



Notice of Intent

For

**Hanover Weymouth Residential Development
1325 Washington Street
Weymouth, MA**

April 8, 2021

**Prepared for:
Hanover R.S. Limited Partnership
One Marina Park Drive
Suite 701
Boston, MA 02210**

**Prepared by:
Crocker Design Group, LLC
2 Sharp Street Unit B
Hingham, MA 02043
781-919-0808**



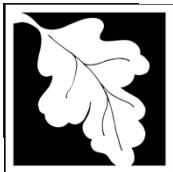
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SECTION 1 - MA DEP Forms



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

Important:

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



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

A. General Information

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

1325 Washington Street

a. Street Address

Weymouth

b. City/Town

02189

c. Zip Code

Latitude and Longitude:

42° 11' 39" N

d. Latitude

70° 55' 20" W

e. Longitude

Map 35, Block 448

f. Assessors Map/Plat Number

7, 8, 9, 25

g. Parcel /Lot Number

2. Applicant:

David

a. First Name

Hall

b. Last Name

Hanover R.S. Limited Partnership

c. Organization

One Marina Park Drive, Suite 701

d. Street Address

Boston

e. City/Town

MA

f. State

02210

g. Zip Code

617-774-1723

h. Phone Number

i. Fax Number

dhall@hanoverco.com

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

James

a. First Name

Bristol

b. Last Name

1317 Washington RE Holdings LLC

c. Organization

190 Old Derby Street

d. Street Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

781-249-2010

h. Phone Number

i. Fax Number

jb3@weathervanecompanies.com

j. Email address

4. Representative (if any):

Gabriel

a. First Name

Crocker, P.E

b. Last Name

Crocker Design Group, LLC

c. Company

2 Sharp St, Unit 2

d. Street Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

781-919-0808

h. Phone Number

i. Fax Number

GabeCrocker@CrockerDesignGroup.com

j. Email address

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

\$5,100.00

a. Total Fee Paid

\$2,537.50

b. State Fee Paid

\$2,562.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construction of a mixed use facility with 270 residential units, including 150 1-Bedroom Units, 106 2-Bedroom Units and 14 3-bedroom units in 267,000± SF of gross leasing space, 4,200 SF of commercial/retail space, and 8,910 SF of amenity and support space with associated parking and site infrastructure on 9.8± acres of land.

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

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

45225 / 47538 / 15247

c. Book

b. Certificate # (if registered land)

321 / 288 / 148

d. Page Number

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

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

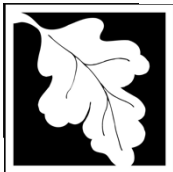
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

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

5. Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

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

- August 2, 2017
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

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

- a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Hull to New Hampshire border:

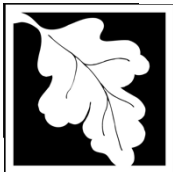
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP’s Boston Office. For coastal towns in the Southeast Region, please contact MassDEP’s Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

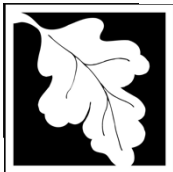
D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Hanover Weymouth Residential Development (Site Development Plans)

a. Plan Title

Alex Szabo

Gabriel Crocker, P.E.

b. Prepared By

c. Signed and Stamped by

04/08/2021

Varies

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

69131

04/06/2021

2. Municipal Check Number

3. Check date

69130

04/06/2021

4. State Check Number

5. Check date

Hanover R.S. Limited Partnership

6. Payor name on check: First Name

7. Payor name on check: Last Name



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Weymouth

City/Town

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.

	David S. Hall	
1. Signature of Applicant		2. Date 4/8/2021
		4. Date 4/8/2021
3. Signature of Property Owner (if different)		6. Date
		
5. Signature of Representative (if any)		

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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

Property Owner/Parcel List

1.) 1325 Washington Street

Parcel: Map 35, Block 448, Lot 7
Occupant: None
Current Owner: 1317 Bristol Holdings, LLC.
Street Address: 190 Old Derby Street, Suite 311
City/Town: Hingham
State: MA
Zip Code: 02043
Phone #: (781) 249-1097

2.) 0 Washington Street

Parcel: Map 35, Block 448, Lot 8
Occupant: None
Current Owner: 1317 Bristol Holdings, LLC.
Street Address: 190 Old Derby Street, Suite 311
City/Town: Hingham
State: MA
Zip Code: 02043
Phone #: (781) 249-1097

3.) 0 Washington Street

Parcel: Map 35, Block 448, Lot 9
Occupant: None
Organization: 1317 Washington RE Holdings, LLC.
Street Address: 190 Old Derby Street, Suite 311
City/Town: Hingham
State: MA
Zip Code: 02043
Phone #: (781) 249-1097

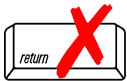
4.) 28 White Oaks Ln

Parcel: Map 35, Block 448, Lot 25
Occupant: None
Organization: 1317 Washington RE Holdings, LLC.
Street Address: 190 Old Derby Street, Suite 311
City/Town: Hingham
State: MA
Zip Code: 02043
Phone #: (781) 249-1097



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



A. Applicant Information

1. Location of Project:

1325 Washington Street	Weymouth
a. Street Address	b. City/Town
69130	\$2,537.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

David	Hall	
a. First Name	b. Last Name	
Hanover R.S. Limited Partnership		
c. Organization		
One Marina Park Drive, Suite 701		
d. Mailing Address		
Boston	MA	02210
e. City/Town	f. State	g. Zip Code
617-774-1723	dhall@hanoverco.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

James	Bristol	
a. First Name	b. Last Name	
1317 Washington Street RE Holdings LLC		
c. Organization		
190 Old Derby Street		
d. Mailing Address		
Hingham	MA	02043
e. City/Town	f. State	g. Zip Code
781-249-2010	jb3@weathervanecompanies.com	
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 2b: Parking Lot	1	\$500	\$500
Cat. 2g: Storm Drain Discharge	5	\$500	\$2,500
Cat. 3b: Building for Development	2	\$1,050	\$2,100
Step 5/Total Project Fee:			\$5,100.00
Step 6/Fee Payments:			
Total Project Fee:			\$5,100.00
State share of filing Fee:			\$2,537.50
City/Town share of filing Fee:			\$2,562.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

HANOVER R.S. LIMITED PARTNERSHIP

DATE	INVOICE NO	DESCRIPTION	DEDUCTION	BALANCE		
4-05-21	585-CKRQ040521	585-Filing Fee	.00	2537.50		
CHECK DATE	4-06-21	CHECK NUMBER	69130	TOTAL >	.00	2537.50

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

HANOVER R.S. LIMITED PARTNERSHIP

DATE	INVOICE NO	DESCRIPTION	DEDUCTION	BALANCE		
4-05-21	585-CKRQ040521	585-Filing Fee	.00	2537.50		
CHECK DATE	4-06-21	CHECK NUMBER	69130	TOTAL >	.00	2537.50

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

HANOVER R.S. LIMITED PARTNERSHIP
 OPERATING ACCOUNT
 1780 S. POST OAK LANE
 HOUSTON TEXAS 77056

JP MORGAN CHASE

TAC (TM) VPS&C 8823EMPE-0F0876-0061-04 4/9/2021 19:28:13 #9130 2037 50

32-61/1110/

69130

DATE 04/06/2021

Pay: *****Two thousand five hundred thirty-seven dollars and 50 cents

\$ ****2,537.50

VOID IF NOT CASHED WITHIN 90 DAYS

TO
 THE
 ORDER
 OF
 Commonwealth of Massachusetts

Hanover R.S. Limited Partnership

Judi Kopper

HANOVER R.S. LIMITED PARTNERSHIP

DATE	INVOICE NO	DESCRIPTION	DEDUCTION	BALANCE		
4-05-21	585-CKRQ40521-2	585-Wetlands Filing Fee	.00	2562.50		
CHECK DATE	4-06-21	CHECK NUMBER	69132	TOTAL >	.00	2562.50

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

HANOVER R.S. LIMITED PARTNERSHIP

DATE	INVOICE NO	DESCRIPTION	DEDUCTION	BALANCE		
4-05-21	585-CKRQ40521-2	585-Wetlands Filing Fee	.00	2562.50		
CHECK DATE	4-06-21	CHECK NUMBER	69132	TOTAL >	.00	2562.50

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

HANOVER R.S. LIMITED PARTNERSHIP
 OPERATING ACCOUNT
 1780 S. POST OAK LANE
 HOUSTON TEXAS 77056

JP MORGAN CHASE

TAC (TM) VPSR 0622EAF6-3F0578-E861-9440/2021 18.28.13 05132 2562.50

32-61/1110/

69132

DATE 04/06/2021

Pay: *****Two thousand five hundred sixty-two dollars and 50 cents

\$ ****2,562.50

VOID IF NOT CASHED WITHIN 90 DAYS

TO Town of Weymouth
 THE Weymouth Conservation Commission
 ORDER 75 Middle Street
 OF Weymouth, MA 02189

Hanover R.S. Limited Partnership

Judi Kopper

SECTION 2-
WEYMOUTH CONSERVATION COMMISSION FORMS

INSTRUCTIONS FOR FILING A NOTICE OF INTENT WITH THE TOWN OF WEYMOUTH CONSERVATION COMMISSION

Local Notice of Intent

A local NOI form must be filed under the Weymouth Wetlands Protection Ordinance (Ch. 7, Section 301 of the Weymouth Code of Ordinances); <http://www.weymouth.ma.us/conservation-commission/pages/information-for-applicants>.

- 1-page local-NOI form
- Use local filing fee schedule to calculate local fees
- Make check payable to “Town of Weymouth”

Abutter Notification

- Fill out Abutters List Order form and bring to Tax Office (M-F 8:30-4:30), along with \$15.00 fee.
 - You will be notified when list is ready (about 1 week); pick up list in Conservation Office
 - Town will provide the abutters list, map, and set of labels
 - Provide copy of abutters list to Commission prior to the hearing
- Must notify abutters immediately following submittal of the NOI, but no later than one week prior to meeting.
 - Fill out and copy the “Notification to Abutters Form”.
 - Deliver Notification form to the abutters at least one week before meeting, in one of the following ways:
 - Hand delivery with signature adjacent to name on abutters list
 - Certified mail, return receipt
 - Certificate of mailing (less expensive)
 - Must provide proof of notification prior to, or at, the public hearing (original signatures, certified mail receipts, or certificate of mailing receipts).
- Affidavit of Service must be signed and dated and provided to the Commission prior to or at the public hearing.

Mass Wetlands Protection Act (WPA) Form 3

- Fill out WPA Form 3, Notice of Intent. For copy of form, click on “Links and Other Relevant Info” on the Conservation Commission webpage. Click on “Mass Wetland Protection Act Forms.”
- Read the instructions on WPA Form 3.
- Fill out NOI Wetland Fee Transmittal Form and prepare checks as detailed in instructions
- See additional instructions at the end of this document

Locus Map

Use USGS map or other showing site in relation to surrounding area (enough info for Commission to find site).

Site Access Form

Fill out and provide with application to allow Conservation Commissioners and staff to review the site.

Legal Notice (Advertisement)

- The Conservation Office will prepare the language for the Legal Notice and submit it for publication (Patriot Ledger).
- Applicant is responsible for payment to Patriot Ledger for Legal Notice publication. The Ledger will contact you for billing information, if needed.

- If arrangements for payment aren't made, the legal notice will not be published and the Commission will not be able to hold the hearing.

Copies/Submittals

- Submit the original and 6 copies (total of 7) of the local and state NOI application forms, plans, and other forms and submittals to the Conservation Commission, along with local ordinance fee and local share of the state fee.
- Submit WPA Form 3, plans and other submittals by certified mail to:

Commonwealth of Massachusetts
DEP – Southeast Regional Office
20 Riverside Drive
Lakeville, MA 02347
- Submit state share of filing fee to the P. O. Box in Boston along with the original Wetland Fee Transmittal Form (see below under NOI Wetland Fee Transmittal form).

Additional Instructions on WPA-Form 3

Section A

- Pg 1, item 1: Latitude and Longitude not needed
- Pg 1, item 5: 'WPA Fee Paid'-*amount not known until Wetland Fee Transmittal Form completed*
- Pg 2, Section A: complete in full

Section B

- P 2 – 4: Buffer Zone and Resource Areas – must quantify impacts for all resource areas

Section C

- Mass Endangered Species Act (MESA) review; refer to August 2017 NHESP map
- P 6: answer questions 2-6 (Commission can provide help if needed)

Section D

- Pg. 7: check boxes, fill out plan info

Section E

- Pg 8 (Fees): Compete items 2 through 7; *please also provide a photo copy of state check*

Section F

- Sign and date. Follow instructions in NOI and below regarding submittals.
(Note: Conservation Commission will need original plus 6 copies of the NOI.)

NOI Wetland Fee Transmittal Form

- Fill out NOI Wetland Fee Transmittal Form using NOI instructions, section E
- Follow form to calculate amount of State fee payable to state and to town
 - Fee charged for each separate activity (e.g., house, wall, pool)
 - Calculate additional fee for projects within Riverfront Area
 - Calculate *local share* of state fee (payable to Town of Weymouth)
 - Calculate *state share* of filing fee (payable to Commonwealth of Massachusetts; send original check to Department of Environmental Protection, P.O. Box 4062, Boston, MA 02211)
 - Make copy of state check for Conservation application
 - Add fee info to bottom of page 1 (5a, b & c)

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

1. Project Location 1325 Washington St
2. Town of Weymouth Atlas Reference (Parcel #) 7, 8, 9, 25
3. Project Description _____
4. County, Norfolk: Book 45225/47538/15247 Page 321/47538/15247
5. *Applicant Hanover R.S. Limited Partnership *Telephone# 617-774-1723
6. *Applicant Address One Marina Park Drive, Suite 701, Boston, MA 02210
7. Property Owner 1317 Washington Street RE Holdings LLC
8. Representative Crocker Design Group, LLC. Telephone# 781-919-0808
9. Representative's Address 2 Sharp St, Unit 2, Hingham, MA 02043
10. Billing Party for Legal Notice (All info is required):
Name: Gabe Crocker
Address: 2 Sharp St, Unit 2, Hingham, MA 02043
Home Phone: 781-919-0808 Cell: 781-820-0416
Email address GabeCrocker@CrockerDesignGroup.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 X Wildlife _____ Recreation _____ Erosion Control X
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



David S. Hall

Signature

4/8/2021

Date

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

SITE ACCESS AUTHORIZATION

DATE: April 8, 2021

PROJECT: Hanover Weymouth Residential Development

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

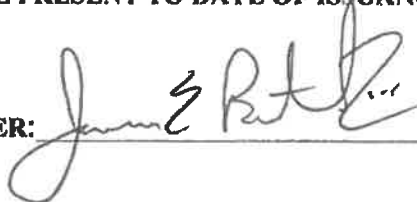
FROM: 1317 Washington RE Holdings LLC, 190 Old Derby Street, Hingham, MA 02043

LOCATION: 1325 Washington St, Weymouth, MA 02189
(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:

4/8/2021

Filing Fee Statement

The proposed project is being filed under the Wetlands Protection Act and the Town of Weymouth Wetlands Protection Bylaw. Therefore, the following fees apply:

Wetlands Protection Act

The project is reviewable under the following categories:

Type of Activity	Number of Activities	Individual Activity Fee	Subtotal Activity Fee
Category 2b: Parking Lot	1	\$ 500.00	\$ 500.00
Category 2g: Storm Drain Discharge	5	\$ 500.00	\$ 2,500.00
Category 3b: Building for Development	2	\$ 1,050.00	\$ 2,100.00
Total WPA Filing Fee:			\$ 5,100.00
State Share of Filing Fee:			\$ 2,537.50
City/Town Share of Filing Fee:			\$ 2,562.50

Weymouth Wetlands Protection Bylaw

The project is reviewable under Activity D, Notice of Intent for Multiple-Dwellings:

Type of Activity	Number of Activities	Individual Activity Fee	Subtotal Activity Fee
i) Dwelling Structures	2	\$ 750.00	\$ 1,500.00
i) Units within 200ft of Resource Area	60	\$ 100.00	\$ 6,000.00
ii) Minor Projects	7	\$ 100.00	\$ 700.00
Total Weymouth Wetlands Protection Bylaw Fee:			\$ 8,200.00

Filing Fee Summary

Payee	Amount	Address
Commonwealth of Massachusetts	\$2,537.50	MA DEP Box 4062, Boston, MA 02211
Town of Weymouth (Wetlands Protection Act)	\$2,562.50	Weymouth Conservation Commission 75 Middle Street Weymouth, MA 02189
Town of Weymouth (Weymouth Wetlands Protection Ordinance)	\$8,200.00	Weymouth Conservation Commission 75 Middle Street Weymouth, MA 02189

HANOVER R.S. LIMITED PARTNERSHIP

DATE	INVOICE NO	DESCRIPTION	DEDUCTION	BALANCE		
4-05-21	585-CKRQ040521	585-Conservation Fee	.00	8200.00		
CHECK DATE	4-06-21	CHECK NUMBER	69131	TOTAL >	.00	8200.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

HANOVER R.S. LIMITED PARTNERSHIP

DATE	INVOICE NO	DESCRIPTION	DEDUCTION	BALANCE		
4-05-21	585-CKRQ040521	585-Conservation Fee	.00	8200.00		
CHECK DATE	4-06-21	CHECK NUMBER	69131	TOTAL >	.00	8200.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

HANOVER R.S. LIMITED PARTNERSHIP
 OPERATING ACCOUNT
 1780 S. POST OAK LANE
 HOUSTON TEXAS 77056

JP MORGAN CHASE

TAC (TM) VPRK 8829FAFE AF0678-8891-94 4882021.16 28 13 .00131 0200.00

32-61/1110/

69131

DATE 04/06/2021

Pay: *****Eight thousand two hundred dollars and no cents

\$ ****8,200.00

VOID IF NOT CASHED WITHIN 90 DAYS

TO Town of Weymouth
 THE Weymouth Conservation Commission
 ORDER 75 Middle Street
 OF Weymouth, MA 02189

Hanover R.S. Limited Partnership

Judi Kopper

From: [Maggie Laracy](#)
To: SERO_NOI@mass.gov
Cc: [Gabriel Crocker](#)
Subject: NOI- 1325 Washington Street, Weymouth- Hanover R.S. Limited Partnership
Date: Thursday, April 8, 2021 11:32:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning,

Please use the link below for the NOI application and associated documents for the Hanover Weymouth Residential Development at 1325 Washington Street, Weymouth.

[Hanover Apartments- MA DEP- Notice of Intent](#)

A hard copy of this submission will also be sent to the Southeast Regional office today, and the fee will be sent to the Boston DEP address as instructed on the WPA3 form.

Best,

Maggie



Maggie Laracy, PE, LEED AP
Project Manager | P: 781-919-0808
2 Sharp Street Unit B, Hingham, MA 02043

From: [SERO NOI \(DEP\)](#)
To: [Maggie Laracy](#)
Subject: Automatic reply: NOI- 1325 Washington Street, Weymouth- Hanover R.S. Limited Partnership
Date: Thursday, April 8, 2021 11:33:09 AM

CONFIRMATION OF RECEIPT FOR WETLAND PROTECTION ACT REGULATORY FILINGS

This email serves as Confirmation of Receipt for submittals of Wetland Permitting Forms required for activities regulated under the Wetlands Protection Act (MGL c. 131, s. 40) during MassDEP office closures related to COVID-19 including applications for Wetland permits and Orders of Conditions from Conservation Commissions and other forms online at [https://www.mass.gov/lists/wetlands- -forms](https://www.mass.gov/lists/wetlands--forms)

Current guidance and any updated guidance from MassDEP to assist in implementing the Wetlands Protection Act during the COVID-19 office closure period is posted on our website at <https://www.mass.gov/guides/wetlands-information>

Note: Regulatory filings that are submitted by email or U.S. Postal Service will be processed as expediently as possible, however hand delivery is not currently an option at any of MassDEP's offices during office closures.

SECTION 3 - Abutter Notifications

Town of Weymouth



ABUTTERS LIST ORDER FORM

35 - 448 - 7
35 - 448 - 8
35 - 448 - 9
35 - 448 - 25

1) Subject Identification
(address or block & lot)

2) Type of filing (check one)



- Conservation Commission (all filings) ✓
 Planning Board - Subdivision (Definitive or Preliminary)
 Board of Appeals (all applications)
 Licensing Will the establishment sell or serve alcohol?
 Town Council

3) Contact Person

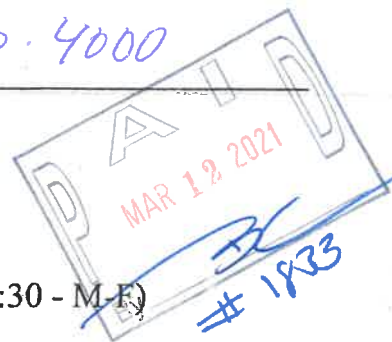
Frank Marinelli, Esq.

4) Telephone Number

617-650-4000

NOTE:

Please allow 3-5 business days to be completed
Completed requests must be picked up at Town Hall (8:30 - 4:30 - M-F)
Abutters List Fee - \$15
Please make \$15 fee payable to the "Town of Weymouth".



3/15/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 35 BLOCK: 448 LOT: 3 EXT: 0	4 ARGYLE CT	MARTIGNETTI VICTOR A & JENNIFER A TBE 4 ARGYLE CT WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 2 EXT: 0	6 ARGYLE CT	COUGHLAN THOMAS R & CLARE TBE 6 ARGYLE CT E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 1 EXT: 0	8 ARGYLE CT	GERVASI PAUL FRANK & MADALYN C TRUSTEES 8 ARGYLE CT WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 12 EXT: 0	167 MOORE RD	BRADY ENTERPRISES, INC 167 MOORE RD WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 39 BLOCK: 449 LOT: 1 EXT: 0	0 PLEASANT ST	BATES BROS SEAM-FACE GRANITE CO 882 PLEASANT ST E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 31 BLOCK: 408 LOT: 6 EXT: 0	30 QUEEN ANNE DR	QUEEN ANNES GATE APARTMENTS CO C/O CMJ MANAGEMENT CO INC 150 MOUNT VERNON ST #520 BOSTON, MA, 02125	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 8 EXT: 0	0 WASHINGTON ST	1317 BRISTOL HOLDINGS LLC 190 OLD DERBY STREET SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 9 EXT: 0	0 WASHINGTON ST	1317 WASHINGTON RE HOLDINGS LLC 190 OLD DERBY ST SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 6 EXT: 0	0 WASHINGTON ST	MASSACHUSETTS ELECTRIC CO PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM, MA, 02451-2286	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 407 LOT: 73 EXT: 0	1300 WASHINGTON ST	ZEBS REALTY TRUST 10 KATHLEEN DR HOLBROOK, MA, 02343	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3/15/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 35 BLOCK: 448 LOT: 5 EXT: 0	1315 WASHINGTON ST	RODRIGUES JOAO M & CARDOSO LICINIA FONSECA JT 1315 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 7 EXT: 0	1325 WASHINGTON ST	1317 BRISTOL HOLDINGS LLC 190 OLD DERBY STREET SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 2 EXT: 0	1338 WASHINGTON ST	WEYMOUTH AERIE 2899 F O E INC FRATERNAL ORDER OF EAGLES C/O GEORGE BRADY 1338 WASHINGTON ST E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 10 EXT: 0	1350 WASHINGTON ST	PREVITE REALTY LLC C/O PREVITE'S MARKET PLACE 1350 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 1	1360 WASHINGTON ST	LIEBERT GARY & PRESNICK KAREN K & G REALTY TRUST 40 SHERI LN S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 2	1360 WASHINGTON ST	LIEBERT GARY D & PRESNICK KEREN F TRS K&G REALTY TRUST 1360 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 4	1360 WASHINGTON ST	TIRED HOUSES, LLC 155 KENDRICK AVE U-501 QUINCY, MA, 02169	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 5	1362 WASHINGTON ST	ROUNSEVILLE LEROY L TRUSTEE NORMAN DAVID REALTY TRUST 1362 WASHINGTON ST U-5 WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 6	1362 WASHINGTON ST	ROUNSEVILLE LEROY L TRUSTEE NORMAN DAVID REALTY TRUST 1362 WASHINGTONST U-6 E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 7	1362 WASHINGTON ST	ROUNSEVILLE LEROY L TRUSTEE NORMAN DAVID REALTY TRUST 1362 WASHINGTON ST U-7 E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3/15/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 35 BLOCK: 408 LOT: 8 EXT: 8	1362 WASHINGTON ST	ROUNSEVILLE LEROY L TRUSTEE NORMAN DAVID REALTY TRUST 1362 WASHINGTON ST U-8 E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 9	1362 WASHINGTON ST	TIRED HOUSES, LLC C/O SAM ROANSEVILLE 155 KENDRICK AVE #50 1 QUINCY, MA, 02169	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 408 LOT: 8 EXT: 3	1362 WASHINGTON ST	LIEBERT GARY D & PRESNICK KAREN F TRS OF K & G RLTY TR 1356 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 10 EXT: 0	1373 WASHINGTON ST	DIVEN PROPERTIES LLC 67 SHARP ST UNIT 5 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 11 EXT: 0	1385 WASHINGTON ST	ARONSON MAUREEN & JEFFREY S TRS OF NASH REALTY TRUST 1385 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 35 BLOCK: 448 LOT: 25 EXT: 0	28 WHITE OAKS LN	1317 WASHINGTON RE HOLDINGS LLC 190 OLD DERBY ST SUITE 311 HINGHAM, MA, 02043	<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 2021. The record of ownership is accurate through October 2020.

Prepared by:  3/15/21

Reviewed by:

1317 BRISTOL HOLDINGS LLC
190 OLD DERBY STREET
SUITE 311
HINGHAM, MA 02043

1317 BRISTOL HOLDINGS LLC
190 OLD DERBY STREET
SUITE 311
HINGHAM, MA 02043

1317 WASHINGTON RE HOLDINGS
LLC
190 OLD DERBY ST SUITE 311
HINGHAM, MA 02043

1317 WASHINGTON RE HOLDINGS
LLC
190 OLD DERBY ST SUITE 311
HINGHAM, MA 02043

ARONSON MAUREEN & JEFFREY S
TRS OF NASH REALTY TRUST
1385 WASHINGTON ST
WEYMOUTH, MA 02189

BATES BROS SEAM-FACE
GRANITE CO
882 PLEASANT ST
E WEYMOUTH, MA 02189

BRADY ENTERPRISES, INC
167 MOORE RD
WEYMOUTH, MA 02189

COUGHLAN THOMAS R & CLARE TBE
6 ARGYLE CT
E WEYMOUTH, MA 02189

DIVEN PROPERTIES LLC
67 SHARP ST UNIT 5
HINGHAM, MA 02043

GERVASI PAUL FRANK & MADALYN C
TRUSTEES
8 ARGYLE CT
WEYMOUTH, MA 02189

LIEBERT GARY & PRESNICK KAREN
K & G REALTY TRUST
40 SHERI LN
S WEYMOUTH, MA 02190

LIEBERT GARY D & PRESNICK
KAREN F TRS K&G REALTY TRUST
1360 WASHINGTON ST
WEYMOUTH, MA 02189

LIEBERT GARY D & PRESNICK
KAREN F TRS OF K & G RLTY TR
1356 WASHINGTON ST
WEYMOUTH, MA 02189

MARTIGNETTI VICTOR A &
JENNIFER A TBE
4 ARGYLE CT
WEYMOUTH, MA 02189

MASSACHUSETTS ELECTRIC CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

PREVITE REALTY LLC
C/O PREVITE'S MARKET PLACE
1350 WASHINGTON ST
WEYMOUTH, MA 02189

QUEEN ANNES GATE APARTMENTS CO
C/O CMJ MANAGEMENT CO INC
150 MOUNT VERNON ST #520
BOSTON, MA 02125

RODRIGUES JOAO M & CARDOSO
LICINIA FONSECA JT
1315 WASHINGTON ST
WEYMOUTH, MA 02189

ROUNSEVILLE LEROY L TRUSTEE
NORMAN DAVID REALTY TRUST
1362 WASHINGTON ST U-5
WEYMOUTH, MA 02189

ROUNSEVILLE LEROY L TRUSTEE
NORMAN DAVID REALTY TRUST
1362 WASHINGTONST U-6
E WEYMOUTH, MA 02189

ROUNSEVILLE LEROY L TRUSTEE
NORMAN DAVID REALTY TRUST
1362 WASHINGTON ST U-7
E WEYMOUTH, MA 02189

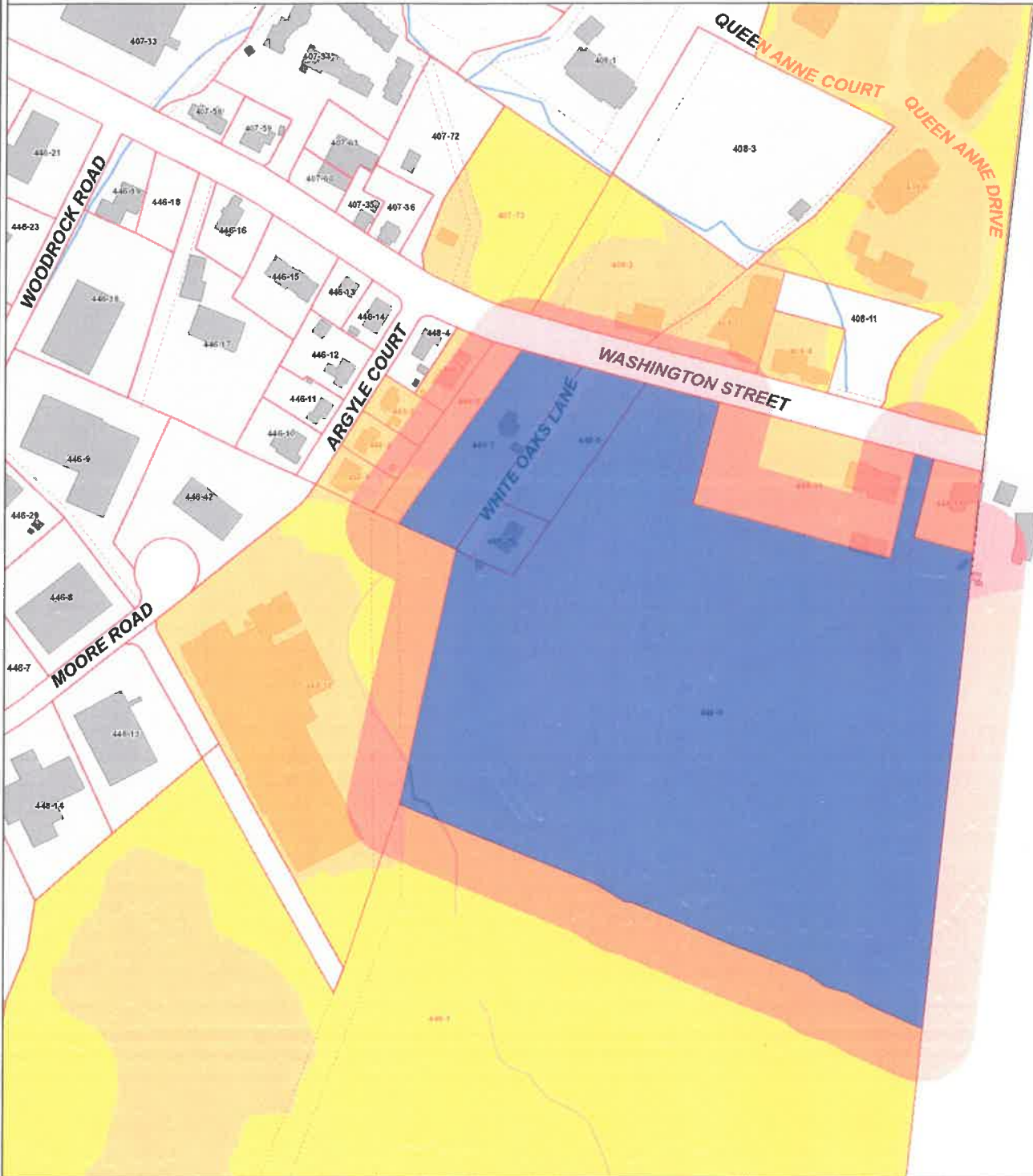
ROUNSEVILLE LEROY L TRUSTEE
NORMAN DAVID REALTY TRUST
1362 WASHINGTON ST U-8
E WEYMOUTH, MA 02189

TIRED HOUSES, LLC
C/O SAM ROANSEVILLE
155 KENDRICK AVE #501
QUINCY, MA 02169

TIRED HOUSES, LLC
155 KENDRICK AVE U-501
QUINCY, MA 02169

WEYMOUTH AERIE 2899 F O E INC
FRATERNAL ORDER OF EAGLES
C/O GEORGE BRADY
1338 WASHINGTON ST
E WEYMOUTH, MA 02189

ZEBS REALTY TRUST
10 KATHLEEN DR
HOLBROOK, MA 02343



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

1" = 279 ft



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

Hingham 100 ft abutters to Weymouth Parcel 448-9

Parcel 176-0-1

Lorusso Bristol Stone Corp.

P.O. Box 230

Walpole, MA 02081

Parcel 165-0-9.B

Maureen Aronson and Jeffery S Aronson TT & Nash Realty Trust

1385 Washington Street

Weymouth, MA 02189

Parcel 165-0-14

Maureen Aronson and Jeffery S Aronson TT & Nash Realty Trust

1385 Washington Street

Weymouth, MA 02189

Parcel 176-0-3

Bristol Bros Development Corp

190 Old Derby Street Suite 11

Hingham, MA 02043



LEGEND

- SUBJECT PROPERTY
- DIRECT ABUTTERS
- - - TOWN LINE



- NOTES:**
- PROPERTY LINE INFORMATION COMPILED FROM MASSGIS AND IS APPROXIMATE.
 - AERIAL IMAGERY PROVIDED BY NEARMAP.COM AND IS DATED OCTOBER 8, 2020.
 - PARCEL INFORMATION OBTAINED FROM HINGHAM AND WEYMOUTH ASSESSORS RESPECTIVELY.



Date	Description	No.
Revisions		

GABRIEL R. CROCKER
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
 2 SHARP STREET, UNIT B
 HINGHAM, MA 02043
 P: 781-919-0808

Drawing Title	
HINGHAM ABUTTERS MAP	
Project No.	100-124
Date	4/2/2021
Scale	1" = 200'
Drawn By	SVP
Approved By	MJL
X-2	

TOWN OF WEYMOUTH

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

Revision for Remote Meetings during COVID-19 State of Emergency

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

- A. The name of the applicant is Hanover R.S. Limited Partnership
-
- 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: 1325 Washington Street, Weymouth, MA 02189
- The applicant is proposing a mixed use facility with approximately (270) residential units including (150) 1-Bedroom Units, (106) 2-Bedroom Units and (14) 3-bedroom units in 266,466 SF of gross rentable space, 4,200 SF of commercial/retail space, and 8,910 SF of amenity and support space with associated parking and site infrastructure on 9.8± acres of land, assessor's parcels Map 35, Block 448, Lots 7, 8, 9 & 25.
- D. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be examined at Town Hall, 75 Middle Street, Conservation Office, 3rd floor (it is recommended to call for an appointment first at 781-340-5007). Copies may also be viewed on the Town of Weymouth website, on the Conservation Commission webpage, in the Current and Past Cases tab at: <https://www.weymouth.ma.us/conservation-commission/pages/project-documents>
- E. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be obtained from (check one):
- the Applicant **or** the Applicant's Representative
- by calling this telephone number 781-919-0808 contact person Gabriel Crocker, P.E.
- between the hours of: 8:30AM-5:00PM on the following days of the week: M-F
- F. Information regarding the date, time, and instructions for joining the REMOTE public hearing, to be held via the WebEx platform, may be obtained from:

Weymouth Conservation Commission

By calling this telephone number: 781-340-5007
Between the hours of: 8:30 – 4:30 Mon. though Friday

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

NOTE: Notice of the public hearing/meeting, including its date, time and remote venue, will be published at least five days in advance in the Patriot Ledger, and will also be posted on the Town website at www.weymouth.ma.us 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 Gabe Crocker 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

Crocker Design Group, LLC.

With the **Town of Weymouth Conservation Commission** on April 8, 2021
(Date)

For property located at 1325 Washington Street, Weymouth, MA 02189

Shown on Assessors Map# 35 Block # 448 Lot# 7, 8, 9, 25

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

Name

Date