



## Notice of Intent

96 Old Colony Drive  
Assessor's Parcel 36-421-37  
December 10, 2020

Prepared for: Michael McCann  
24 Oakland Street  
Braintree, MA. 02184

Project: Construction of a 15' x 15' addition to replace an existing 3 season room and add a deck on an existing single family dwelling.

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Site Plan Showing Proposed Addition

Architectural Drawing

# Stenbeck & Taylor, Inc.

Registered Professional Engineers and Land Surveyors

Since 1951

Weymouth Conservation Commission  
Town Hall  
75 Middle Street  
Weymouth, MA. 02188

December 10, 2020

Dear Commissioners,

We, on behalf of our client, Michael McCann are respectfully filing this Notice of Intent with the Weymouth Conservation Commission for a 15' x 15' addition to an existing single family home that will replace an existing 3 season room along with adding a deck on the premises located at 96 Old Colony Drive, Assessor's Parcel 36-421-37.


The project site is located in Flood Zone X as shown on the most recent FEMA F.I.R.M. map and is located within the 100 foot buffer zone to both a Bordering Vegetated Wetland and an isolated pocket of wetland immediately adjacent thereto.

There is also an unnamed brook to the rear (north) of the property that is tributary to the Mill River which shows up on Mass GIS Oliver and the DEP Wetlands and Wetlands Change mapping (see attached copies of mapping). These resource areas were delineated by Pinebrook Consulting on June 12, 2020 as shown on the attached plans.

All of the proposed work will be within existing disturbed lawn area. Coverages and areas of disturbance are as noted on the plan. No changes in grading are proposed on the site. The house was built in 1972 according to the Assessor's records.

We look forward to presenting the project to the Commission at the next scheduled public hearing.

Very truly yours,



William J. McGovern, P.L.S.  
Stenbeck & Taylor, Inc.

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

1. Project Location 96 Old Colony Drive
2. Town of Weymouth Atlas Reference (Parcel #) 36-421-37
3. Project Description To construct a 15' x 15' addition replacing an existing 3 season room and add a deck on an existing single family home
4. County, Norfolk: Book 27103 Page 576
5. \*Applicant Michael McCann \*Telephone# (781) 249-3138
6. \*Applicant Address 96 Old Colony Drive Weymouth, MA. 02188
7. Property Owner Michael McCann
8. Representative William J. McGovern, Stenbeck & Taylor, Inc. Telephone# (781) 834-8591
9. Representative's Address 844 Webster Street Marshfield, MA. 02050
10. **Billing Party for Legal Notice (All info is required):**  
Name: Stenbeck & Taylor, Inc.  
Address: 844 Webster Street Marshfield, MA. 02050  
Home Phone: (781) 834-8591 Cell: \_\_\_\_\_  
Email address admin@stenbeckandtaylor.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 \_\_\_\_\_ 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

  
Signature

12/16/20  
Date

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

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



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

## A. General Information

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

96 Old Colony Drive

a. Street Address

Weymouth

b. City/Town

02188

c. Zip Code

Latitude and Longitude:

42.192630

d. Latitude

-70.963810

e. Longitude

36

f. Assessors Map/Plat Number

421-37

g. Parcel /Lot Number

2. Applicant:

Michael

a. First Name

McCann

b. Last Name

c. Organization

96 Old Colony Drive

d. Street Address

Weymouth

e. City/Town

MA.

f. State

02188

g. Zip Code

(781) 249-3138

h. Phone Number

i. Fax Number

mccann96@comcast.net

j. Email Address

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

Same

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

William

a. First Name

McGovern

b. Last Name

Stenbeck & Taylor, Inc.

c. Company

844 Webster Street

d. Street Address

Marshfield

e. City/Town

MA.

f. State

02050

g. Zip Code

(781) 834-8591

h. Phone Number

(781) 837-8238

i. Fax Number

terry@stenbeckandtaylor.com

j. Email address

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

110

a. Total Fee Paid

42.50

b. State Fee Paid

67.50+100(town fee)=167.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

To construct a 15' x 15' addition to replace an existing 3 season room and add a deck on the rear of an existing house located at 96 Old Colony Drive in a Buffer Zone to a Bordering Vegetated Wetland and within a Riparian Zone to an unnamed brook that is tributary to the Mill River.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

27103

c. Book

b. Certificate # (if registered land)

576

d. Page Number

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

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

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



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

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Weymouth  
 City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under-Waterbodies and Waterways	1. square feet _____	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.  Riverfront Area Unnamed brook tributary to Mill River  
 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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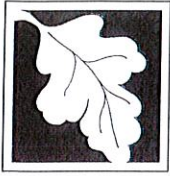
City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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Weymouth

City/Town \_\_\_\_\_

### 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](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

2020 MassGIS \_\_\_\_\_

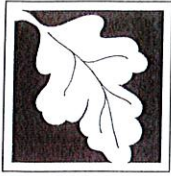
b. Date of map \_\_\_\_\_

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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
  2.  Separate MESA review ongoing.
 

	a. NHESP Tracking #	b. Date submitted to NHESP
--	---------------------	----------------------------
  3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

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

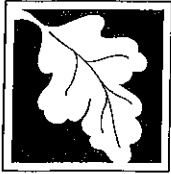
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

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

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



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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.

Site Plan Showing Proposed Addition 96 Old Colony Drive Weymouth, MA. Parcel 36-421-37

a. Plan Title

Stenbeck & Taylor, Inc.

W. McGovern, P.L.S.

b. Prepared By

c. Signed and Stamped by

December 10, 2020

1"=20'

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:

2. Municipal Check Number \_\_\_\_\_

3. Check date \_\_\_\_\_

4. State Check Number \_\_\_\_\_

5. Check date \_\_\_\_\_

6. Payor name on check: First Name \_\_\_\_\_

7. Payor name on check: Last Name \_\_\_\_\_



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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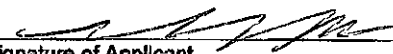
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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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.

	12/16/20
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

### For Conservation Commission:

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

### For MassDEP:

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

### Other:

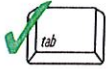
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



**A. Applicant Information**

1. Location of Project:

96 Old Colony Drive  
 a. Street Address Weymouth  
 b. City/Town  
 \_\_\_\_\_  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Michael  
 a. First Name McCann  
 b. Last Name  
 \_\_\_\_\_  
 c. Organization  
 96 Old Colony Drive  
 d. Mailing Address  
 Weymouth MA. 02188  
 e. City/Town f. State g. Zip Code  
 (781) 249-3138 mccann96@comcast.net  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

\_\_\_\_\_ a. First Name \_\_\_\_\_ b. Last Name  
 \_\_\_\_\_ c. Organization  
 \_\_\_\_\_ d. Mailing Address  
 \_\_\_\_\_ e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code  
 \_\_\_\_\_ h. Phone Number \_\_\_\_\_ i. Fax Number \_\_\_\_\_ j. Email Address

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1a) Work on a Single Family Home- addition	1	\$110.00	\$110.00

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$110.00
State share of filing Fee:	\$42.50
City/Town share of filling Fee:	\$67.50
	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.)



# Appendix A

Firm Map Showing Locus

Locus Map – USGS Quad

Locus Map DEP Wetlands Mapping

Locus Map Mass GIS Oliver Assessor Database

# National Flood Hazard Layer FIRMette



70°58'9"W 42°11'47"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) *Zone A, V, A59*
  - With BFE or Depth *Zone AE, AO, AH, VE, AR*
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile *Zone 1*
  - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
  - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
  - Area with Flood Risk due to Levee *Zone D*

- OTHER AREAS**
  - NO SCREEN *Zone X*
  - Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Zone 1*
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall

- OTHER FEATURES**
  - Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature

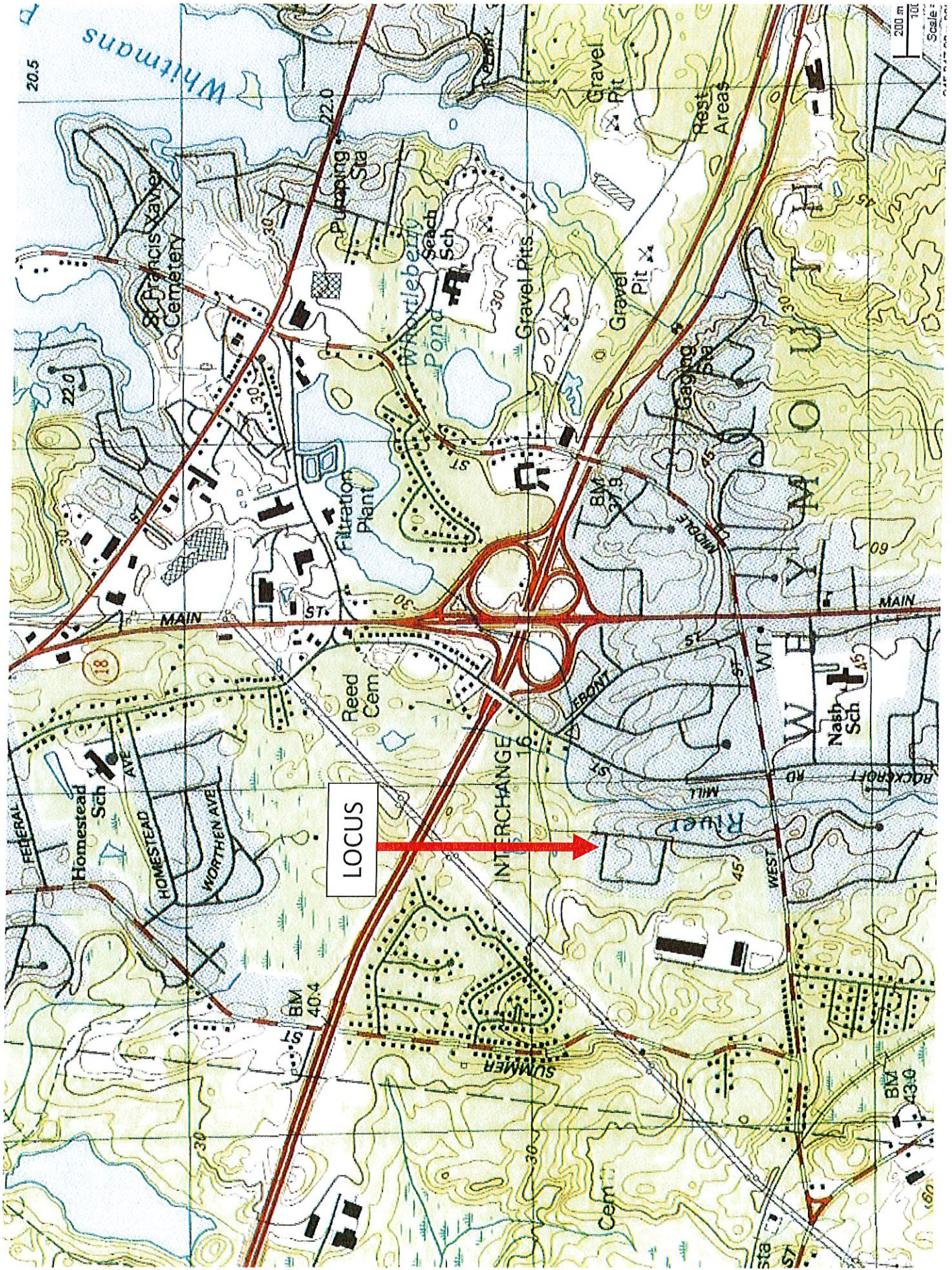
- MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/10/2020 at 8:55 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

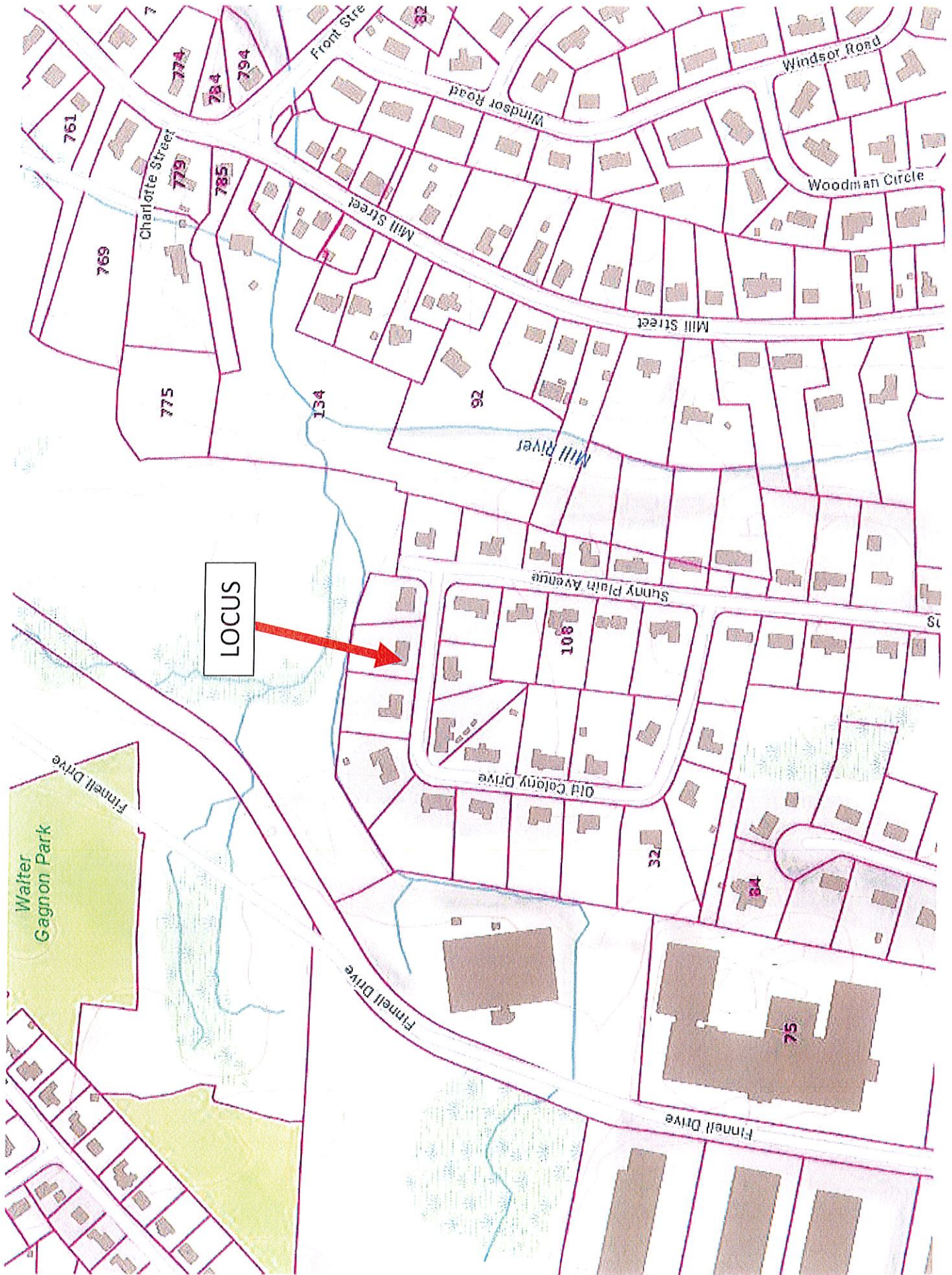
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

MCCANN 96 OLD COLONY DRIVE WEYMOUTH  
USGS TOPO FROM MASSGIS





MCCANN 96 OLD COLONY DRIVE WEYMOUTH  
WETLANDS MAPPING FROM ASSESSOR DATABASE



## Appendix B

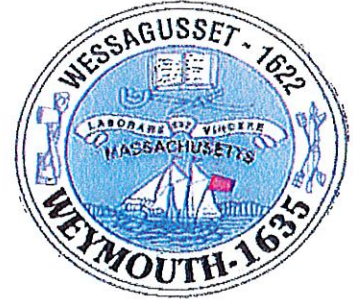
Copy of Abutter's List

Notification Form

Affidavit of Service

Copy of filing checks

# Town of Weymouth



## ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 11-25-20

Michael McCann

1) Subject Identification  
(Address and Parcel #)

96 Old Colony Drive, 36-421-37

- 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

Gail Taylor

4) Telephone Number

781-834-8591

admin@stenbeckandtaylor.com

*3c*  
*# 29787*

### 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

8872

12/9/2020

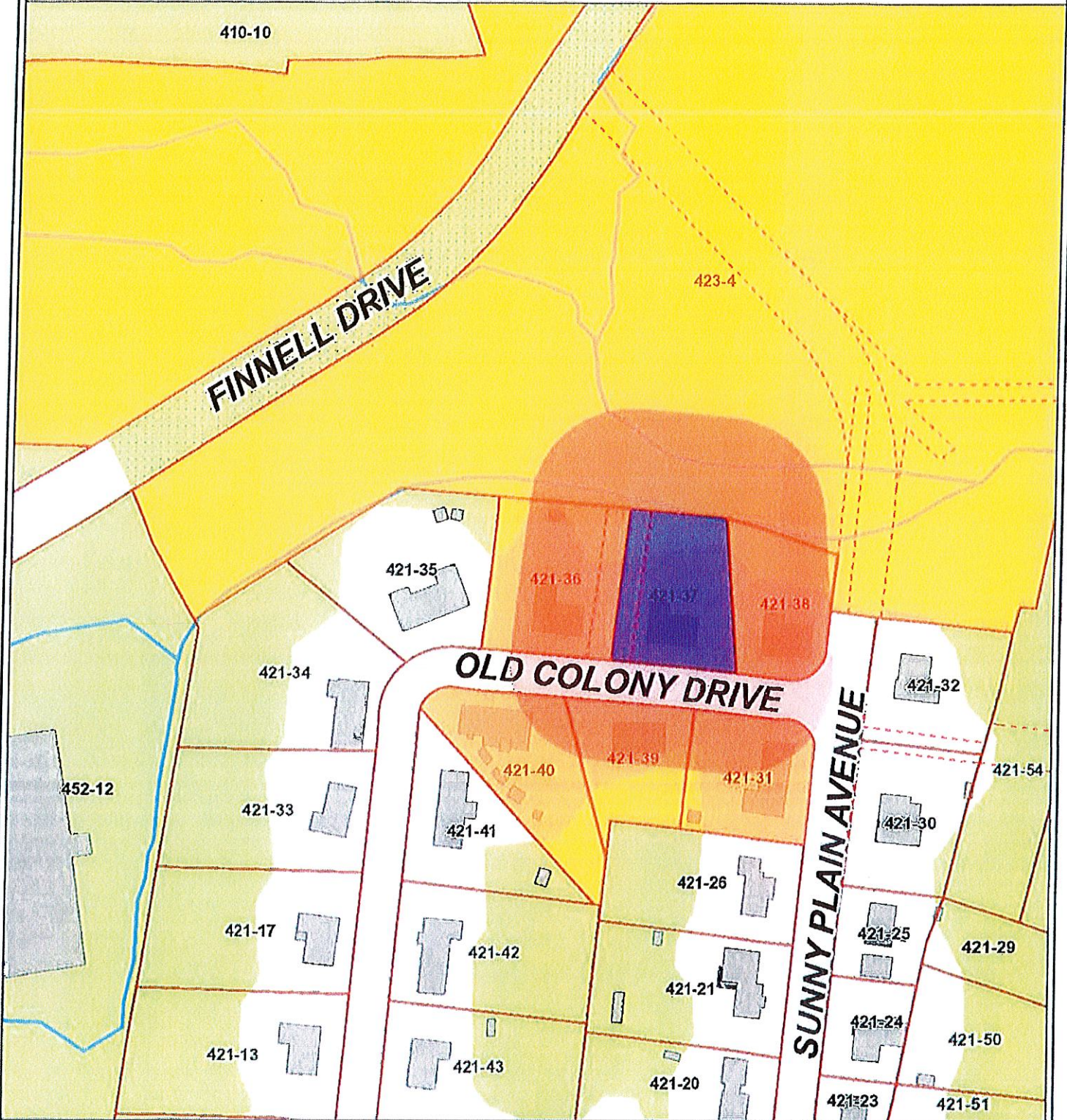
PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 32 BLOCK: 423 LOT: 4 EXT: 0	0 FINNELL DR	BRISTOL BROS DEVELOPMENT CORP  190 OLD DERBY ST SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 40 EXT: 0	81 OLD COLONY DR	GRIFFIN LANETTE  81 OLD COLONY DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 36 EXT: 0	84 OLD COLONY DR	VENUTO SEBASTIANO  84 OLD COLONY DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 39 EXT: 0	91 OLD COLONY DR	GARVEY WILLIAM F & CURRAN KATHLEEN  91 OLD COLONY DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 37 EXT: 0	96 OLD COLONY DR	MCCANN MICHAEL J  96 OLD COLONY DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 38 EXT: 0	104 OLD COLONY DR	MURRAY JOHN J JR & HELENA F  104 OLD COLONY DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 31 EXT: 0	128 SUNNY PLAIN AVE	KALISH LAWRENCE J & PATRICIA I TBE  128 SUNNY PLAIN AVE  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Prepared by:

Reviewed by:





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

1" = 139 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.

BRISTOL BROS DEVELOPMENT CORP  
190 OLD DERBY ST  
SUITE 311  
HINGHAM, MA 02043

GARVEY WILLIAM F &  
CURRAN KATHLEEN  
91 OLD COLONY DR  
WEYMOUTH, MA 02188

GRIFFIN LANETTE  
81 OLD COLONY DR  
WEYMOUTH, MA 02188

KALISH LAWRENCE J &  
PATRICIA I TBE  
128 SUNNY PLAIN AVE  
WEYMOUTH, MA 02188

MCCANN MICHAEL J  
96 OLD COLONY DR  
WEYMOUTH, MA 02188

MURRAY JOHN J JR & HELENA F  
104 OLD COLONY DR  
WEYMOUTH, MA 02188

VENUTO SEBASTIANO  
84 OLD COLONY DR  
WEYMOUTH, MA 02188

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 Michael McCann
- 
- 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:
- To construct a 15' x 15' addition and relocate a deck at 96 Old Colony Drive Weymouth, MA. 02188
- 
- Proposed work will be approximately 400 s.f. of area within existing lawn as an addition to the rear of an existing house.
- 
- D. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be examined at Town Hall, 75 Middle Street, Conservation Office, 3<sup>rd</sup> floor (it is recommended to call for an appointment first at 781-340-5007). Copies may also be viewed on the Town of Weymouth website, on the Conservation Commission webpage, in the Current and Past Cases tab at:  
<https://www.weymouth.ma.us/conservation-commission/pages/project-documents>
- E. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be obtained from (check one):
- the Applicant    *or*     the Applicant's Representative
- by calling this telephone number (781) 834-8591 contact person Gail Taylor
- between the hours of: 8:00 am and 4:30 pm on the following days of the week: Monday - Friday
- F. Information regarding the date, time, and instructions for joining the REMOTE public hearing, to be held via the WebEx platform, may be obtained from:

**Weymouth Conservation Commission**

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

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

*NOTE: Notice of the public hearing/meeting, including its date, time and remote venue, will be published at least five days in advance in the Patriot Ledger, and will also be posted on the Town website at [www.weymouth.ma.us](http://www.weymouth.ma.us) not less than forty-eight hours in advance. You may also contact the Weymouth Conservation Commission or the Department of Environment Protection Regional office for more information about this application or the Wetland Protection Act. To contact DEP, call 508-946-2700.*

**SITE ACCESS AUTHORIZATION**

**DATE:** December 10, 2020

**PROJECT:** To construct a 15' x 15' addition and relocate a deck on a single family home


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

**FROM:** Michael McCann

**LOCATION:** 96 Old Colony Drive  
(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:** 12/16/20

## 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 Gail Taylor, 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

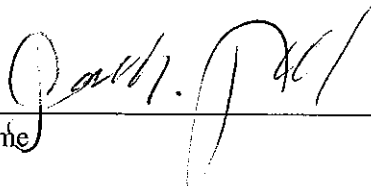
Michael McCann

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

For property located at 96 Old Colony Drive Weymouth, MA. 02188

Shown on Assessors Map# 36 Block # 421 Lot# 37

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

12-10-20  
Date

29850

**STENBECK & TAYLOR, INC.**

844 WEBSTER STREET, STE. 3  
MARSHFIELD, MA 02050  
(781) 834-8591

**Citizens Bank®**

5-7017/2110



PAY TO THE  
ORDER OF

Town of Weymouth  
One hundred and sixty-seven and 50/100

1-6-21  
\$167.50

DOLLARS

MEMO



*Diana Knight*  
AUTHORIZED SIGNATURE

Security features. Details on back.

29851

**STENBECK & TAYLOR, INC.**

844 WEBSTER STREET, STE. 3  
MARSHFIELD, MA 02050  
(781) 834-8591

**Citizens Bank®**

5-7017/2110



PAY TO THE  
ORDER OF

Commonwealth of MA  
Forty-two and 50/100

1-6-21  
\$42.50

DOLLARS

MEMO



*Diana Knight*  
AUTHORIZED SIGNATURE

Security features. Details on back.