the culvert was to divert the stormwater coming from the 6.2 square mile watershed. Stormwater draining to catch basins on site was re-routed around the culvert. Two tiers of sandbagged dams were placed in sequence of the culvert: one dam 150-feet upstream from the collapsed area within the culvert, and the other 100-feet upstream from the culvert inlet at Middle Street. The first dam would be built to utilize as much of the floodplain storage upstream as possible. The second dam would be built to store the stormwater coming from all the adjacent properties. A 4-foot by 4-foot access point was cut into the top of the existing 120-inch RCP culvert in front of the second dam, and bypass pumps were installed. All three pumps were trenched across the parking lot to accommodate for machinery and directed past the stone weir to the Mill River. The bypass pumping system could handle up to a 1.5-inch rainfall event, which eventually made the Middle Street dam obsolete. Thus, this dam was removed. Once the stormwater bypass system was in place, the pond was pumped dry.

The next step was to clear and stabilize the work area for permanent repair. The loading dock adjacent to the building was removed. The existing retaining wall was cut to make room for a slide rail shoring system. Once installed, the existing 120" corrugated metal culvert and manhole were removed and work towards the proposed 10-foot by 10-foot cast-in-place box culvert and end section began.

The culvert was extended approximately 10 feet into the pond to support the development of a 1.5:1 riprap slope. This was necessary due to the removal of the retaining wall that had been present along the top of the slope.

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To date, the construction of the box culvert has been completed and the bypass pumping system has been removed. Work to be completed in spring 2023 includes construction of the stone apron, backfilling and removal of the slide rail shoring system, slope work in proximity to the culvert, installation of guardrail, chain link fence, and screening along the top of the slope, and the reconstruction of the loading dock.

A stone apron is proposed at the culvert outlet to protect against scour. The apron will be constructed with 1-foot stone ($D_{50} = 1$ foot). This stone size was calculated using the Federal Highway Administration (FHWA) document "Hydraulic Design for Energy Dissipators for Culverts and Channels." Factors in determining the stone sizing include design flow, tailwater conditions, and width of the outlet structure. Flows and tailwater conditions were based off USGS StreamStats information for a 25-year storm event.

EXISTING CONDITIONS

The project property is a commercial development. The Mill River crosses under this property through a culvert and outlets on the northeast side of the parking lot. The outlet is located at the bottom of a steep embankment. There is no defined stream channel on the outlet side since water is impounded by a small rock dam located approximately 140 feet downstream of the culvert outlet. On the downstream side of the dam, a defined stream channel is present and the Mill River continues to flow northeast to Whitman's Pond.

Most of the project area is currently developed or has previously been altered. A retaining wall was located at the edge of the parking lot, on top of the steep slope that leads to the ponded area. The lower portion of the slope is vegetated. The upland area surrounding the pond is forested with red oak (*Quercus rubra*), white oak (*Quercus alba*), red maple (*Acer rubrum*), poison ivy (*Toxicodendron radicans*), green briar (*Smilax rotundifolia*). The area has scattered trash and buried debris.

The project is within an area designated as an Outstanding Resource Water (Whitman's Pond).

WETLAND RESOURCE AREAS

The wetland resource areas present within the project limits include Land Under Waterbodies and Waterways (LUWW), Bordering Vegetated Wetland (BVW), Bordering Land Subject to Flooding, 100-foot buffer zone, and Riverfront Area. The edge of the BVW was delineated on June 21, 2022 by South Shore Environmental.

Bordering Vegetated Wetland

Bordering Vegetated Wetlands (BVWs) are defined in 310 CMR 10.55(2) as "freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants."

BVWs are likely to be significant to public and private water supply, groundwater supply, flood control, storm damage prevention, pollution prevention, and the protection of fisheries and wildlife habitat.

A narrow BVW is located around the edge of the pond, in low areas that appear to be frequently flooded. The wetland is emergent/scrub-shrub and is vegetated with silky dogwood (*Cornus amomum*), buttonbush (*Cephalanthus occidentalis*), willow (*Salix* sp.), poison ivy, purple loosestrife (*Lythrum salicaria*), smartweed (*Persicaria* sp.), and areas of common reed (*Phragmites australis*)

Land Under Waterbodies and Waterways (LUWW)

As defined in 310 CMR 10.56(2), LUWW is “the land beneath any creek, river, stream, pond or lake.” The boundary of LUWW is the mean annual low water level. LUWWs are likely significant to be significant to public and private water supply, groundwater supply, flood control, storm damage prevention, pollution prevention, and the protection of fisheries and wildlife habitat.

Inland ponds are defined under 310 CMR 10.04 as “any open body of fresh water with a surface area observed or recorded within the last ten years of at least 10,000 square feet.” Ponds can be either naturally occurring or human-made by impoundment.

The Mill River impoundment located at the downstream end of the culvert was measured using GIS and Google Earth. The water surface area was estimated to be approximately 13,000 square feet, so the impoundment meets the definition of a pond and the land below the mean annual low water level is considered LUWW.

Buffer Zone

BVWs have a 100-foot buffer zone, as defined in 310 CMR 10.04. Within the project area, the buffer zone extends 100 feet from the BVW, as delineated in the field and shown on the enclosed plans.

Bordering Land Subject to Flooding (BLSF)

Bordering Land Subject to Flooding (BLSF) is defined in 310 CMR 10.57(2) as “an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds, or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland.” The BLSF boundary is “the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm. Said boundary shall be that determined by reference to the most recently available flood profile data prepared for the community within which the work is proposed under the National Flood Insurance Program (NFIP, currently administered by the Federal Emergency Management Agency, successor to the U.S. Department of Housing and Urban Development). Said boundary, so determined, shall be presumed accurate.”

The pond is mapped as a Zone A floodplain, according to FEMA Floodplain maps. Since Zone A flood zones include areas where detailed analyses have not been performed, base flood elevations are not available. The Zone A floodplain limit shown on the design plans was downloaded from MassGIS.

Riverfront Area

Riverfront Area is defined in 310 CMR 10.58(2) as “the area of land between a river's mean annual high water line and a parallel line measured horizontally.”

Riverfront Areas are likely to be significant to public and private water supply, groundwater supply, flood control, storm damage prevention, pollution prevention, and the protection of fisheries, wildlife habitat, and shellfish.

The culverted portion of the Mill River does not have a Riverfront Area. As described in 310 CMR 10.58(2)(a)(3)(c), when a river flows through a culvert that is more than 200 feet in length, the Riverfront Area stops at a perpendicular line at the upstream end of the culvert and resumes at the downstream end. The Mill River culvert is over 900 feet in length.

The segment of the Mill River that flows through the pond does not have a designated 200-foot Riverfront Area. In accordance with 310 CMR 10.58(2)(a)(1), rivers begin at the point where an intermittent stream becomes perennial and normally remain a river except where interrupted by a lake or pond. Since the impoundment within the project area is classified as a pond, this unchannelized segment of the Mill River does not have a Riverfront Area. The Riverfront Area begins again downstream of the rock dam.

During construction, a portion of the temporary water bypass system and the discharge point were located within the Riverfront Area, just downstream of the rock dam. No permanent impacts within the Riverfront Area resulted from the project.

WETLANDS PROTECTION ACT PERFORMANCE STANDARDS

Bordering Vegetated Wetland (BVW)

10.55(4)(a) – Any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area

The project involved a minor amount of grading in BVW to match the new culvert elevation to the riprap slope. The proposed riprap slope also extends into the BVW near the culvert outlet. The amount of proposed impact is relatively minor (less than 300 square feet) and is located around the existing culvert. No substantial impacts on the overall BVW are anticipated. The impacted portions of BVW located beyond the riprap will revegetate and proposed conditions are anticipated to be similar to pre-existing conditions.

10.55(4)(b) - The issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost:

- 1. The surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area")*
- 2. The ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area*
- 3. The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area*
- 4. The replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area*
- 5. The replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area*
- 6. At least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service Methods*
- 7. The replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00.*

The project will result in approximately 283 square feet of impact to BVW from grading and the placement of riprap on the slope near the culvert outlet. Given the small amount of impact, it is assumed that

replacement is not required. Proposed conditions are anticipated to be similar to pre-existing and the impacted portions of BVW located beyond the riprap will revegetate. During construction, the area was lowered slightly to construct the culvert outlet, so it is expected that this area will continue to have wetland hydrology. The proposed riprap slope will extend slightly into the BVW, which will result in a small amount of permanent impact.

10.55(4)(c) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when;

- 1. said portion has a surface area less than 500 square feet;*
- 2. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and*
- 3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.*

The project will result in less than 500 square feet of BVW impact. Approximately 283 square feet of impact is anticipated. This includes a portion of the BVW that will be regraded but allowed to revegetate, as well as areas of proposed riprap. The riprap is necessary to stabilize the steep slope adjacent to the culvert outlet.

10.55(4)(d) No project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species

There are no mapped Estimated or Priority Habitat Areas or vernal pools within or adjacent to the project limits.

10.55(4)(e) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern

There are no Areas of Critical Environmental Concern within or adjacent to the project limits.

Land Under Waterbodies and Waterways (LUWW)

10.56(4)(a) - Any proposed work within Land under Water Bodies and Waterways shall not impair the following:

- 1. The water carrying capacity within the defined channel, which is provided by said land in conjunction with the banks*

The project involves the repair of an existing culvert outlet. Minor grade changes are proposed, along with the addition of a stone apron, however the project will not alter the overall carrying capacity of the pond or the Mill River.

- 2. Ground and surface water quality*

The work repaired a failed culvert that was causing potential surface water quality issues, resulting in an improvement to ground and surface water quality.

During construction, two turbidity curtains were installed downstream of the work area to contain sediment and minimize water quality impacts. Water was diverted around the work area while the damaged culvert section was replaced.

3. *The capacity of said land to provide breeding habitat, escape cover and food for fisheries*

Although the Mill River is an anadromous fish run, the rock dam located downstream of the culvert currently restricts fish movement along this section of the Mill River.

Erosion and sedimentation controls were used during construction to minimize downstream water quality impacts. As noted above, water was diverted around the work area while the damaged culvert section was replaced.

The work involved vegetation clearing along the southeastern edge of the pond. The section of slope above the culvert outlet has been converted from a vegetated slope to a riprap slope, which was necessary to stabilize the 1.5:1 slope. The pre-existing slope consisted of a mixture of rocks, boulders, debris and vegetation. The bottom of the slope, along the edge of the pond, is expected to revegetate naturally. Plantings are proposed at the top of the slope, between the riprap and the pavement. Overall, no substantial loss of escape cover along the pond is anticipated long-term.

4. *The capacity of said land to provide important wildlife habitat functions.*

Since the project involves the repair of an existing culvert, no impacts to wildlife habitat are anticipated. The project is located in an urban area that provides limited wildlife habitat.

5. *Work on a stream crossing shall be presumed to meet the performance standard set forth in 310 CMR 10.56(4)(a) provided the work is performed in compliance with the Massachusetts Stream Crossing Standards*

The project involves the repair of an existing culvert outlet and does not propose a new stream crossing.

Bordering Land Subject to Flooding (BLSF)

310 CMR 10.57(4)(a)(1) - Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.

The project will not result in a loss of flood storage and will not cause an increase in flood waters. The culvert repair involved work within BLSF but since the new culvert invert is lower than the pre-existing invert, there was no fill in the floodplain and no overall loss of storage.

310 CMR 10.57(4)(a)(2) - Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.

The project is not expected to cause an increase in flood stage or velocity. As noted above, the new culvert invert is lower than the pre-existing invert and grades near the culvert outlet were lowered. Since there was no net loss of storage, the project is not expected to restrict flows or cause an increase in flood stage or velocity.

Mill River Culvert Repair
824 Washington Street
Weymouth, MA

310 CMR 10.57(4)(a)(3) - Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions.

There are no mapped Estimated or Priority Habitat Areas or vernal pools within or adjacent to the project limits. The project is located in an urban area that provides limited wildlife habitat.

Riverfront Area

310 CMR 10.58(4)(a) – Protection of Other Resource Areas - The work shall meet the performance standards for all other resource areas within the riverfront area.

The project meets the performance standards for BVW, LUWW, and BLSF, as described in the previous sections.

310 CMR 10.58(4)(b) – Protection of Rare Species - No project may be permitted within the riverfront area which will have any adverse effect on specified habitat sites of rare wetland or upland, vertebrate or invertebrate species.

There are no mapped Estimated or Priority Habitat Areas or vernal pools within or adjacent to the project limits.

310 CMR 10.58(4)(c) - Practicable and Substantially Equivalent Economic Alternatives - There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40.

Since the project involved the repair of an existing, damaged culvert, there were few practicable and substantially equivalent economic alternatives. The damaged portion of the culvert was located at the end of an approximate 900-foot-long culvert that carries the Mill River. Relocation of this culvert or daylighting Mill River was not a feasible option.

The proposed solution to repair the culvert and stabilize the surrounding area was developed through coordination with the contractor, the design engineer, and the Conservation Commission and was identified as the most reasonable, cost-effective solution that would achieve the project purpose while minimizing permanent impacts to wetland resources.

310 CMR 10.58(4)(d) - No Significant Adverse Impact. The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, § 40.

Work within the Riverfront Area was limited to minor temporary impacts during installation from the water bypass system. No significant adverse impacts occurred.

WEYMOUTH LOCAL INTERESTS

Wildlife (Fisheries)

The Mill River is designated as a Class A waterbody and Outstanding Resource Water. It is also an anadromous fish run. As noted in the Enforcement Order, river herring migrate upstream to the rock dam located below the impoundment.

The Weymouth Conservation Commission contacted the MA Division of Marine Fisheries and Weymouth Herring Wardens to obtain input on the project. The following provides a summary of the comments that were received and how they were addressed.

Weymouth Herring Wardens

- Would like to see a “V” at the outfall for fish passage in low water conditions
- Would like to see the outfall at water level or below, so the fish won’t have to jump to get into the pipe.

MA Division of Marine Fisheries

- The pond water surface elevations should be shown on the design plans. A 3:1 slope is too steep for fish passage if the average water surface elevation is low on the apron. Further, the restoration goal of getting river herring upstream includes removing the rubble dam just downstream of the culvert. This dam back-waters the pond below the culvert. Can you get specs on the pond’s water surface elevation? Can the project engineer forecast pond water surface elevations under several flow scenarios and with rubble dam out?
- If the pond level goes above the apron and into the culvert then the present apron specs may be okay even with a future lower pond level. If the water surface is expected now or in the future to be low on the apron then the apron slope should be much reduced and consideration should be given to a low-flow notch or v-notch. Very important point to get this correct if fish passage is viable.
- It looks like there is a change in culvert elevation at Washington Street. Can this be quantified (materials, vertical rise and upstream/downstream slopes)? Either from plans, visual inspection or video? This is important because it could be a major limitation in the overall goal of moving river herring upstream. Does the present project have any obligation to work near these elevation changes?

Response: According to HydroCAD models and field observation, the pond at the culvert outlet fills up very quickly, in large part due to the size of the watershed contributing to the area, and the 6-foot-high stone weir at the pond’s outlet. Additionally, field observations show an ordinary high-water mark roughly 4 feet high inside the existing 120-inch culvert, suggesting that during wet conditions the basin is at that water level and the culvert’s outlet is submerged, which eliminates the need for a “V” at the outfall. The stone apron was constructed to be level with the new culvert invert elevation to avoid creating a perched condition.

The pond surface water elevation (approximate ordinary high water) has been added to the project plans. This was determined to be at an elevation of 86 feet, which coincides with the flows from a 0.5-inch storm event. The top of the rock dam is also approximately 86 feet in elevation. The bottom of the impoundment is approximately 81 feet in elevation. If the rock dam was completely removed, it is anticipated that a new flow channel would form across the current impoundment. Predicted water surface elevations from removal of the rock dam were not calculated as this was beyond the scope of the culvert repair project.

The Mill River’s profile information that was provided by the Town was reviewed and it was noted that there are a number of locations in the river’s upper reaches where apparent jumps in elevation occur, including an undocumented dam. Further evaluation of these locations was not conducted since it was beyond the scope and extent of the culvert repair project.

Erosion Control

The pond currently acts as a basin that retains sediment from upstream portions of the Mill River and runoff from the adjacent developed areas. The project will not have an effect of the ability of the pond to provide this function.

The disturbed portion of the slope adjacent to the pond/BVW (within the 100-foot buffer zone) will be stabilized with riprap. Stabilization through vegetation alone is not feasible due to the steepness of the slope (1.5:1), which was necessary to match the elevation of the new culvert outlet to the existing parking lot. Plantings are proposed on the upper, flatter portion of the slope to replace what was cleared during construction and to provide screening.

Aesthetics / Recreation

The wetland resource areas and buffer zone do not provide recreational or aesthetic value so these are not believed to be relevant to the project.

MITIGATION MEASURES

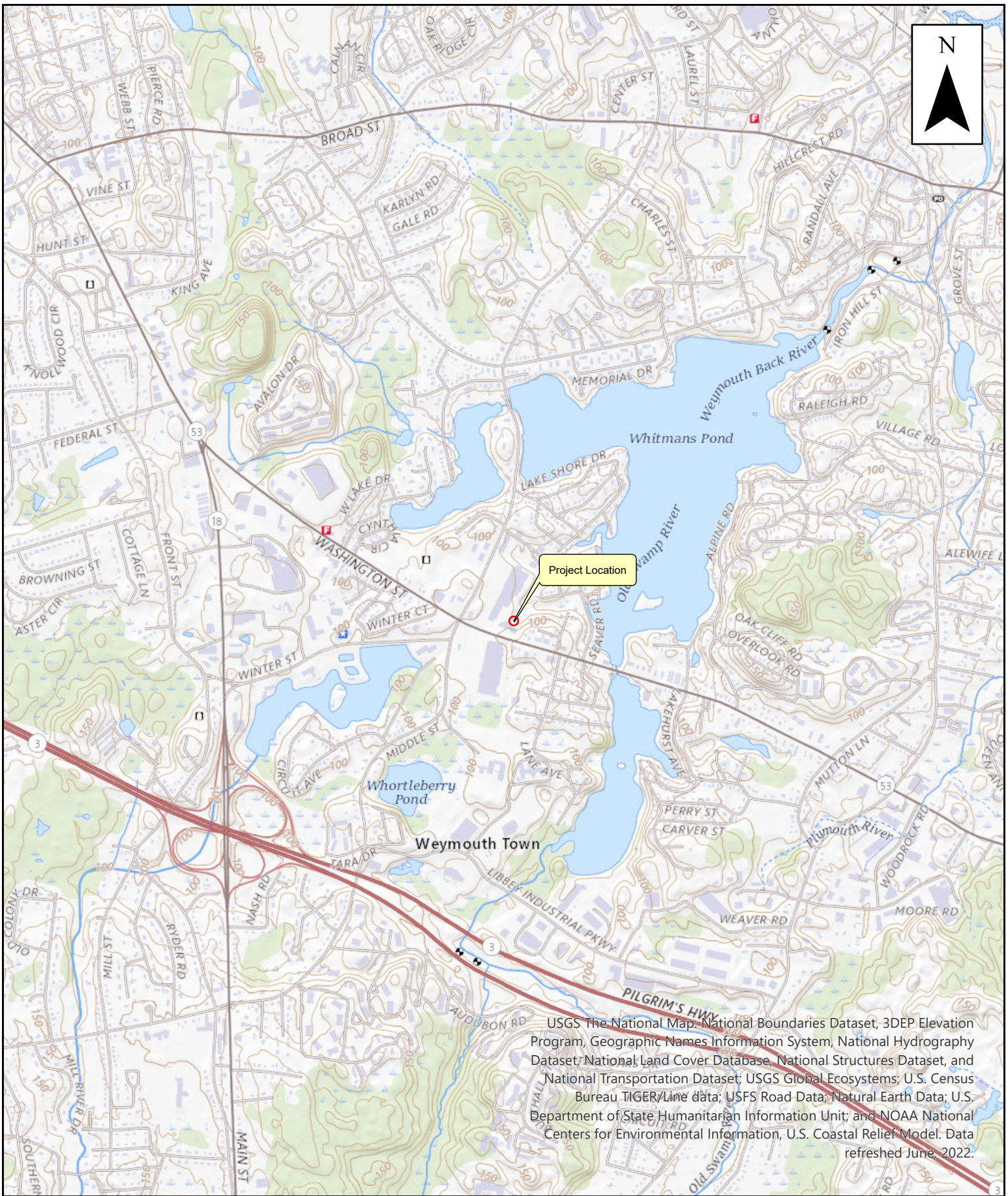
As a result of the culvert failure, sediment and several pieces of stone/riprap were discharged into the pond, immediately downstream of the outlet. During construction, this sediment and material was excavated from the area in the vicinity of the outlet. Removal of additional sediment from the pond was not proposed since the sedimentation appears to be the result of decades of accumulation, rather than the recent, smaller release that resulted from the culvert collapse. Due to concerns related to access, contaminated soil, and downstream impacts, the sediment removal was focused on the area in the vicinity of the culvert outlet, extending through the area of proposed stone apron construction.

Plantings are proposed within the 100-foot buffer zone, on the upper, flatter portion of the slope to replace a portion of the area that was cleared during construction and to provide screening. Details are shown on the enclosed Outlet Protection and Slope Details plan.

STORMWATER MANAGEMENT

Since the project involved the emergency repair of a culvert, it is assumed that it is not subject to the MassDEP Stormwater Management Standards. No new impervious area is proposed.

Best Management Practices (BMPs) were used during construction to minimize water quality impacts. This included the use of turbidity curtains in the pond to contain sediment. Upstream flows were dammed and diverted around the work area while the damaged culvert section was replaced. The work area and downstream portion of the Mill River was inspected after every storm event that produced more than 0.5 inches of rainfall in 24 hours and samples were collected to measure turbidity.



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.

Figure 1 - USGS Map
 824 Washington Street
 Culvert Repair
 Weymouth, MA

0 1,000 2,000 4,000 Feet
 Scale: 1:24,000



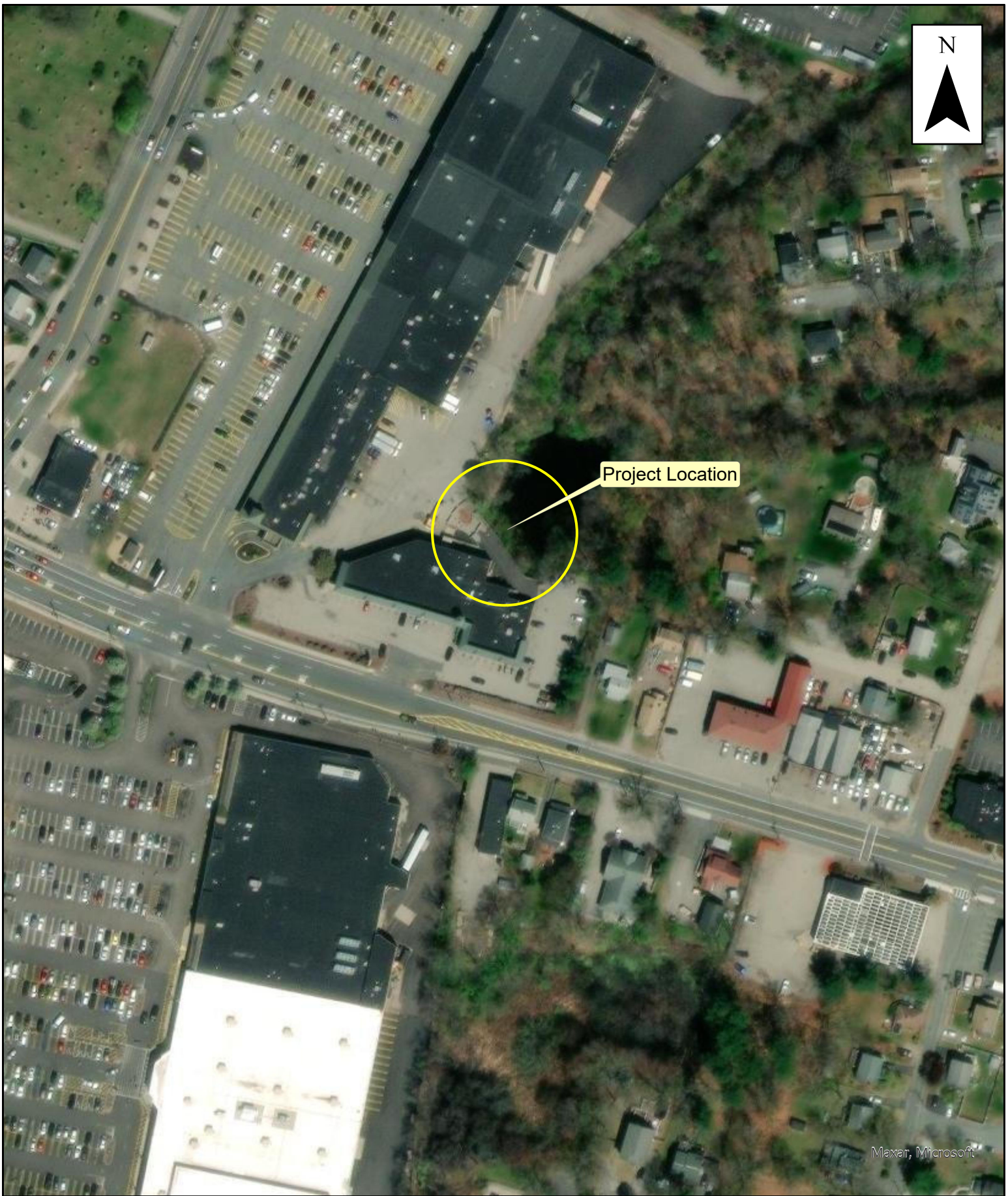
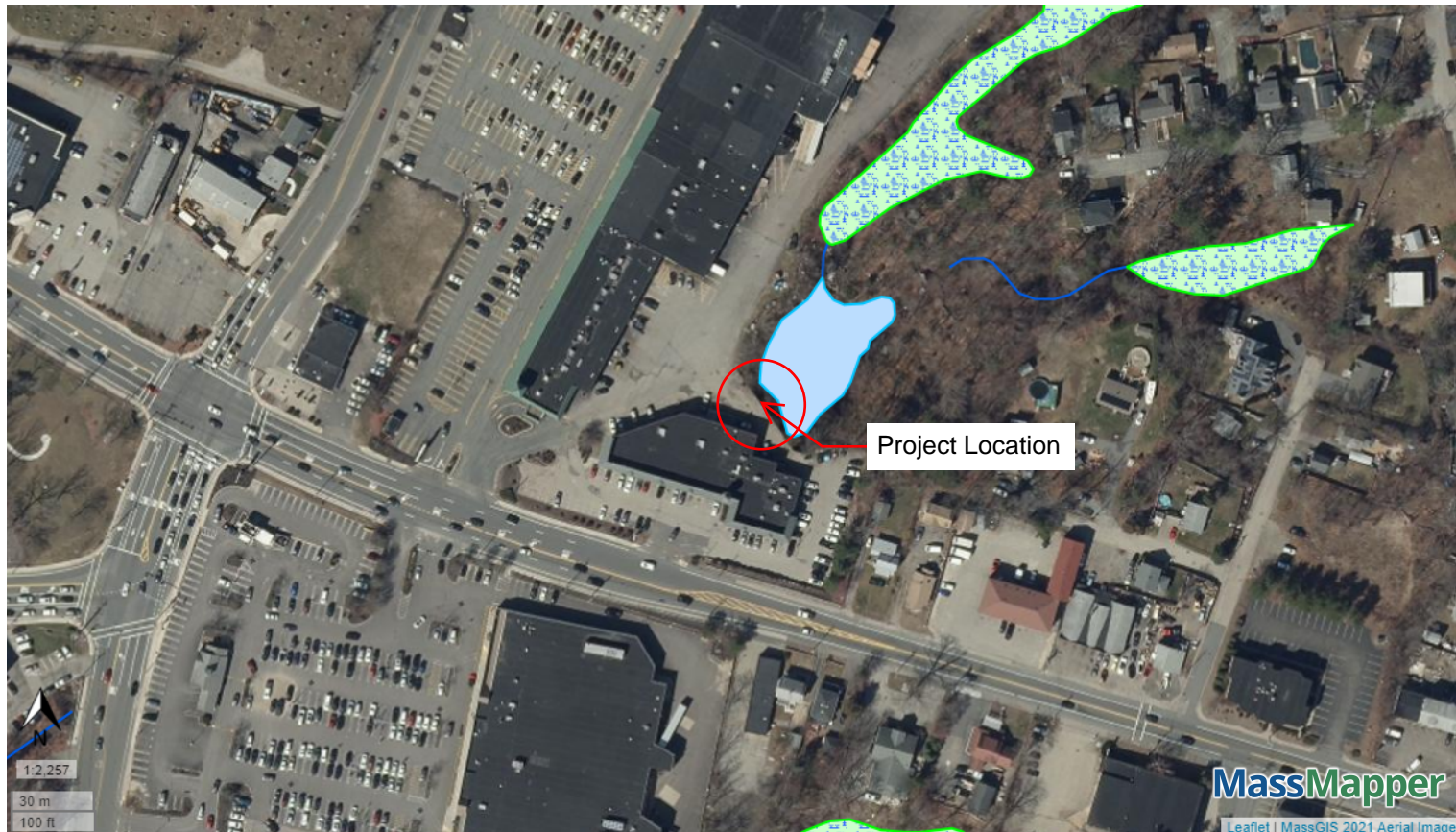


Figure 2 - Aerial Map
824 Washington Street
Culvert Repair
Weymouth, MA



0 100 200 400
Feet
Scale: 1:24,000

Figure 3 - MassGIS Wetlands and NHESP Data



- Potential Vernal Pools
 -
- NHESP Certified Vernal Pools
 - ✱
- NHESP Priority Habitats of Rare Species
 -
 -
- NHESP Estimated Habitats of Rare Wildlife
 -
- DEP Wetlands Linear Features
 - SHORELINE
 - HYDROLOGIC CONNECTION
 - MEAN WATER LINE
 - APPARENT WETLAND LIMIT
 - CLOSURE LINE
 - EDGE OF INTERPRETED AREA
- DEP Wetlands General Categories
 - MARSH/BOG
 - WOODED MARSH
 - CRANBERRY BOG
 - SALT MARSH
 - OPEN WATER
 - RESERVOIR (WITH PWSID)
 - TIDAL FLATS
 - BEACH/DUNE

Figure 4 - MassGIS FEMA Floodplains



FEMA National Flood Hazard Layer Polygons

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- AH: 1% Annual Chance of 1-3ft Ponding, with BFE
- AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with BFE
- VE: High Risk Coastal Area
- D: Possible But Undetermined Hazard
- X: 0.2% Annual Chance of Flooding
- X: 1% Drainage Area < 1 Sq. Mi.
- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM - Paper FIRMs in Effect



Photo 1.
Sinkhole in parking lot resulting from culvert
collapse
9/7/2022



Photo 2. Culvert outlet, before repair
9/7/2022



Photo 3.
View toward culvert outlet
9/7/2022



Photo 4.
View toward culvert outlet,
with turbidity curtains
installed
9/13/2022



Photo 5.
Culvert outlet, showing
work area prior to
construction
9/13/2022



Photo 6.
Rock dam at downstream
side of impoundment
9/13/2022

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Description

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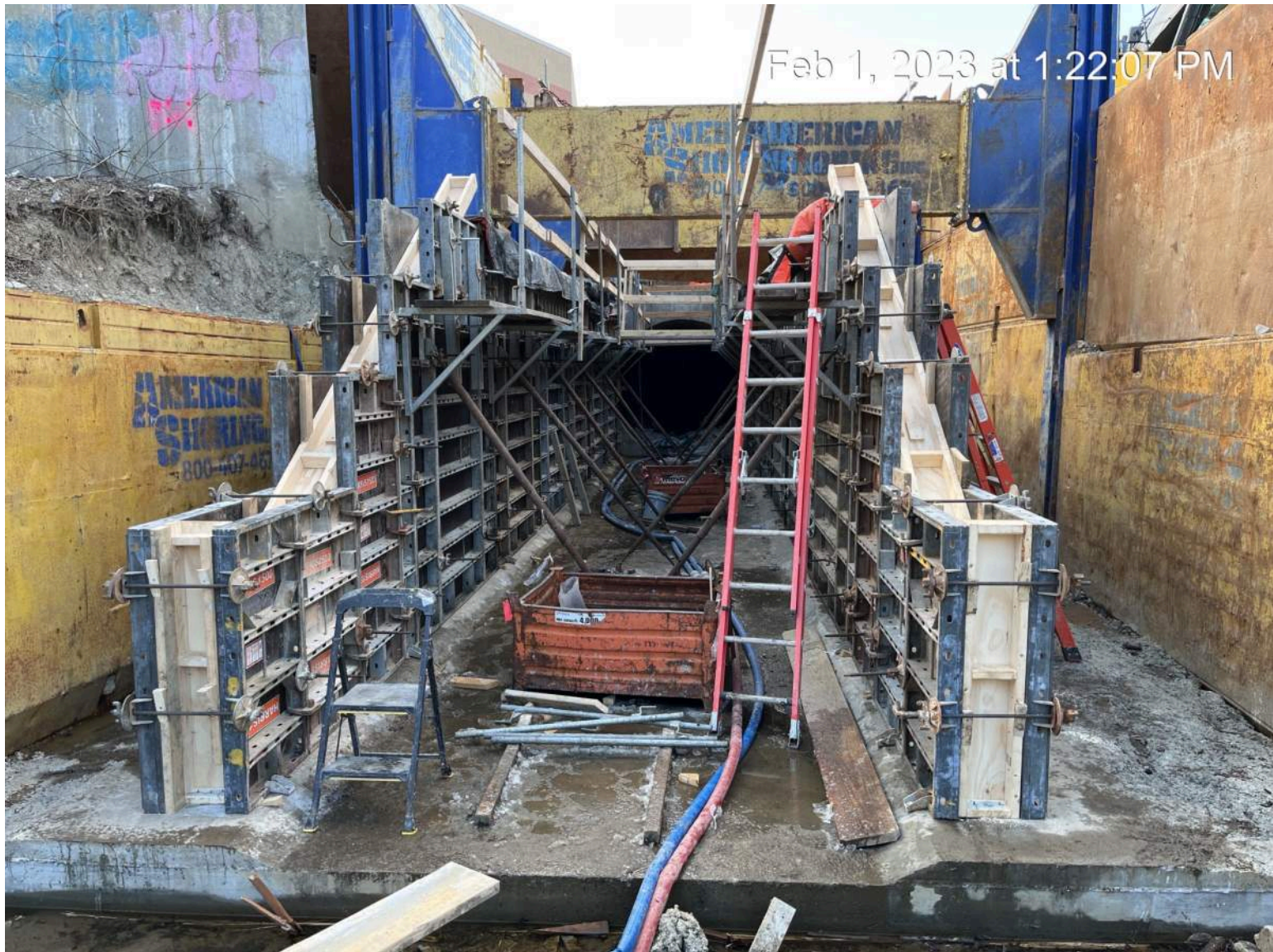
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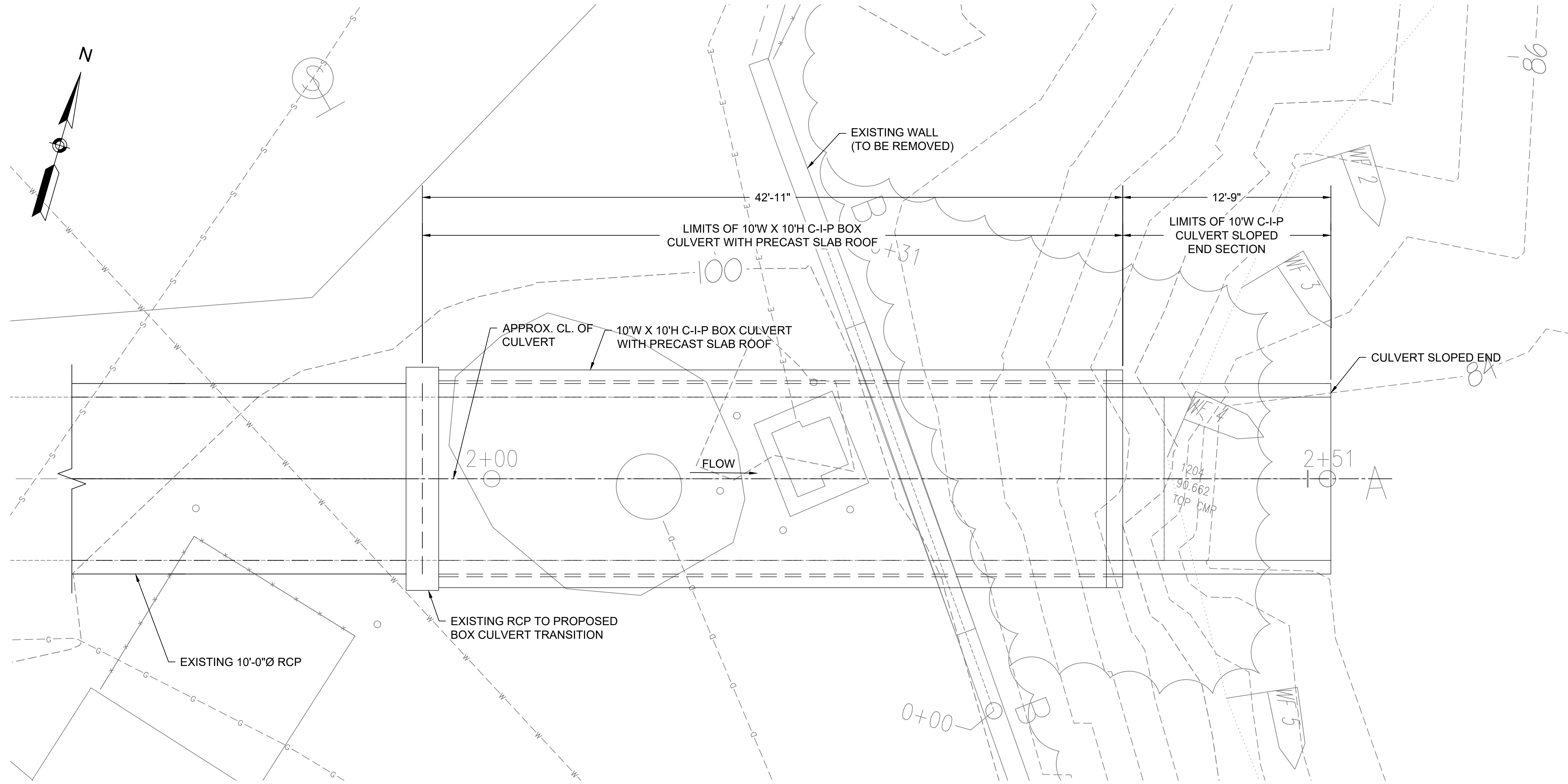
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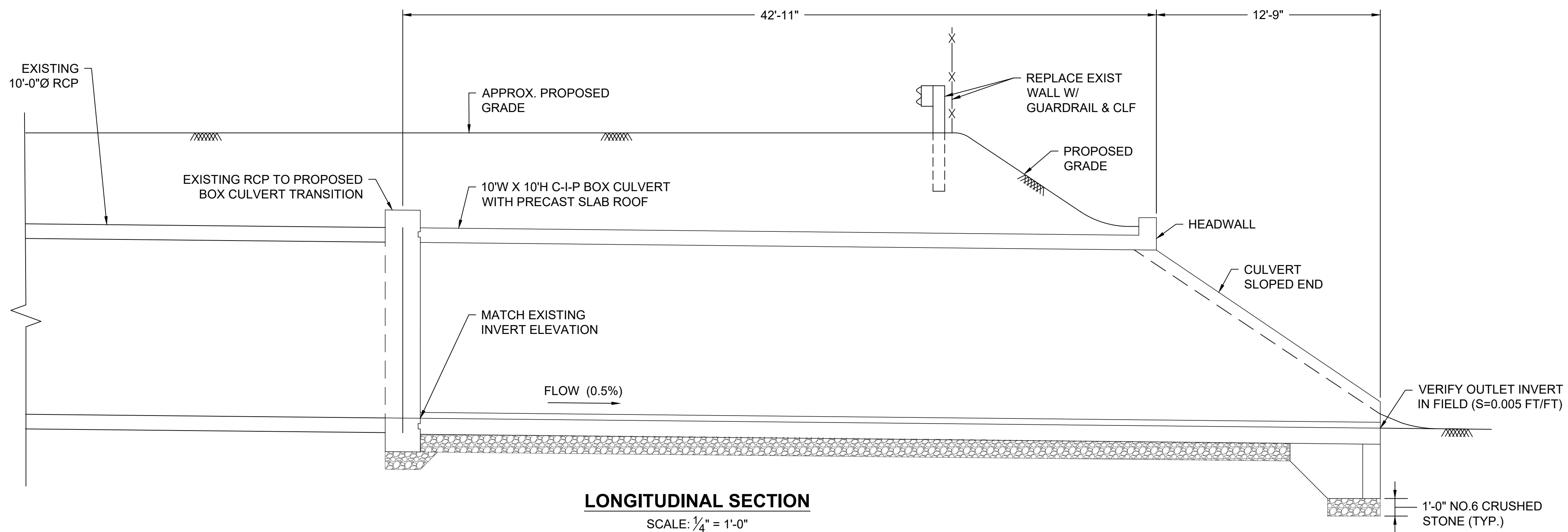
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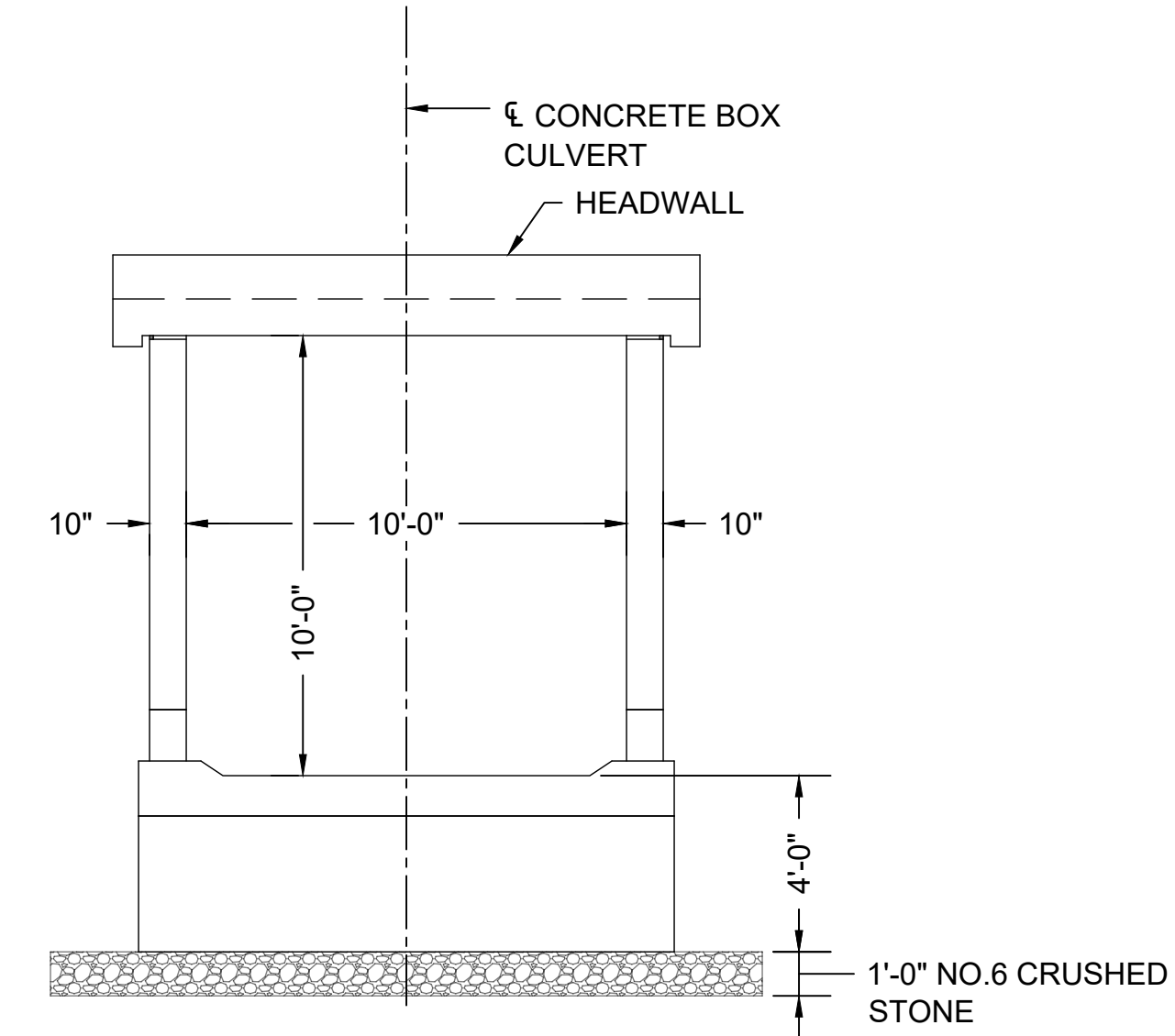




GENERAL PLAN
SCALE: 1/4" = 1'-0"



LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



OUTLET ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. CONCRETE FOR BOX CULVERT SHALL BE F_c = 4000 PSI, 3/4-INCH, 610 CEMENT CONCRETE.
2. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 BARS.
3. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 1-INCH.
4. ALL REINFORCEMENT SHALL HAVE A MINIMUM 2-INCHES OF COVER, UNLESS OTHERWISE NOTED.
5. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS, UNLESS OTHERWISE NOTED.
6. LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG AND FIELD VERIFY THE LOCATION, DEPTH AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC.
7. ALL GROUT SHALL BE NON-SHRINK GROUT AND SHALL HAVE A 7 DAY COMPRESSIVE STRENGTH OF 4500 PSI.
8. LENGTH OF PROPOSED CULVERT MEASURED IN FIELD BY R.H. WHITE AND CONFIRMED BY GM2 ON 12/06/22.

MINIMUM LAP SPLICES

REBAR SIZES	LAP SPLICES (ft-in)
3	1'-8"
4	1'-8"
5	1'-8"
6	2'-2"
7	2'-8"
8	3'-5"
9	4'-5"
10	5'-6"
11	6'-10"

NOTE:

UNLESS OTHER NOTED, THESE SPLICE LENGTHS SHALL APPLY.



OWNER
MESSINA ENTERPRISES
400 FRANKLIN STREET
BRAintree, MA 02185-9056

PROJECT TEAM

WEYMOUTH CULVERT REPAIR
824 WASHINGTON ST.
WEYMOUTH, MA

PROJECT INFO

REV	DESCRIPTION	DATE
1	CULVERT LENGTH	12/08/22

STAMP:

GENERAL PLAN AND ELEVATION

SHEET NAME:

S-1

SHT NO:
DR BY: PS
CHK BY:
PROJ NO: 40955.00
DATE: 02/09/23
SCALE: AS NOTED

P:\2022 Projects\40955.00 Weymouth 824 Washington Street Culvert Remediation\Engineering\Civil\DWG\4095500 - Repair Phase\4095500 - Weymouth - Culvert Plan And Elevation.dwg

NORTH

G2M
ASSOCIATES
10 Cabot Rd. Suite 101B - Medford, MA 02155
617-776-3350
www.g2m.com
www.g2m2inc.com

OWNER
MESSINA ENTERPRISES
400 FRANKLIN STREET
BRAintree, MA 02185-9056

PROJECT TEAM

WEYMOUTH CULVERT REPAIR
824 WASHINGTON ST.
WEYMOUTH, MA

PROJECT INFO

REV	DESCRIPTION	DATE

REV	DESCRIPTION	DATE

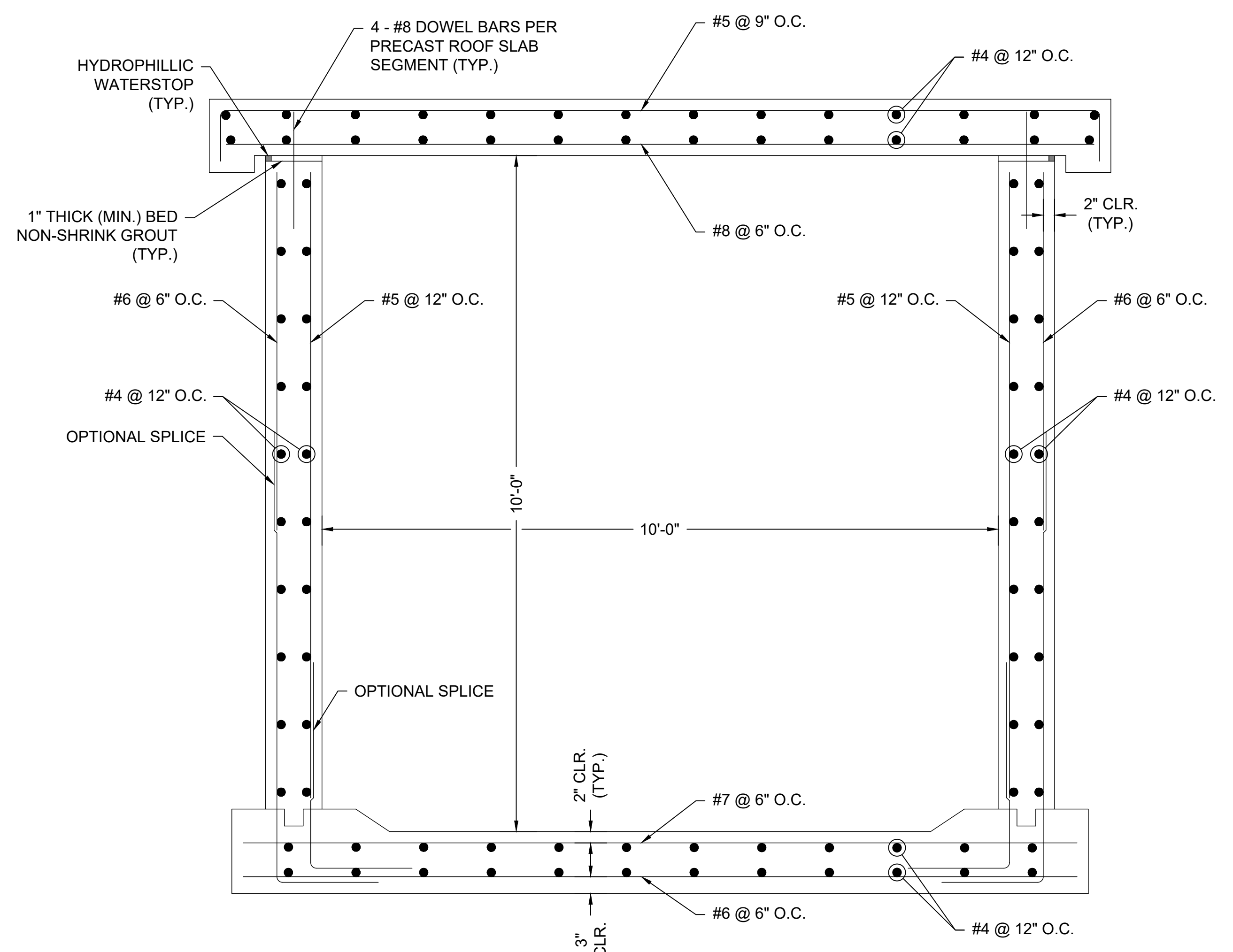
STAMP:

CULVERT DETAILS 2

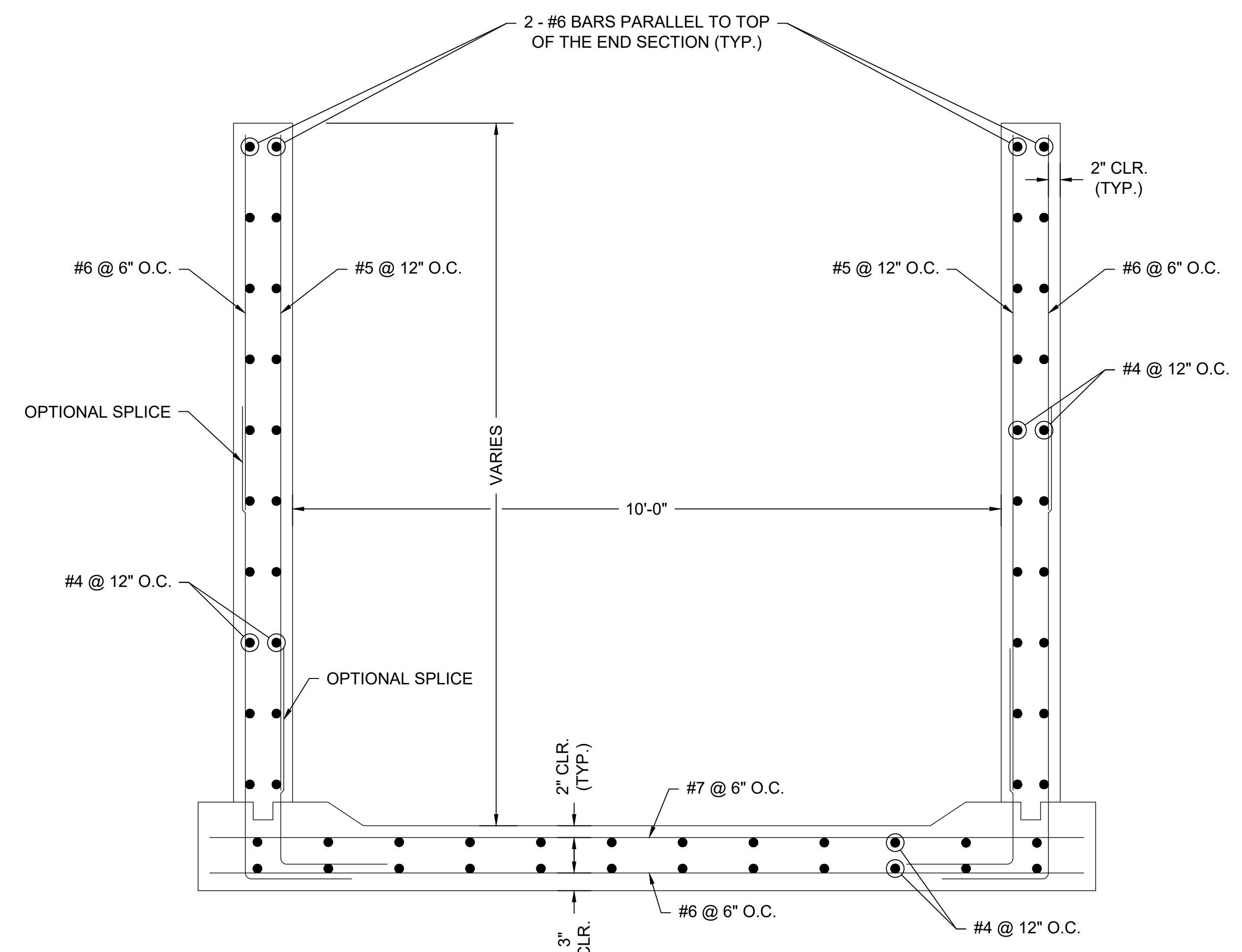
SHEET NAME:

S-3

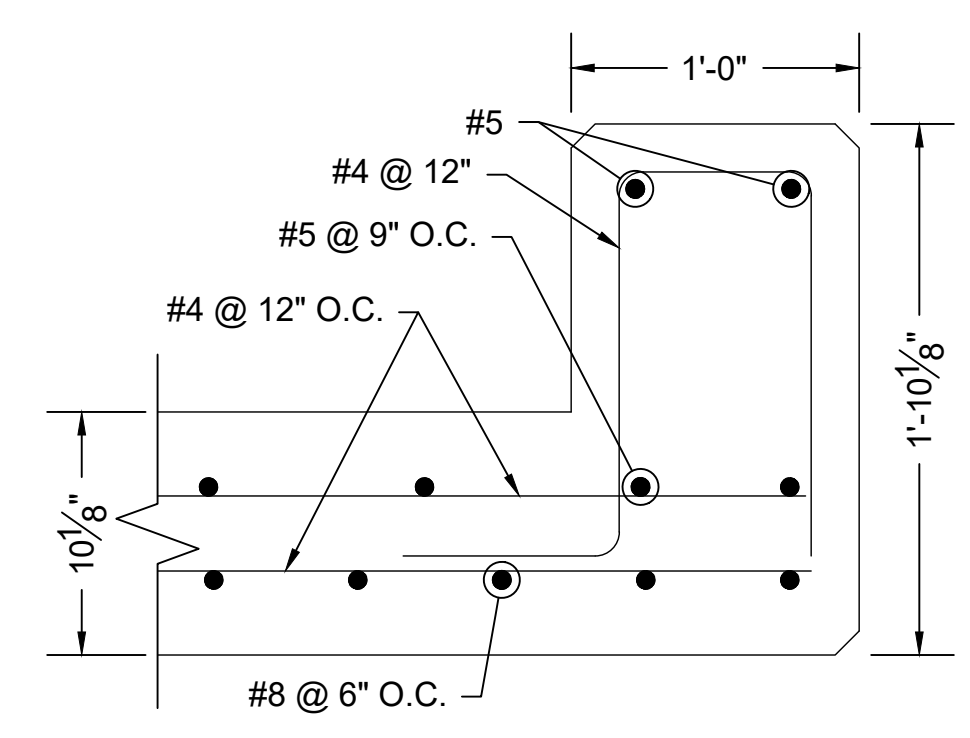
SHT NO:	
DR BY: PS	
CHK BY:	
PROJ NO: 40955.00	
DATE: 02/09/23	
SCALE: AS NOTED	



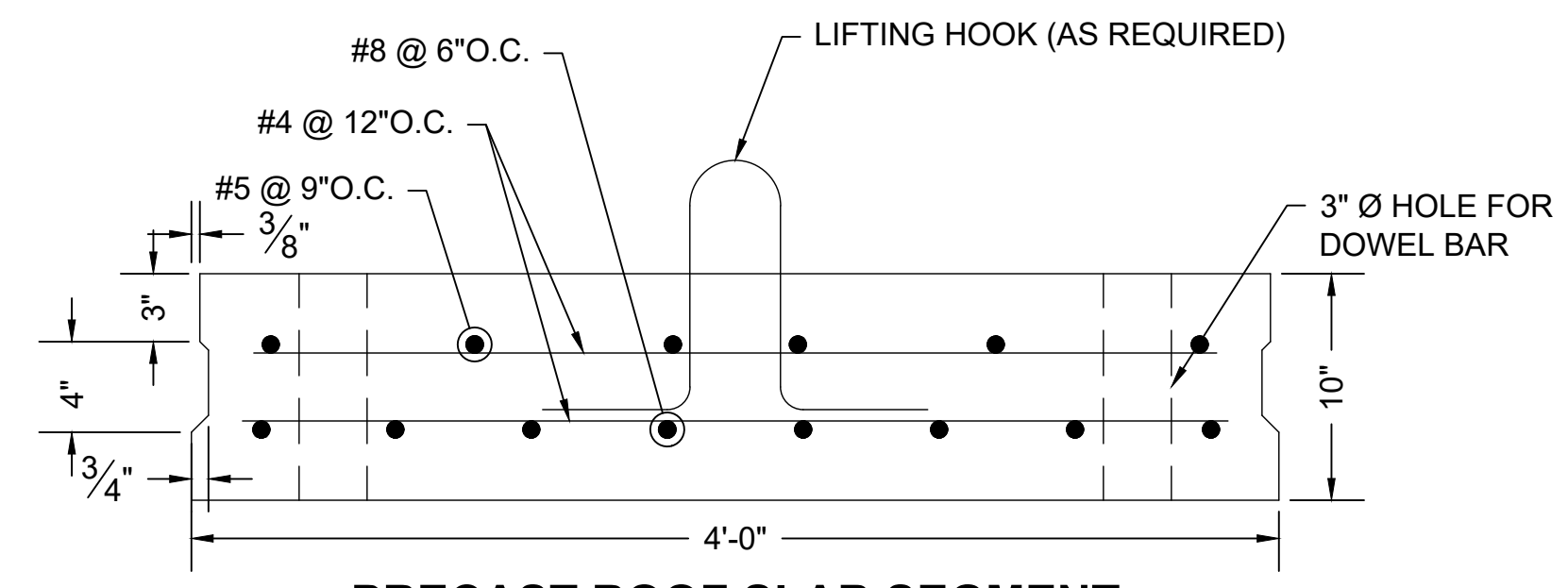
CULVERT DETAILS
SCALE: 3/4" = 1'-0"



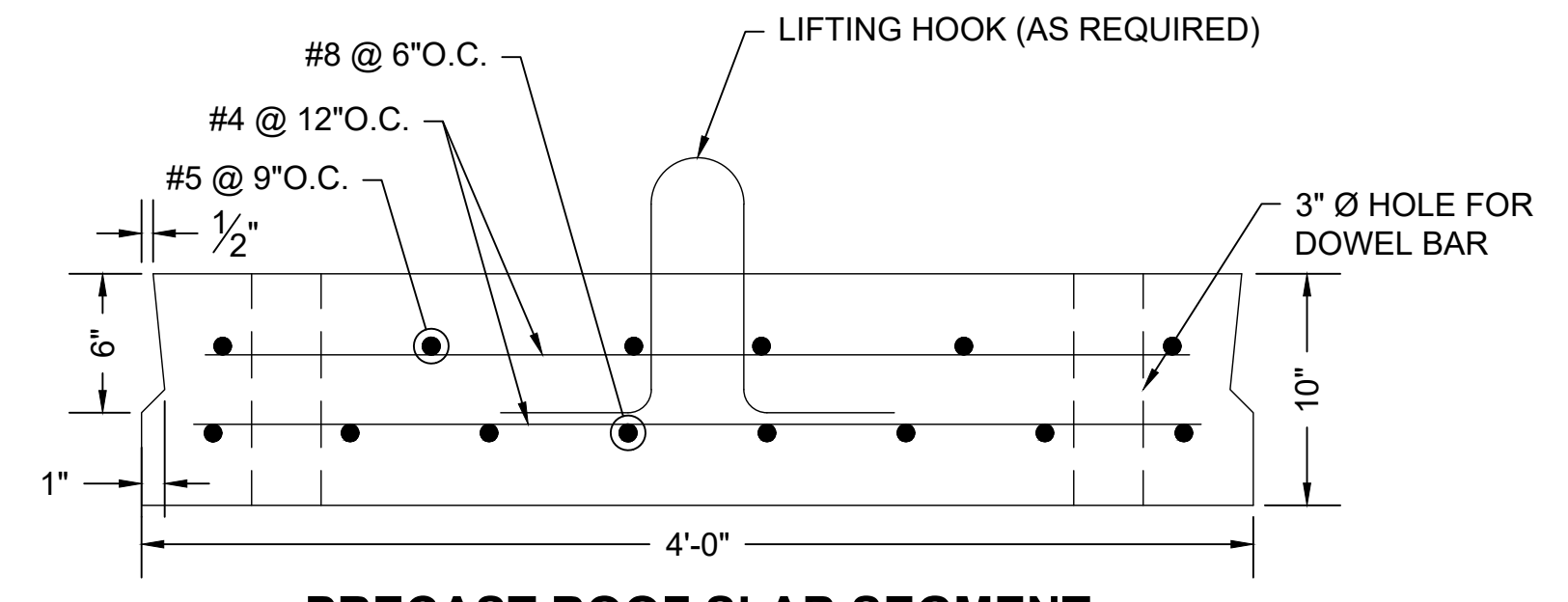
SLOPED END SECTION DETAILS
SCALE: 3/4" = 1'-0"



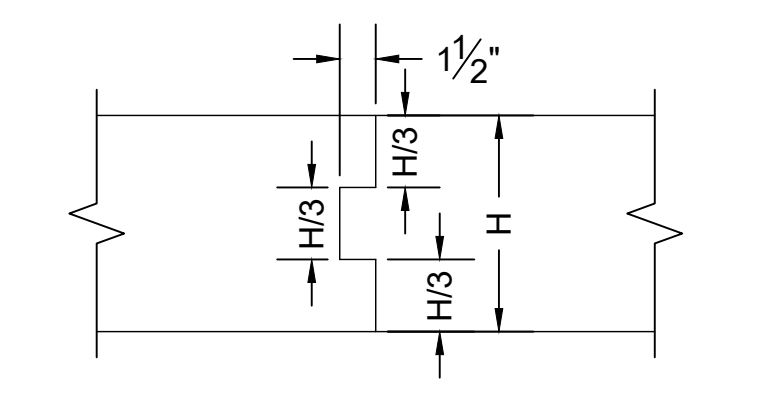
HEADWALL DETAILS
SCALE: 1-1/2" = 1'-0"



PRECAST ROOF SLAB SEGMENT SHEAR KEY ALT. 1
SCALE: 1-1/2" = 1'-0"



PRECAST ROOF SLAB SEGMENT SHEAR KEY ALT. 2
SCALE: 1-1/2" = 1'-0"



TYPICAL KEYED CONSTRUCTION JOINT DETAIL
SCALE: 1-1/2" = 1'-0"

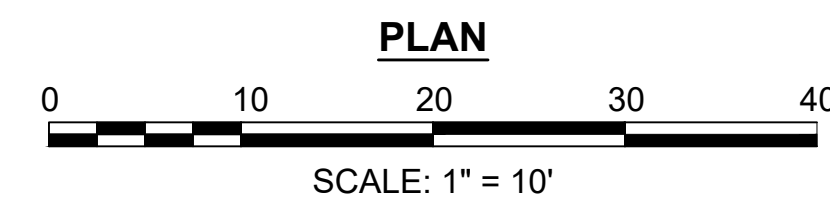
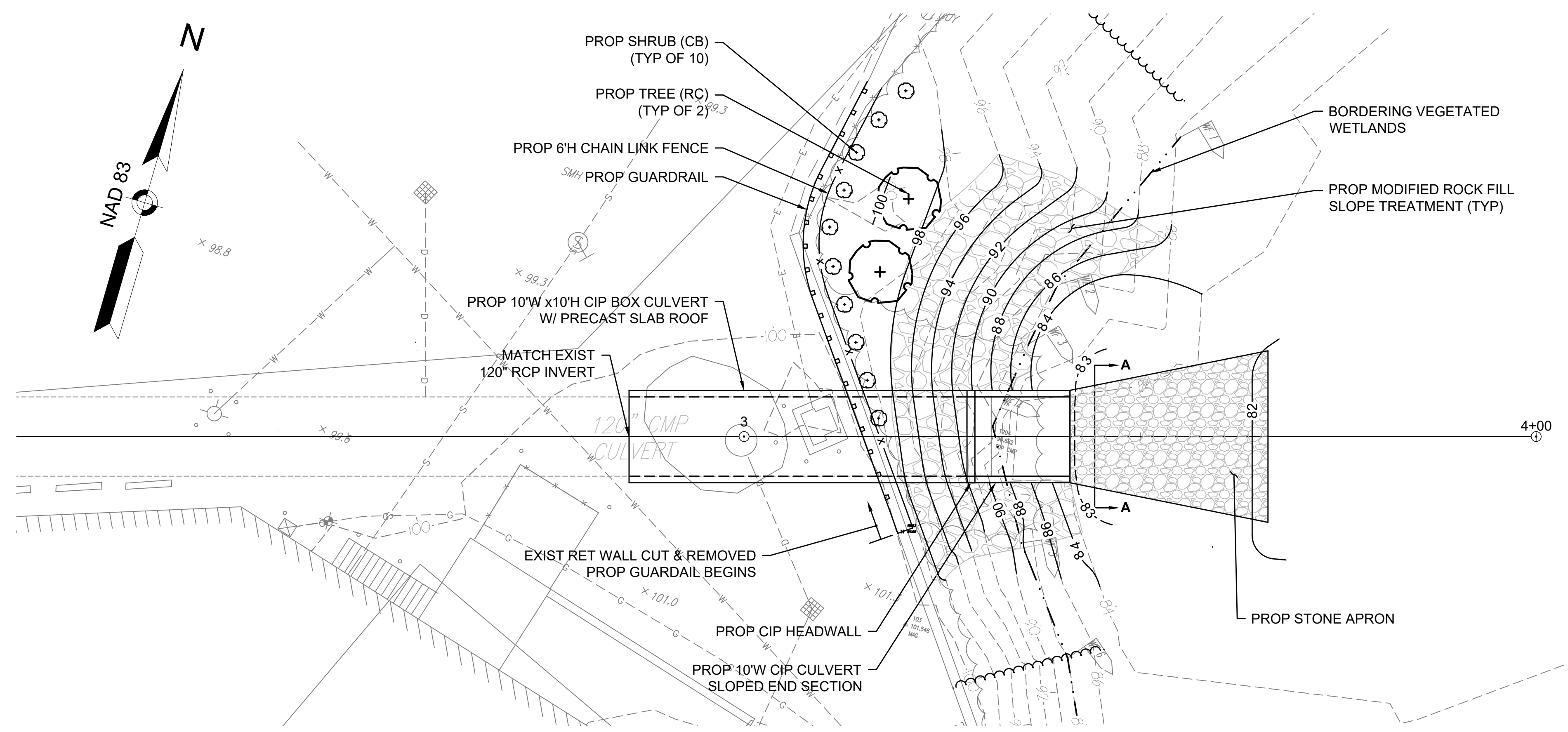
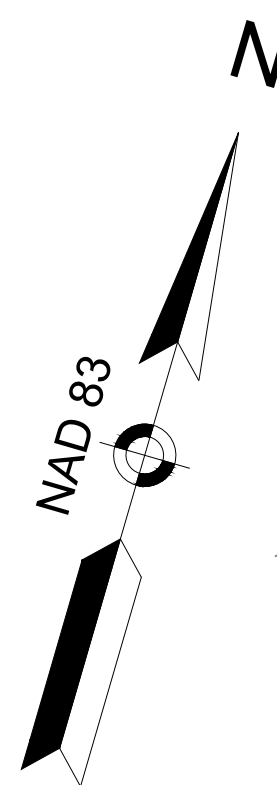
PRECAST ROOF SLAB NOTES:

1. PLACE A MINIMUM 1 INCH THICK BED OF GROUT AND HYDROPHILIC WATERSTOP ON TOP OF THE CULVERT WALLS. SET BUTTED TOP SLAB SEGMENTS. ENSURE SLAB SEGMENTS FULLY BEAR ON GROUT PADS.
2. AFTER ALL THE BUTTED TOP SLAB SEGMENTS HAVE BEEN PLACED, SEAL THE BOTTOM OF THE LOGITUDINAL SHEAR KEYS WITH CLOSED CELL POLYETHYLENE FOAM BACKER ROD AND PLACE NON-SHRINK GROUT IN THE SHEAR KEYS. THE GROUT SHALL BE RODDED OR VIBRATED TO ENSURE THAT ALL THE VOIDS IN THE SHEAR KEYS ARE FILLED.
3. NO ADDITIONAL DEAD LOADS OR LIVE LOADS SHALL BE APPLIED TO THE TOP SLAB UNITS UNTIL THE GROUT IN THE SHEAR KEYS HAS REACHED A COMPRESSIVE STRENGTH OF 4500 PSI.

CULVERT CONSTRUCTION NOTES:

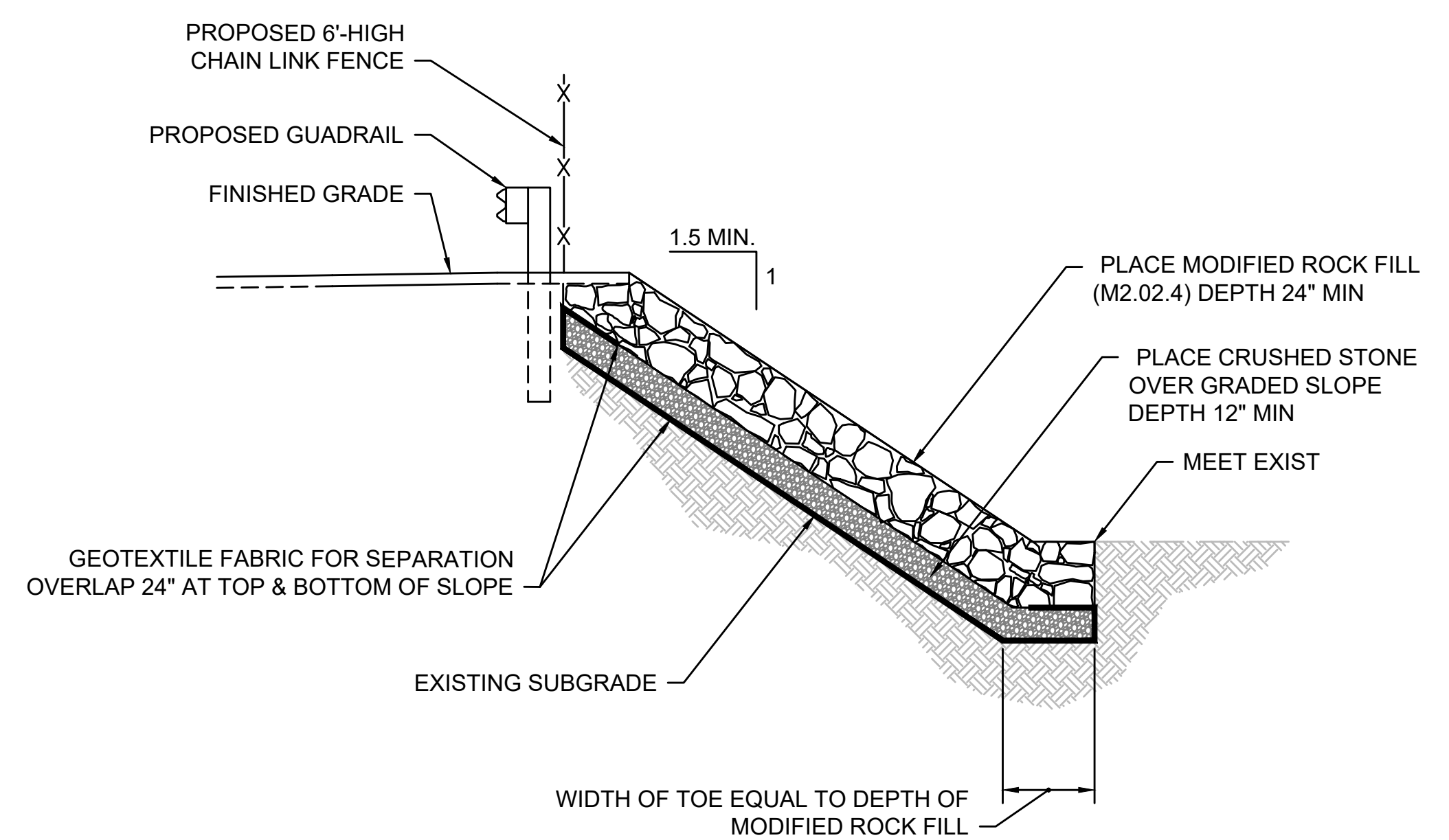
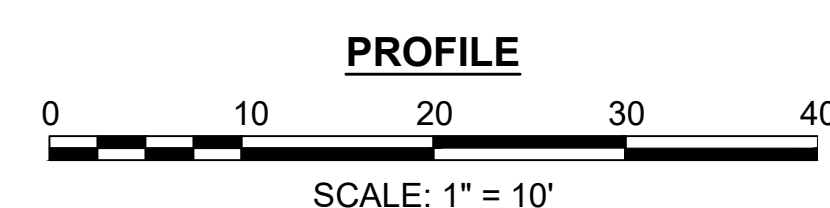
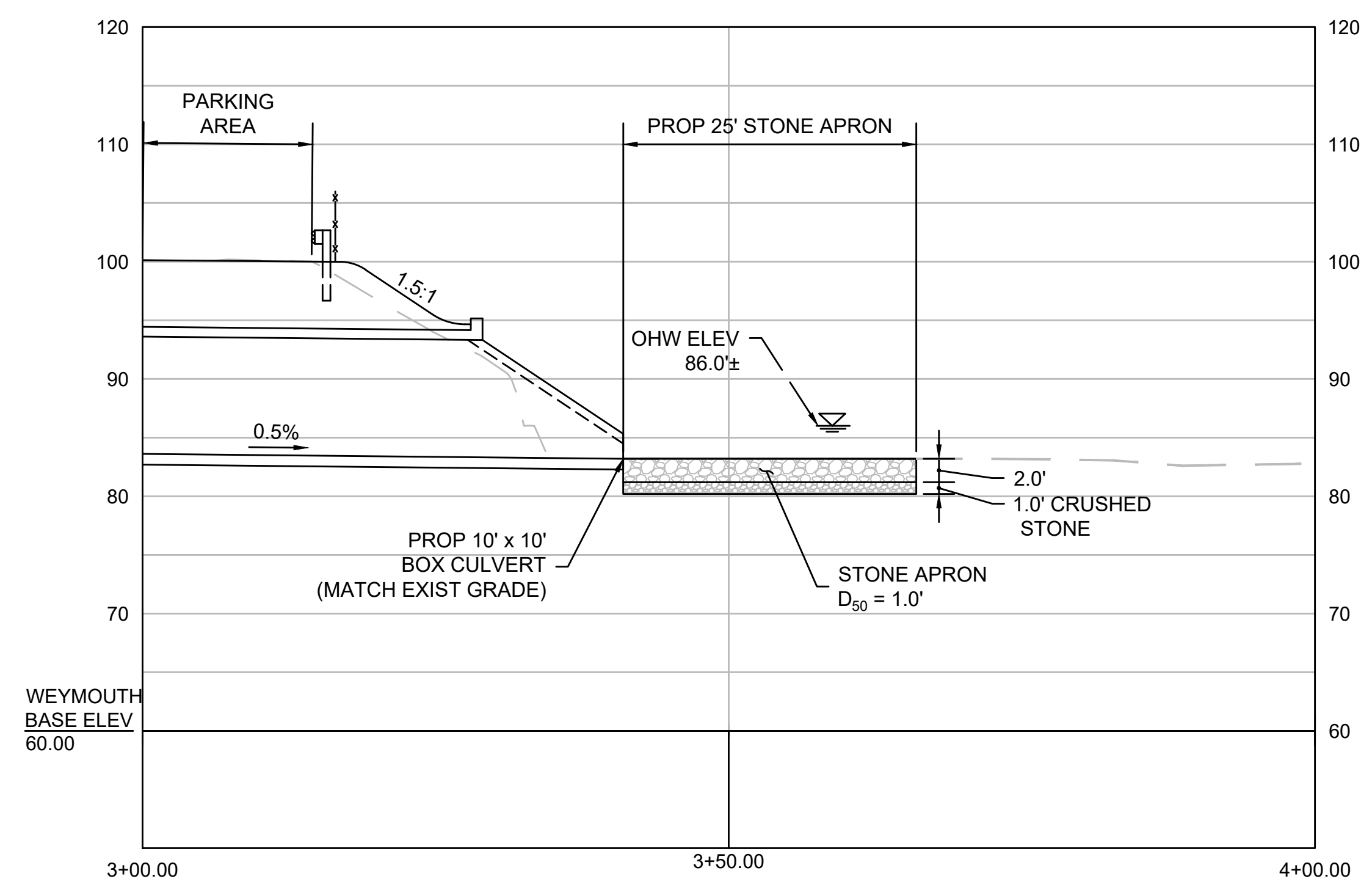
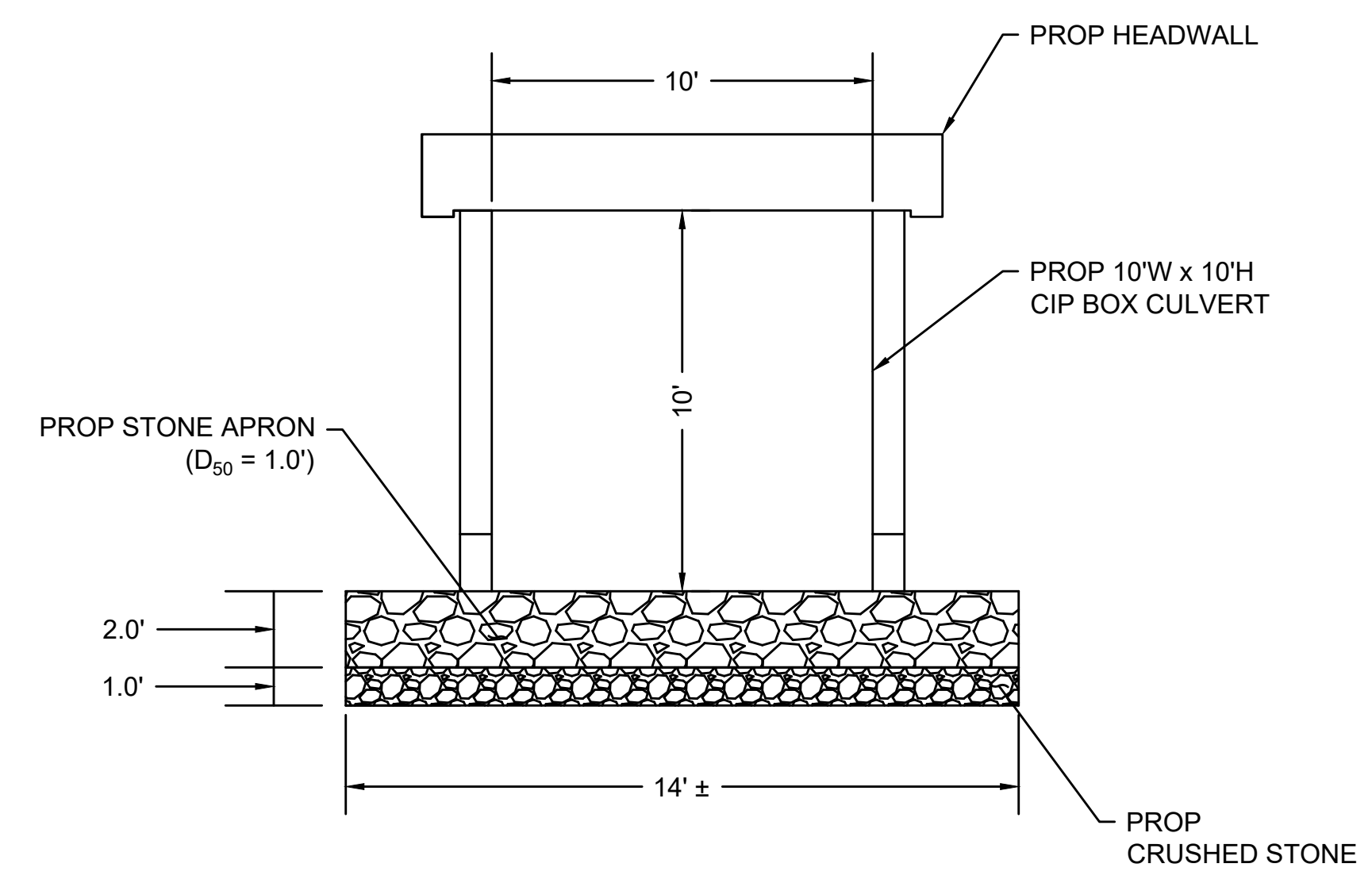
1. SIDE FORMS OF THE CULVERT MAY BE REMOVED AFTER 24 HOURS, BUT THE CURING PROCESS MUST BE CONTINUED FOR AT LEAST 7 DAYS. BACKFILL BEHIND THE CULVERT WALLS SHALL NOT BE PLACED UNTIL THE CONCRETE FOR THE CULVERT WALLS HAS ACHIEVED SUFFICIENT STRENGTH, OR 75% OF ITS DESIGN COMPRESSIVE STRENGTH.
2. FILL PLACED AROUND THE BOX CULVERT SHALL BE DEPOSITED ON BOTH SIDES OF THE STRUCTURE TO APPROXIMATELY THE SAME ELEVATION AT THE SAME TIME. IT SHALL BE FORMED OF SUCCESSIVE LAYERS NOT MORE THAN 6 IN. IN DEPTH, UNIFORMLY DISTRIBUTED AND EACH LAYER THOROUGHLY COMPACTED.

P:\2022 Projects\40955.00 Weymouth 824 Washington Street_Culvert Remediation_Engineering\Civil\40955.00 - Repair Phase\40955.00 - Weymouth - Culvert Details-2.dwg
 Date: 02/09/23 10:47:53 AM



- NOTES:**
1. PROPOSED STONE APRON WILL BE FLUSH AT THE INVERT OF THE BOX CULVERT AND WILL BE CARRIED OUT 25' TO REPLICATE EXISTING CONDITIONS.
 2. TOPOGRAPHY SHOWN ON THE PLAN IS APPROXIMATE. ALL GRADES AND INVERTS MUST BE VERIFIED IN THE FIELD BY CONTRACTOR AND COORDINATED WITH THE DESIGN ENGINEER.
 3. ALL ELEVATIONS SHOWN ARE ON THE WEYMOUTH TOWN BASE DATUM.

PLANTING SCHEDULE		
SYMBOL	NAME	QUANTITY
CB	CHOKECHERRY (PRUNUS VIRGINIANA)	10
RC	EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)	2



MODIFIED ROCK FILL SLOPE TREATMENT
NOT TO SCALE



OWNER
MESSINA ENTERPRISES
400 FRANKLIN STREET
BRAintree, MA 02185-9056

PROJECT TEAM

WEYMOUTH CULVERT REPAIR
824 WASHINGTON ST.
WEYMOUTH, MA

PROJECT INFO

REV	DESCRIPTION	DATE
2	CON COM COMMENTS	12/22/22
1	CULVERT LENGTH	12/08/22

STAMP:

OUTLET PROTECTION & SLOPE DETAILS

SHEET NAME:

C-1

SHT NO:
DR BY: EJR
CHK BY: EDC
PROJ NO: 40955.00
DATE: 02/09/23
SCALE: AS NOTED

SITE ACCESS AUTHORIZATION

DATE: 2/9/2023

PROJECT: Stabilization and repair of a failed culvert that carries the Mill River under the subject property

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


FROM: Robert St. John, 824 Washington Street, L.P. c/o Messina Enterprises (Applicant/Owner)

Eric Carlson, GM2 Associates, Inc. (Owner's Representative)

LOCATION: 824 Washington Street (Map 30 Block 379, Lot 9)
(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:** 2/9/2023
Eric Carlson (Applicant/Owner Representative)

Town of Weymouth



ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 1/6/2023

1) Subject Identification
(Address and Parcel #)

824 Washington Street, Parcel #379-9

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

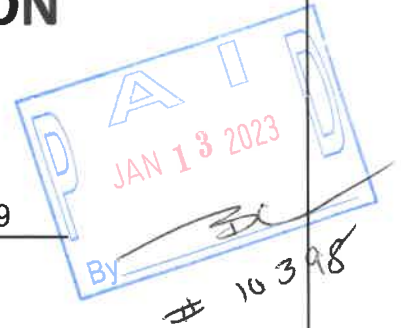
Jennifer Riordan, GM2 Associates, Inc.

4) Telephone Number

603-856-7854

NOTE:

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



REV. 01/2018

1/17/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 30 BLOCK: 387 LOT: 26 EXT: 0	0 BEECHER ST	MESSINA FRANCIS X 400 FRANKLIN ST P O BOX 859059 BRAintree, MA, 02185-9059	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 387 LOT: 10 EXT: 0	23 MACE AVE	BRENNAN EILEEN & MARGARET JT 23 MACE AVE E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 379 LOT: 1 EXT: 0	620 MIDDLE ST	DELUCA PROPERTIES LLC 885 WASHINGTON ST E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 380 LOT: 34 EXT: 0	700 MIDDLE ST	MDC COAST 20 LLC 11995 EL CAMINO REAL SAN DIEGO, CA, 92130	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 380 LOT: 2 EXT: 0	787 WASHINGTON ST	MDC COAST 20 LLC 11995 EL CAMINO REAL SAN DIEGO, CA, 92130	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 379 LOT: 9 EXT: 0	824 WASHINGTON ST	824 WASHINGTON ST LIMITED PARTNERSHIP 400 FRANKLIN ST PO BOX 859059 BRAintree, MA, 02185-9059	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 380 LOT: 6 EXT: 0	835 WASHINGTON ST	BREWSTER GEORGE W & MARK TRS 835 WASHINGTON ST RLTY TRUST P O BOX 257 ACCORD, MA, 02018	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 380 LOT: 7 EXT: 0	839 WASHINGTON ST	BREWSTER GEORGE W & MARK TRS 835 WASHINGTON ST RLTY TRUST PO BOX 257 ACCORD, MA, 02018	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 380 LOT: 8 EXT: 0	841 WASHINGTON ST	IRAHETA EDGAR V & NIMIA TBE 841 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 387 LOT: 6 EXT: 0	844 WASHINGTON ST	SIMONI JEAN M TR PRATT REALTY TRUST 844 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1/17/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 30 BLOCK: 380 LOT: 9 EXT: 0	847 WASHINGTON ST	MKBA2 LLC 847 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 387 LOT: 5 EXT: 0	848 WASHINGTON ST	SEACH ASSOCIATES LLC 22 WINDSOR RD MILTON, MA, 02186	<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 November 2022.

Prepared by:

Reviewed by:

824 WASHINGTON ST LIMITED
PARTNERSHIP
400 FRANKLIN ST
PO BOX 859059
BRAintree, MA 02185-9059

BRENNAN EILEEN & MARGARET JT
23 MACE AVE

E WEYMOUTH, MA 02189

BREWSTER GEORGE W & MARK TRS
835 WASHINGTON ST RLTY TRUST
P O BOX 257

ACCORD, MA 02018

BREWSTER GEORGE W & MARK TRS
835 WASHINGTON ST RLTY TRUST
PO BOX 257

ACCORD, MA 02018

DELUCA PROPERTIES LLC
885 WASHINGTON ST

E WEYMOUTH, MA 02189

IRAHETA EDGAR V & NIMIA TBE
841 WASHINGTON ST

WEYMOUTH, MA 02189

MDC COAST 20 LLC
11995 EL CAMINO REAL

SAN DIEGO, CA 92130

MDC COAST 20 LLC
11995 EL CAMINO REAL

SAN DIEGO, CA 92130

MESSINA FRANCIS X
400 FRANKLIN ST
P O BOX 859059
BRAintree, MA 02185-9059

MKBA2 LLC
847 WASHINGTON ST

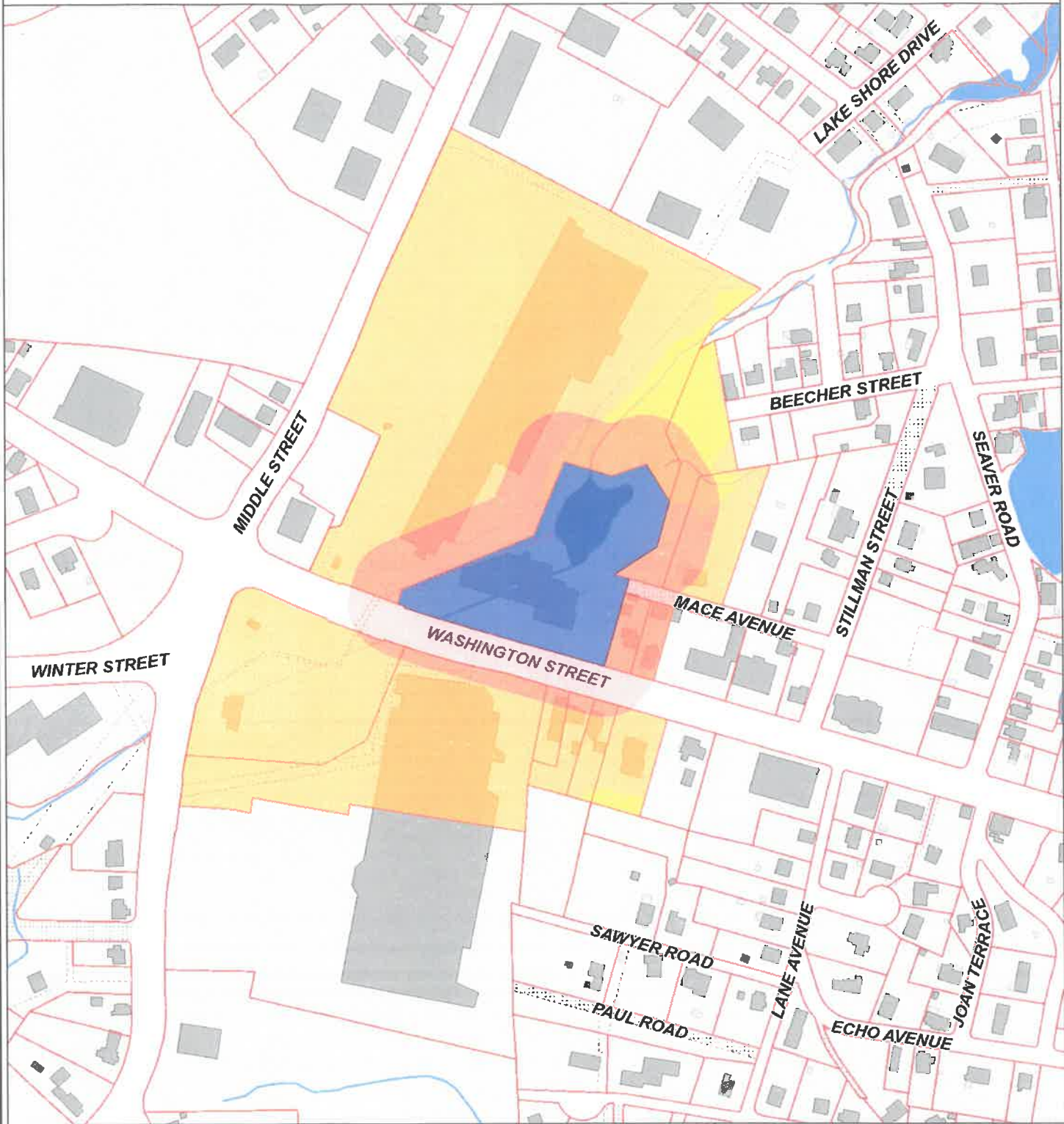
WEYMOUTH, MA 02189

SEACH ASSOCIATES LLC
22 WINDSOR RD

MILTON, MA 02186

SIMONI JEAN M TR
PRATT REALTY TRUST
844 WASHINGTON ST

WEYMOUTH, MA 02189



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.

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 824 Washington Street, L.P. c/o Messina Enterprises
- 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 property is located at 824 Washington Street (Map 30, Block 379, Lot 9). The project involves stabilization and repair of a failed culvert that carries the Mill River under the subject property.

- 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 603-856-7854 contact person Jennifer Riordan

between the hours of: 8:00 am - 4:00 pm on the following days of the week: Mon. - Fri.

- 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.