

# NOTICE OF INTENT

---

## Jackson Square Broad & Commercial Streets Weymouth, Massachusetts



**SUBMITTED TO:**

Town of Weymouth  
Conservation Commission  
75 Middle Street  
Weymouth, Massachusetts 02189

**PREPARED FOR:**

Iraklis N. Papachristos  
1 Franklin Street  
Unit 2308  
Boston, Massachusetts 02110

**PREPARED BY:**

Lucas Environmental, LLC  
500A Washington Street  
Quincy, Massachusetts 02169

**IN ASSOCIATION WITH:**

EMBARC  
McKenzie Engineering Group  
MDLA  
Fleming & Fleming, P.C.



500A Washington Street, Quincy, MA 02169

---

September 8, 2023

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

Re: Notice of Intent  
Jackson Square  
Broad & Commercial Street  
Weymouth, Massachusetts

Members of the Weymouth Conservation Commission:

On behalf of Iraklis N. Papachristos (the Applicant & Owner) and in association with EMBARC, McKenzie Engineering Group, MDLA, and Fleming & Fleming, Lucas Environmental, LLC is pleased to submit this Notice of Intent (NOI) to the Weymouth Conservation Commission for the proposed redevelopment of Jackson Square along Broad and Commercial Streets in Weymouth, Massachusetts. As currently designed, proposed work is located along the Herring Run Brook and will occur within degraded and previously developed Riverfront Area, a small portion within Bordering Land Subject to Flooding, and within the 100-Foot Buffer Zone to Inland Bank.

This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the Town of Weymouth Wetlands Protection Ordinance (Chapter 7, Section 301).

Enclosed please find one (1) original and three (3) copies of the NOI and Site Plans. The NOI application package includes the WPA Form 3, project narrative, figures, photographic documentation, abutter notification, and filing fees. The Site Plans and Stormwater Report are provided separately. A link to an electronic copy of the pdf file of the NOI application and supporting documentation will be provided concurrently with this submittal. We respectfully request that you place this matter on your agenda for the September 26, 2023 Public Hearing.

If you have any questions, please do not hesitate to contact me at 617.405.4140 or [cml@lucasenviro.com](mailto:cml@lucasenviro.com). Thank you for your consideration in this matter.

Sincerely,  
**LUCAS ENVIRONMENTAL, LLC**

Christopher M. Lucas, PWS, CWS, RPSS  
Environmental Consultant/Wetland & Soil Scientist



500A Washington Street, Quincy, MA 02169

---

cc: MassDEP – SERO (electronic copy)  
Iraklis N. Papachristos – Applicant & Owner (electronic copy)  
864 Broad Street LLC – Owner (electronic copy)  
909 Broad Street LLC – Owner (electronic copy)  
910 Broad Street LLC – Owner (electronic copy)  
1409 Commercial Street LLC – Owner (electronic copy)  
CMK Development Partners (electronic copy)  
EMBARC (electronic copy)  
McKenzie Engineering Group (electronic copy)  
MDLA (electronic copy)  
Fleming & Fleming, P.C. (electronic copy)



# TABLE OF CONTENTS

---

**SECTION I – FORMS**.....

**SECTION II – PROJECT NARRATIVE** .....

1.0 INTRODUCTION..... 1

2.0 EXISTING CONDITIONS..... 1

3.0 WETLAND RESOURCE AREAS ..... 4

    3.1 Fish Run – 310 CMR 10.35 WPA & Part 2.08 WWPR ..... 4

    3.2 Inland Bank – 310 CMR 10.54 WPA & Part 3.02 WWPR ..... 5

    3.3 LUWW – 310 CMR 10.56 WPA & Part 3.04 WWPR..... 5

    3.4 Bordering LSF – 310 CMR 10.57 WPA & Part 3.05 WWPR ..... 5

    3.5 Isolated LSF – 310 CMR 10.57 WPA & Part 3.05 WWPR..... 6

    3.6 Riverfront Area – 310 CMR 10.58 ..... 6

    3.7 Town of Weymouth Wetlands Protection Ordinance and Regulations ..... 6

4.0 PROPOSED WORK ..... 7

    4.1 Stormwater Management ..... 7

    4.2 Erosion and Sedimentation Controls ..... 8

    4.3 Site Redevelopment Plans..... 8

5.0 REGULATORY COMPLIANCE..... 9

    5.1 Bordering Land Subject to Flooding..... 9

    5.2 Riverfront Area – Redevelopment..... 10

    5.3 Local Requirements ..... 13

6.0 SUMMARY ..... 15



## TABLE OF CONTENTS

---

**SECTION III – FIGURES** .....

**SECTION IV – APPENDICES** .....

    APPENDIX A.....

        PHOTOGRAPHIC DOCUMENTATION.....

    APPENDIX B.....

        ABUTTER INFORMATION.....

    APPENDIX C.....

        FILING FEE INFORMATION .....

    APPENDIX D.....

        LOMR DOCUMENTATION.....

    APPENDIX E.....

        ILSF CALCULATIONS .....



## SECTION I – 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):

Jackson Square - Broad & Commercial Streets      Weymouth      02189  
 a. Street Address      b. City/Town      c. Zip Code  
 Latitude and Longitude:      42° 12' 56.09" N      70° 55' 24.15" W  
 d. Latitude      e. Longitude  
See Attached List      \_\_\_\_\_  
 f. Assessors Map/Plat Number      g. Parcel /Lot Number

2. Applicant:

Iraklis      Papachristos  
 a. First Name      b. Last Name  
 \_\_\_\_\_  
 c. Organization  
1 Franklin Street, Unit 2308  
 d. Street Address  
Boston      MA      02110  
 e. City/Town      f. State      g. Zip Code  
c/o 202.230.1693      \_\_\_\_\_      eric.papachristos@gmail.com  
 h. Phone Number      i. Fax Number      j. Email Address

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

See Attached List      \_\_\_\_\_  
 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):

Christopher      Lucas  
 a. First Name      b. Last Name  
Lucas Environmental, LLC  
 c. Company  
500A Washington Street  
 d. Street Address  
Quincy      MA      02169  
 e. City/Town      f. State      g. Zip Code  
617.405.4140      617.405.4465      cml@lucasenviro.com  
 h. Phone Number      i. Fax Number      j. Email address

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

\$4,725.00      \$2,350.00      \$2,375.00  
 a. Total Fee Paid      b. State Fee Paid      c. City/Town Fee Paid



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

**A. General Information (continued)**

6. General Project Description:

The Applicant proposes to construct four (4) mixed-use buildings with retail on ground level and residential units on upper levels on the subject properties in the Jackson Square area. Work is proposed within a small portion of BLSF along the Herring Brook on Site C, as well as in the 200-Foot Riverfront Area. No work is proposed within Inland Bank, LUWW, or the Herring Brook itself.

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 – Residential/Commercial Mixed Use

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Norfolk	_____	_____
a. County		b. Certificate # (if registered land)
See Attached List	_____	_____
c. Book		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.





**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

**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 checked="" type="checkbox"/> Bank	0 1. linear feet	0 2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input checked="" type="checkbox"/> Land Under Waterbodies and Waterways	0 1. square feet 0 3. cubic yards dredged	0 2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	763 1. square feet 269 3. cubic feet of flood storage lost	2,199 2. square feet 1,881 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 checked="" type="checkbox"/> Riverfront Area	<u>Herring Brook - Inland at Site; Coastal Off-Site</u> 1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

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: 48,558  
square feet

4. Proposed alteration of the Riverfront Area:

<u>48,558 - Redevelopment</u> a. total square feet	<u>29,375 - Redevelopment</u> b. square feet within 100 ft.	<u>19,183 - Redevelopment</u> 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.





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

### 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**

August 1, 2021

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.



**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

**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](mailto: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](mailto: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).



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

**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.  
Weymouth Back River - Runs through east edge of site, no work in ACEC.
  - 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.



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

## 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.

Jackson Square, Weymouth, MA, September 6, 2023, NOI Plan Review

a. Plan Title

EMBARC, McKenzie Eng., and MDLA

Various

b. Prepared By

c. Signed and Stamped by

September 6, 2023

Variable

d. Final Revision Date

e. Scale

Drainage Calculations and Stormwater Management Plan

September 6, 2023

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:

2602

2. Municipal Check Number

September 6, 2023

3. Check date

2601

4. State Check Number

September 6, 2023

5. Check date

Venetian

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

*[Handwritten Signature]*  
9/6/23

*Christopher M. Lucas*  
09/08/2023

#### 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  
**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

**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.

*Sabet Luong* Owner for Off-Site Parcels  
 \_\_\_\_\_  
 1. Signature of Applicant

*9/7/2023*  
 \_\_\_\_\_  
 2. Date

*Christopher M. Lucas*  
 \_\_\_\_\_  
 3. Signature of Property Owner (if different)  
 5. Signature of Representative (if any)

\_\_\_\_\_  
 4. Date  
*09/08/2023*  
 \_\_\_\_\_  
 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.

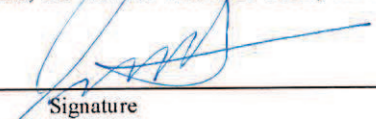
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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

1. Project Location Jackson Square - Broad & Commercial Streets
2. Town of Weymouth Atlas Reference (Parcel #) See Attached List
3. Project Description Jackson Square Redevelopment
4. County, Norfolk: Book \_\_\_\_\_ Page See Attached List
5. \*Applicant Iraklis N. Papachristos \*Telephone# c/o 202.230.1693
6. \*Applicant Address 1 Franklin Street, Unit 2308, Boston, MA 02110
7. Property Owner See Attached List
8. Representative Lucas Environmental, LLC Telephone# 617.405.4140
9. Representative's Address 500A Washington Street, Quincy, MA 02169
10. Billing Party for Legal Notice (All info is required):  
Name: Lucas Environmental, LLC - Christopher Lucas  
Address: 500A Washington Street, Quincy, MA 02169  
Home Phone: 617.405.4140 Cell: \_\_\_\_\_  
Email address cml@lucasenviro.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 X Recreation X  
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 \_\_\_\_\_  
Affidavit to be submitted with Abutter Notification Proof prior to Hearing.

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

  
Signature

9/6/23  
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.



## PARCEL/OWNER INFORMATION

PARCEL/OWNER INFORMATION					
Site	Owner	Address	Assessor's Parcel #s	Book	Page
<b>On-Site Parcels</b>					
<b>A</b>	864 Broad Street LLC	864-884 Broad Street	23-253-14-0	39583	284
		890 Broad Street	23-253-16-0	39583	392
<b>B</b>	910 Broad Street LLC	910 & 920 Broad Street	23-253-17-0	40704	156
<b>C</b>	909 Broad Street LLC	881 Broad Street	23-305-1-0	37384	384
		1406 Commercial Street	23-305-4-0	37384	384
		909 Broad Street	23-305-9-0	37384	324
		899 Broad Street	23-305-10-0	CTF 201613	
		1404 Commercial Street	23-305-11-0	37384	384
<b>D</b>	1409 Commercial Street LLC	1409 Commercial Street	23-306-11-0	40410	538
<b>Off-Site Parcels</b>					
<b>A</b>	Town of Weymouth Park Dept.	0 Commercial Street Rear	23-253-26-0	N/A	N/A
<b>A/B</b>	Town of Weymouth Park Dept.	894-896 Broad Street	23-253-27-0	N/A	N/A
<b>C</b>	Town of Weymouth Con Com	0 Commercial Street	23-305-5-0	N/A	N/A

***SITE ACCESS AUTHORIZATION***

DATE: September 5, 2023

PROJECT: Jackson Square, Broad & Commercial Streets, Weymouth, MA

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

FROM: 864 Broad Street LLC, 910 Broad Street LLC, 909 Broad Street LLC, and  
1409 Commercial Street LLC

LOCATION: Parcels: 23-253-14, 23-253-16, 23-253-17, 23-305-1, 23-305-4, 23-305-9,  
23-305-10, 23-305-11, and 23-306-11  
(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: 9/6/23

***SITE ACCESS AUTHORIZATION***

**DATE:** September 5, 2023

**PROJECT:** Jackson Square, Broad & Commercial Streets, Weymouth, MA

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

**FROM:** Town of Weymouth

**LOCATION:** Parcels: 23-253-26, 23-253-27, 23-305-5  
(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:** 9/7/2023



## SECTION II – PROJECT NARRATIVE

---



### 1.0 INTRODUCTION

---

On behalf of Iraklis N. Papachristos (the Applicant & Owner) and in association with EMBARC, McKenzie Engineering Group, MDLA, and Fleming & Fleming, Lucas Environmental, LLC (LE) is pleased to submit this Notice of Intent (NOI) to the Weymouth Conservation Commission for the proposed redevelopment of Jackson Square along Broad and Commercial Streets in Weymouth, Massachusetts. As currently designed, proposed work is located along the Herring Run Brook and will occur within degraded and developed Riverfront Area, a small portion within Bordering Land Subject to Flooding, and within the 100-Foot Buffer Zone to Inland Bank.

This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the Town of Weymouth Wetlands Protection Ordinance (Chapter 7, Section 301) and Wetlands Protection Regulations.

This project narrative describes the existing conditions, wetland resource areas, proposed design, project impacts, regulatory compliance, and mitigation for work within jurisdictional areas on and near the site. The proposed project is depicted on the enclosed Site Plans titled “Jackson Square, Weymouth, MA, September 6, 2023, NOI Plan Review,” prepared by EMBARC, McKenzie Engineering, and MDLA.

### 2.0 EXISTING CONDITIONS

---

The redevelopment area associated with Jackson Square includes nine parcels of land associated with four distinct areas identified as Sites A, B, C & D. Work is also proposed on three parcels of land controlled by the Town of Weymouth. The parcels are identified in Table 2-1 on the following page.

The project site is generally bounded by Lovell Field to the north; Herring Run Brook, Niko’s Restaurant, and Commercial Street to the east; commercial development and Water Street to the south; and commercial development, Commercial Street, and Pleasant Street to the west (See Figure 1 – USGS Map and Figure 2 – Aerial Map). The subject parcels consist of several residential and commercial buildings, including the Venetian Restaurant.

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2021) under the Natural Heritage and Endangered Species Program (NHESP) indicates that the Study Area is not located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species (See Figure 3 – NHESP Map). No Certified Vernal Pools or Potential Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) occur within the Study Area.

The Study Area is not located a Watershed Protection Area or MassDEP Wellhead Protection Area. Herring Brook is designated as an Outstanding Resource Water (ORW), and is part of the Weymouth Back River Area of Critical Environmental Concern (ACEC). The Weymouth Back River (or Back River), located in Hingham and Weymouth, supports one of the largest river herring runs in Massachusetts Bay. From the tidal waters in Hingham Bay, river herring ascend a total of six fish ways on the Back River and Herring Brook to reach their spawning habitat in Whitman’s Pond.

According to the ACEC Designation Document, the boundary of the ACEC includes the brook and area of land up to the annual high water mark in the freshwater sections, which is coincident with the channel walls through the Study Area. Although portions of the site are located within the ACEC, no work is proposed within the limits of the ACEC boundary at this time.

The Herring Brook (Segment ID MA74-05) associated with the Weymouth Back River is identified as a Category 5 water requiring a Total Maximum Daily Load (TMDL) per the Final MassDEP 2018/2020 Integrated List of Waters (305(b)/303(d)). Waters are listed in Category 5 if they were identified as impaired (i.e., not supporting one or more intended uses), the impairment was related to the presence of one or more “pollutants”, and the source of those pollutants was not considered to be natural. The causes of impairment in the Weymouth Back River have been identified as dissolved oxygen, *Escherichia coli* (*E. coli*), and fecal coliform.

<b>TABLE 2-1 PARCEL/OWNER INFORMATION</b>			
<b>Site</b>	<b>Owner</b>	<b>Address</b>	<b>Assessor's Parcel Number</b>
<b>On-Site Parcels</b>			
<b>A</b>	864 Broad Street LLC	864-884 Broad Street	23-253-14-0
		890 Broad Street	23-253-16-0
<b>B</b>	910 Broad Street LLC	910 & 920 Broad Street	23-253-17-0
<b>C</b>	909 Broad Street LLC	881 Broad Street	23-305-1-0
		1406 Commercial Street	23-305-4-0
		909 Broad Street	23-305-9-0
		899 Broad Street	23-305-10-0
		1404 Commercial Street	23-305-11-0
<b>D</b>	1409 Commercial Street LLC	1409 Commercial Street	23-306-11-0
<b>Off-Site Parcels</b>			
<b>A</b>	Town of Weymouth Park Dept.	0 Commercial Street Rear	23-253-26-0
<b>A/B</b>	Town of Weymouth Park Dept.	894-896 Broad Street	23-253-27-0
<b>C</b>	Town of Weymouth Con Com	0 Commercial Street	23-305-5-0

A description of each site area follows, as copied from the Stormwater Report prepared by McKenzie Engineering.



## PROJECT NARRATIVE

---

### *Site A*

The parcels associated with Site A are currently developed with a funeral parlor, law office, barber shop, and tanning salon with bituminous concrete parking areas. The site has frontage on Broad Street to the south. It is bordered by developed commercial property, the Congregational Church of East Weymouth to the west, Lovell Field to the north and east, and undeveloped woodlands at the rear of the parcel.

The existing topography ranges in elevation from approximately 42 feet (Weymouth Vertical Datum) in the southwest portion of the site to an elevation of approximately 18 feet (Weymouth Vertical Datum) in the northwest portion of the site. The parcel slopes northerly from its southwest boundary to an existing low point on-site and the abutting parcel to the west.

### *Site B*

The parcel associated with Site B is currently developed with multi-use residential properties with gravel parking areas to the north. The site has frontage on Broad Street to the south, bordered by Lovell Field to the north and Herring Run Brook to the east.

The existing topography ranges in elevation from approximately 29 feet (Weymouth Vertical Datum) in the southwest portion of the site to an elevation of approximately 22 feet (Weymouth Vertical Datum) in the northeast portion of the site, which abuts Lovell Field and Herring Brook. The parcel slopes northeasterly from its southwest boundary to Lovell Field.

### *Site C*

The parcels associated with Site C are currently developed with multi-use residential properties and a restaurant with bituminous concrete parking to the southwest. The site has frontage on Broad Street to the north and Commercial Street to the southwest and is bordered by commercial properties and Herring Brook and Herring Run Pool Park to the east.

The existing topography ranges in elevation from approximately 37 feet (Weymouth Vertical Datum) in the site's western portion (Broad Street/Commercial Street intersection) to an elevation of approximately 27 feet (Weymouth Vertical Datum) in the eastern part of the site, which abuts Herring Brook. The parcel slopes easterly from its western boundary to Herring Brook and north to Broad Street.

### *Site D*

The parcel associated with Site D is currently developed with a dry cleaner and tailor retail store with bituminous concrete parking to the north. The site has frontage on Commercial Street to the north, bordered by the United States Post Office – East Weymouth location to the west, and a single-family residence and Herring Brook to the east.

The existing topography ranges in elevation from approximately 47 feet (Weymouth Vertical Datum) in the site's southern portion to an elevation of approximately 30 feet (Weymouth Vertical Datum) in the northern part of the site, which abuts Commercial Street. The parcel slopes northerly from its southern boundary to Commercial Street.



### **3.0 WETLAND RESOURCE AREAS**

---

A Professional Wetland Scientist (PWS) from Lucas Environmental, LLC (LE) conducted a site investigation within the Study Area on June 29, 2023 to investigate the presence of wetland resources. The wetland investigation was performed in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40) and regulations (310 CMR 10.00 *et seq.*); Section 404 of the Clean Water Act (33 U.S.C. 1344); Massachusetts Department of Environmental Protection (MassDEP) publication “Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands (2022); and the U.S. Army Corp of Engineers (USACE) Wetland Delineation Manual (1987); the Northcentral and Northeast Regional Supplement (2012); and the Town of Weymouth Wetlands Protection Ordinance (Chapter 7, Section 301) and Wetlands Protection Regulations. The site investigation was limited to wetland areas within 100 feet and perennial streams within 200 feet of the property (i.e., Study Area).

The following data sources were examined prior to the site investigation:

- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM);
- United States Geological Survey Topographic Quadrangle;
- MassGIS MassDEP Wetland and Hydrography Datalayers;
- National Wetland Inventory (NWI) Maps;
- MassGIS Natural Heritage Atlas Datalayers; and
- United States Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) Soil Survey.

Wetland resource areas identified within the Study Area include Banks of or Land Under the Ocean, Ponds, Streams, Rivers, Lakes or Creeks that Underlie and Anadromous/Catadromous Fish Run; Inland Bank; Land Under Water Bodies and Waterways (LUWW); Bordering Land Subject to Flooding (BLSF); and Riverfront Area (RFA). No vegetated wetlands were identified within 100 feet of the Study Area, as confirmed during a site walk on August 4, 2023 with the Conservation Agent. Under the WPA and Town of Weymouth Wetlands Protection Regulations (WWPR), the wetlands within the Study Area are defined as follows.

#### **3.1 Fish Run – 310 CMR 10.35 WPA & Part 2.08 WWPR**

Section 310 CMR 10.35 of the WPA defines Banks of or Land under the Ocean, Ponds, Streams, Rivers, Lakes or Creeks that Underlie Anadromous/Catadromous (Fish Run) as *that area within estuaries, ponds, streams, creeks, rivers, lakes or coastal waters, which is a spawning or feeding ground or passageway for anadromous or catadromous fish and which is identified by DMF or has been mapped on the Coastal Atlas of the Coastal Zone Management Program.* The Herring Brook is identified as a Diadromous Fish Run for migratory habitat for alewife (*Alosa pseudoharengus*), blueback herring (*Alosa aestivalis*), American eel (*Anguilla rostrata*), and white perch (*Morone americana*). There are spring time of year restrictions between March 15<sup>th</sup> and June 30<sup>th</sup>, and a fall time of year restriction between September 1<sup>st</sup> and November 15<sup>th</sup>. Fish Run is defined similarly under the Weymouth Regulations with the addition of *those areas which have historically served as fish runs and are either being restore or are planned to be restored at the time the Application for Permit is filed.*

### **3.2 Inland Bank – 310 CMR 10.54 WPA & Part 3.02 WWPR**

Section 310 CMR 10.54 of the WPA defines a Bank as *the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland. The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level.*

Under the WWPR, the upper boundary is the first observable break in the slope or the Mean Annual High Water (MAHW) line, *whichever is higher*. The MAHW line is coincident with the Banks as defined by the existing channel walls as identified on the Site Plans. A 100-Foot Buffer Zone extends from the limit of Inland Bank under the WPA and WWPR. No work is proposed within the Banks of the Herring Brook.

### **3.3 LUWW – 310 CMR 10.56 WPA & Part 3.04 WWPR**

Section 310 CMR 10.56 of the WPA defines LUWW as *the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock. The boundary of Land under Water Bodies and Waterways is the mean annual low water level.* LUWW is defined similarly under the WWPR. LUWW is present within Herring Brook, and the boundary of LUWW was not delineated in the field. No work is proposed within LUWW of the Herring Brook.

### **3.4 Bordering LSF – 310 CMR 10.57 WPA & Part 3.05 WWPR**

Section 310 CMR 10.57(2)(a) of the WPA defines BLSF as *an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland... The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm. Said boundary shall be that determined by reference to the most recently available flood profile data prepared for the community within which the work is proposed under the National Flood Insurance Program (NFIP, currently administered by the Federal Emergency Management Agency, successor to the U.S. Department of Housing and Urban Development). Said boundary, so determined, shall be presumed accurate. This presumption is rebuttable and may be overcome only by credible evidence from a registered professional engineer or other professional competent in such matters.* BLSF is defined similarly under the WWPR. The boundary of BLSF was not delineated in the field.

According to the July 17, 2012, FEMA Flood Insurance Rate Map (FIRM) for Norfolk County, Massachusetts, Map Panel Number 25021C0233E, the Herring Brook is a mapped Regulatory Floodway, and a portion of the Study Area is located within a Zone AE Flood Hazard Area. Zone AE is classified as an area subject to inundation by the 1% Annual Chance Flood (100-year Flood Zone) where Base Flood Elevations are determined. The Conservation Commission Agent provided the Applicant with more recent information pertinent to this site associated with the floodplain. The Town of Weymouth has filed a Letter of Map Revision with FEMA for the area. Based upon review of this information, the Regulatory Floodway is confined to the channels of Herring Brook, and the Zone AE base flood elevations through the Study Area are at elevation 16.63 NAVD 88 and elevation 26.63 Weymouth Vertical Datum (See Appendix D). Therefore, BLSF is present within the areas mapped as Zone AE.

The remainder of the Study Area is in a Zone X Area of Minimal Flood Hazard which is classified as areas outside the 0.2% annual chance floodplain (500-year floodplain).

The Regulatory Floodway is confined within the Banks of Herring Brook. This designation requires that the channel of a river or other watercourse and the adjacent land areas ...*must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.*

### **3.5 Isolated LSF – 310 CMR 10.57 WPA & Part 3.05 WWPR**

Section 310 10.57(2) of the WPA defines ILSF as *an isolated depression or closed basin without an inlet or outlet. It is an area which at least once a year confines standing water to a volume of at least ¼ acre-feet and to an average depth of at least six inches.* ILSF is defined similarly under the WWPR.

No large depressions or areas were observed outside of the delineated wetlands on the site that could hold a volume of water to be classified as ILSF; however, the Conservation Agent requested that the depression south of Lovell Field be evaluated and determined if it could meet the definition of ILSF. Therefore, engineering calculations were completed by McKenzie Engineering to confirm that the wetland does not meet the size, watershed, and storage capacity to be considered Isolated Land Subject to Flooding per Section 310 CMR 10.57 of the WPA.

McKenzie Engineering prepared an exhibit to determine if this depression meets the requisite criteria to qualify as ILSF in accordance with the methodology established by *MassDEP Policy 85-2 Isolated Land Subject to Flooding* (See Appendix E). As included in the computations, the area confines 4,091 cubic feet (0.094 acre-feet) of water, less than 10,890 cubic feet (1/4 acre-foot) based on a one-year, 2.60-inch, 24-hour, Type III Design Storm. Also included in the Appendix is a plan indicating the watershed that contributes to the area. As demonstrated by McKenzie Engineering, the depression does not meet the watershed size and storage volume to qualify as ILSF within the Study Area. Note that this area was also assessed for wetland criteria and found to consist of upland vegetation and fill soils lacking hydric soil indicators, as confirmed during a site walk with the Conservation Commission Agent on August 4, 2023.

### **3.6 Riverfront Area – 310 CMR 10.58**

Section 310 CMR 10.58(2)(a)(3) of the WPA defines Riverfront Area as *the area of land between a river's mean annual high water line measured horizontally outward from the river and a parallel line located 200 feet away.* Riverfront Area is not defined under the Weymouth Regulations; however, it is defined under the Weymouth Ordinance in a similar manner. The 200-Foot Riverfront Area associated with Herring Brook extends from the MAHW line/Inland Bank, landward 200 feet and encompasses a large portion of the site.

### **3.7 Town of Weymouth Wetlands Protection Ordinance and Regulations**

The Town of Weymouth Wetlands Protection Ordinance and Regulations provide additional protection to wetland/coastal resources and Buffer Zones beyond the WPA, which should be evaluated prior to permitting efforts. The WWPR establishes a 25-Foot No Disturb Area for residential structures and associated appurtenances, and a 50-Foot No Disturb Zone for commercial and industrial structures.

## **4.0 PROPOSED WORK**

---

The Applicant proposes to construct four (4) mixed-use buildings with retail on ground level and residential units on upper levels on the subject properties in the Jackson Square neighborhood. The new buildings are referred to as Building A, B, C, D, as identified above. The entire project site is located within the Jackson Square Overlay District, with building Sites A, C & D within the Lower Jackson Square (LJSD) subdistrict and Site B within the Upper Jackson Square (UJSD) sub-district. The project complies with the overall purpose of the Jackson Square Village Center district by creating a vibrant, mixed use village center that enhances the Herring Run Brook Park and Lovell Field. It provides exciting new retail uses and much needed transit oriented housing in close proximity to the MBTA Commuter line.

The proposed redevelopment will consist of razing existing structures, constructing multi-story mixed-use buildings, asphalt parking/access roadways, installing subsurface stormwater management systems, utilities, site grading, and landscaping.

The proposed buildings have been designed to comply with, in most respects, with the intent and design guidelines set forth in the Town's new Jackson Square Village Center ordinance in Section 120-35.37 - 44. The buildings will provide new retail spaces on the ground level with residential units on the upper levels for a total of 200 units. The project includes structured parking with Building A, C & D, hidden from view. The project also includes significant drainage control measures to improve the area drainage in close proximity to the Herring Brook to ensure the improvement of any discharge to the Herring Brook and the protection of this natural resource area. It also includes significant landscaping, walkways, exterior patios and other public improvements to create vibrant open spaces and amenities for the Weymouth community.

The project will provide well designed architectural elements to complement and enhance the Jackson Square community with large windows, balconies, New England style materials, accessible retail, improved sidewalks and crosswalks, and vibrant opens spaces. The project will share the use of the Lovell Field park access to minimize disruptive curb cuts on Broad Street and eliminates curb cuts on Commercial to allow for the creation of new public parking.

Work is proposed within a small portion of BLSF along the Herring Brook on Site C, as well as in the 200-Foot Riverfront Area. No work is proposed within Inland Bank, LUWW, or the Herring Brook itself. Proposed work within 25 and 50 feet of the Herring Brook is proposed within existing developed areas and proposed significant landscaping improvements along the length of the Brook through the project site.

### **4.1 Stormwater Management**

The proposed project includes the installation of a new stormwater management system designed in accordance with the MassDEP Standards. The proposed stormwater system consists of various best management practices (BMPs). The treatment stream for the redevelopment shall consist of proprietary pretreatment units, subsurface infiltration tank and chamber systems, a bio-retention/rain garden, porous pavement to remove at least 80% of the total suspended solids (TSS) and mitigate the anticipated pollutant loading.

As required, parking within buildings will drain to oil/sediment traps before discharge into the municipal sewer system. See the Stormwater Report titled “Drainage Calculations and Stormwater Management Plan,” prepared by McKenzie Engineering, revised September 6, 2023, for further details.

Watershed areas were analyzed in the post-development condition to design low-impact stormwater management facilities to mitigate impacts resulting from re-developing the property. The objective in designing the proposed drainage facilities for the project is to maintain existing drainage patterns to the extent practicable and to ensure that the post-development rates of runoff are less than pre-development rates at the design points.

Drainage calculations were prepared by employing the SCS TR-20 Methods for the 2, 10, 25 and 100-year, type III storm events. Refer to Appendix B for computer results.

Refer to the site plans for the drainage system design. A comprehensive Construction Phase Pollution Prevention and Erosion Control Plan and Post-Development BMP Operation and Maintenance Plan shall support all BMPs.

## **4.2 Erosion and Sedimentation Controls**

Compost filter tube (Silt sock) erosion control barriers will be placed at the limit of work prior to the commencement of any construction activity. The integrity of the silt sock will be maintained by periodic inspection and replacement as necessary. The silt sock will remain in place until the first course of pavement has been placed, all side slopes have been loamed and seeded, and vegetation has been established. Refer to the Erosion Control details on the Site Development Plans and BMP Operation and Maintenance Plan for proposed erosion control measures to be employed for the project.

## **4.3 Site Redevelopment Plans**

### *Site A Redevelopment Plan*

The proposed redevelopment of Site A will consist of demolishing existing structures and constructing a five-story mixed-use building with 83,290 square feet of basement-level parking, 2,200 square feet of commercial space, and 64 residential units totaling 71,700 square feet on five stories. Access to the parking garage will be off the existing parking lot within Lovell Field. Construction includes installing a subsurface stormwater management system, utilities, retaining walls, site grading, and landscaping.

### *Site B Redevelopment Plan*

The proposed redevelopment of Site B will consist of demolishing existing structures and constructing a four-story mixed-use building with 4,300 square feet of restaurant space, 1,335 square feet of commercial space, and 42 residential units totaling 36,470 square feet on four stories. Construction includes installing a subsurface stormwater management system, utilities, site grading, and landscaping.

### *Site C Redevelopment Plan*

The proposed redevelopment of Site C will consist of demolishing existing structures and constructing a five-story mixed-use building with 11,505 square feet of ground-level parking, 1,625 square feet of restaurant space, 1,350 square feet of commercial space, and 63 residential units totaling 63,535 square feet on five stories. Access to the parking garage will be off Commercial Street. Construction includes installing a subsurface stormwater management system, utilities, retaining walls, site grading, and landscaping.

### *Site D Redevelopment Plan*

The proposed redevelopment of Site D will consist of demolishing existing structures and constructing a five-story mixed-use building with 5,170 square feet of ground-level parking, 490 square feet of commercial space, and 31 residential units totaling 25,370 square feet on five stories. Access to the parking garage will be off Commercial Street. Construction includes installing a subsurface stormwater management system, utilities, retaining walls, site grading, and landscaping.

## **5.0 REGULATORY COMPLIANCE**

---

This section details the project's compliance with the performance standards for each resource area under the Wetlands Protection Act and compliance with the Town of Weymouth Wetlands Protection Ordinance, including the requirements for BLSF (310 CMR 10.57) and Riverfront Area (310 CMR 10.58). There are no direct or temporary impacts currently proposed to Land Under Water Bodies and Waterways, or Inland Bank, therefore no further discussion is warranted for these resource areas. The Applicant will have a structural engineer review the existing Bank walls at the Venetian to ensure that the wall is structurally sound and does not need to be replaced. The current design assumes that the wall is structurally sound.

The performance standards are identified in *italics* and a description of how compliance is met is provided below in standard format.

### **5.1 Bordering Land Subject to Flooding**

The work within BLSF must not impair the following applicable performance standards to the maximum extent practical, per Section 310 CMR 10.57(4)a. and c. of the WPA. The performance standards are identified in *italics* and a description of how compliance is met is provided below in standard format.

#### *(a) Bordering Land Subject to Flooding.*

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

*Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project.*

*Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek.*

As stated above, a Zone AE floodplain associated with the Herring Brook east of the site extends onto a small portion of the site. The Zone AE boundary most closely appears to match the 26.63 elevation (Weymouth Vertical Datum). For the purposes of determining compliance with the performance standards for BLSF, elevation 26.63 was used as the floodplain boundary.

Compensatory storage will be provided on the site for loss of flood storage volume incrementally equal to the volume of flood displaced by the project (refer to Section III – Figures, Exhibit 1 – BLSF Existing Contours and Exhibit 2 – BLSF Proposed Contours). Compensatory storage for impacted areas will be provided by regrading the area to provide additional flood storage. A net gain of approximately 1,881 cubic feet of additional flood storage will be provided.

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

No project work will restrict flows or cause an increase in flood stage or velocity.

- 3. Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions.*

Not applicable – The site is currently developed, and the areas of proposed work within BLSF are located within the previously disturbed areas that do not provide wildlife habitat.

- (c) Protection of Rare Wildlife Species. Notwithstanding the provisions of 310 CMR 10.57(4)(a) or (b), no project may be permitted which will have any adverse effect on specified wildlife habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.*

Not applicable – The site is not located within specified habitat of rare species.

## **5.2 Riverfront Area – Redevelopment**

The proposed project is the redevelopment of previously developed Riverfront Area. Table 5-1 summarizes the project components with respect to development within the degraded/developed Riverfront Area.

On-site areas consist of the private lots for the proposed development. The off-site areas consist of grading and stormwater improvements on Town-controlled parcels, in which easements will be created for to allow the work. The Town of Weymouth has signed and authorized the work in this NOI.

<b>TABLE 5-1 RIVERFRONT AREA IMPACTS ASSESSMENT</b>					
<b>On-Site</b>	<b>Existing (SF)</b>		<b>Proposed (SF)</b>		<b>Net (SF) Improvement</b>
	<b>Degraded*</b>	<b>Landscaping**</b>	<b>Degraded*</b>	<b>Landscaping**</b>	
Inner Riparian	25,816	3,559	23,604	5,771	+2,212
Outer Riparian	15,239	3,944	18,006	1,177	-2,767
Total	41,055	7,503	41,610	6,948	<b>-555</b>
	48,558		48,558		
<b>Off-Site</b>					
Inner Riparian	3,409	1,717	1,053	4,073	+2,356
Outer Riparian	1,721	2,793	1,699	2,815	+22
Total	5,130	4,510	2,752	6,888	<b>+2,378</b>
	9,640		9,640		

\*Degraded areas consist of impervious surfaces such as buildings, sidewalks, walls, pavement, in addition to gravel areas and areas devoid of topsoil.

\*\*Landscaped Areas consist of developed areas within the non-degraded Riverfront Area.

As stated under 310 CMR 10.58(5): *Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:*

- (a) *At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.*

This criterion is met. The site is previously developed and contains degraded areas, up to the edge of the existing Herring Brook. Proposed work will result in an improvement over existing conditions relative to increased flood storage capacity, improved stormwater management, and habitat mitigation through establishment of a naturalized landscaped area approximately 20 feet wide along the western edge of the Herring Brook. Large shade trees are proposed throughout this area to provide a benefit to the herring run.



- (b) *Stormwater management is provided according to standards established by the Department.*

This criterion is met. The project has been designed in accordance with the Massachusetts Stormwater Management Standards. A Stormwater Report has been provided under separate cover.

- (c) *Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).*

This criterion has been met. Existing development is present to the Bank of the Herring Brook. The limit of proposed work is approximately 20 feet from the Bank at its closest point. This does not include the proposed landscaping areas, which abut the Bank.

- (d) *Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).*

This criterion is met. The majority of the project site is located within the Riparian Zone and the new structures are proposed further from the Herring Brook as practicable. The new structures are generally located further (20.1 to 21.2 feet) from the brook than the existing structures (0 feet).

- (e) *The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).*

There is an increase of 7,503 square feet of new degraded area. The increase in degraded areas will be mitigated in accordance 310 CMR 10.58(5)(f) and (g) as described below, with 6,948 square feet of on-site improvements, and an additional off-site improvements.

- (f) *When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary...*

The new disturbance consists of approximately 7,503 square feet of landscaped areas that will be redeveloped on-site. A total of 6,948 square feet of on-site mitigation is proposed via new landscaped areas on-site, primarily within the Inner Riparian Zone along the Herring Brook. This results in a net of 555 square feet of new degraded area that will be mitigated as off-site mitigation as discussed per 310 CMR 10.58(5)(g) below.

1. *removal of all debris, but retaining any trees or other mature vegetation;*

The only existing vegetation is either invasive species or landscaped areas and will be mitigated as shown on the Landscape Plans included with the Site Plans.

2. *grading to a topography which reduces runoff and increases infiltration;*

Stormwater runoff from proposed impervious areas will be directed to infiltration structures.

3. *coverage by topsoil at a depth consistent with natural conditions at the site; and*

Landscaped areas will be graded with topsoil at a depth consistent with typical natural conditions for a site redevelopment.

4. *seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;*

The Landscape Plans included with the Site Plans detail the proposed plantings for the overall project site, including the Riverfront Area.

- (g) *When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00, the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Executive Office of Energy and Environmental Affairs.*

The Applicant has proposed an additional net benefit of 2,378 square feet of off-site mitigation consisting of landscape improvements throughout the Riverfront Area, which is more than 4:1 mitigation for net on-site impacts of 555 square feet.

Additionally, there are other improvements proposed to provide significant environmental protection. The Applicant is proposed significant stormwater improvements to the area, in addition to an approximate 20-foot wide landscaped corridor along the Herring Brook, with numerous shade trees. Overall, there is a net benefit to the Riverfront Area in this densely developed neighborhood.

### **5.3 Local Requirements**

The WWPR establish additional performance standards for Areas Subject to Protection under the Ordinance, with the performance standards identified in *italics* and a response below in standard format, as follows. BLSF is the only resource area with additional performance standards.

*WWPR 3.05(3) – BLSF*

*No activity, other than the maintenance of an already existing structure, which will result in the building within or upon, removing, filling, dredging, or altering of land subject to flooding shall be permitted by the Conservation Commission, except for activity which is allowed under a waiver from these regulations granted pursuant to Section 5.01. A Variance is requested in the following section.*

*WWPR 3.05(4) – BLSF*

*Any activity which is allowed under a waiver granted pursuant to Section 5.01 of these regulations on land subject to flooding shall not result in the following:*

- (a) Flood damage due to filling which causes lateral displacement of water that would otherwise be confined within said area.*
- (b) An adverse effect on public and private water supply or ground water supply, where said area is underlain by pervious material.*
- (c) An adverse effect on the capacity of said area to prevent pollution of the ground water, where the area is underlain by pervious material which in turn is covered by a mat of organic peat and muck.*

The project complies with the performance standards for BLSF per the WPA, and is not anticipated to have an adverse effect on public and private water supply or ground water supply, or on the capacity of said area to prevent pollution of the ground water, due to the developed nature of the existing site.

*WWPR 5.01 – Variances*

*Per 5.01(1) The Conservation Commission may, in its discretion, grant variances from the specific stipulations of one or more of these regulations pursuant to this Section. Such variances may be granted in specific instances where relief for the property owner may be warranted and said relief will not adversely affect wetland interests. Variances shall be granted only in accordance with the provisions of this Section, in no way set a precedent.*

*Per 5.01(1)(b) The Conservation Commission may grant a variance from these regulations upon a clear and convincing showing by the applicant that any proposed work, or its natural and consequential impacts and effects, will not have any adverse effect upon any of the interests protected in the Bylaw. It shall be the responsibility of the applicant to provide the Conservation Commission with any and all information which the Commission may request in order to enable the Commission to ascertain such adverse effects, and the failure of the applicant to furnish satisfactory information which has been so requested shall result in the denial of a request for a variance pursuant to this Sub-section.*

The proposed work in BLSF provides an improvement to the existing site conditions, with an increase in the flood storage capacity. Further redevelopment of the site has provided a wider landscaped buffer between the edge of development and the Herring Brook/floodplain. Stormwater management has been significantly improved over existing conditions. Based upon the proposed site improvements, a Variance for the work in BLSF and within 25 and 50 feet of the Herring Brook is warranted.

**6.0 SUMMARY**

---

The proposed redevelopment will consist of razing existing structures, constructing multi-story mixed-use buildings, asphalt parking/access roadways, installing subsurface stormwater management systems, utilities, site grading, and landscaping. The Applicant proposes to construct four (4) mixed-use buildings with retail on ground level and residential units on upper levels on the subject properties in the Jackson Square area. The entire project site is located within the Jackson Square Overlay District, with building Sites A, C & D within the Lower Jackson Square (LJSD) subdistrict and Site B within the Upper Jackson Square (UJSD) sub-district. The project complies with the overall purpose of the Jackson Square Village Center district by creating a vibrant, mixed use village center that enhances the Herring Run Brook Park and Lovell Field. It provides exciting new retail uses and much needed transit oriented housing in close proximity to the MBTA Commuter line.

Work is proposed within a small portion of BLSF along the Herring Brook on Site C, as well as in the 200-Foot Riverfront Area. No work is proposed within Inland Bank, LUWW, or the Herring Brook itself. Proposed work within 25 and 50 feet of the Herring Brook is proposed within existing developed areas and proposed significant landscaping improvements along the length of the Brook through the project site.

It is LE's opinion, based on our professional education, training, and familiarity with the project site, that the proposed work will not have any permanent adverse effect on any interests identified in the Wetlands Protection Act or the Town of Weymouth Wetlands Protection Ordinance and are designed to minimize adverse effects on the local ecosystem. The basis for our opinion is as follows:

- No work is currently proposed within the Fish Run, Inland Bank, or LUWW.
- The project meets the performance standards for BLSF and RFA of the Wetlands Protection Act under 310 CMR 10.57 and 10.58.
- The project meets the performance standards for BLSF under the Town of Weymouth Wetlands Protection Regulations under Section 3.05(3) and (4).
- The project meets the local requirements for a Variance for work within BLSF under the Town of Weymouth Wetlands Protection Regulations under Section 5.01.
- The project proposes an approximate 20-foot wide landscaped area along the west side of Herring Brook, where none exists today.
- Erosion controls are proposed for the project to protect resource areas during construction.
- The project complies with the MassDEP Stormwater Management Standards and provides a significant improvement over existing conditions.



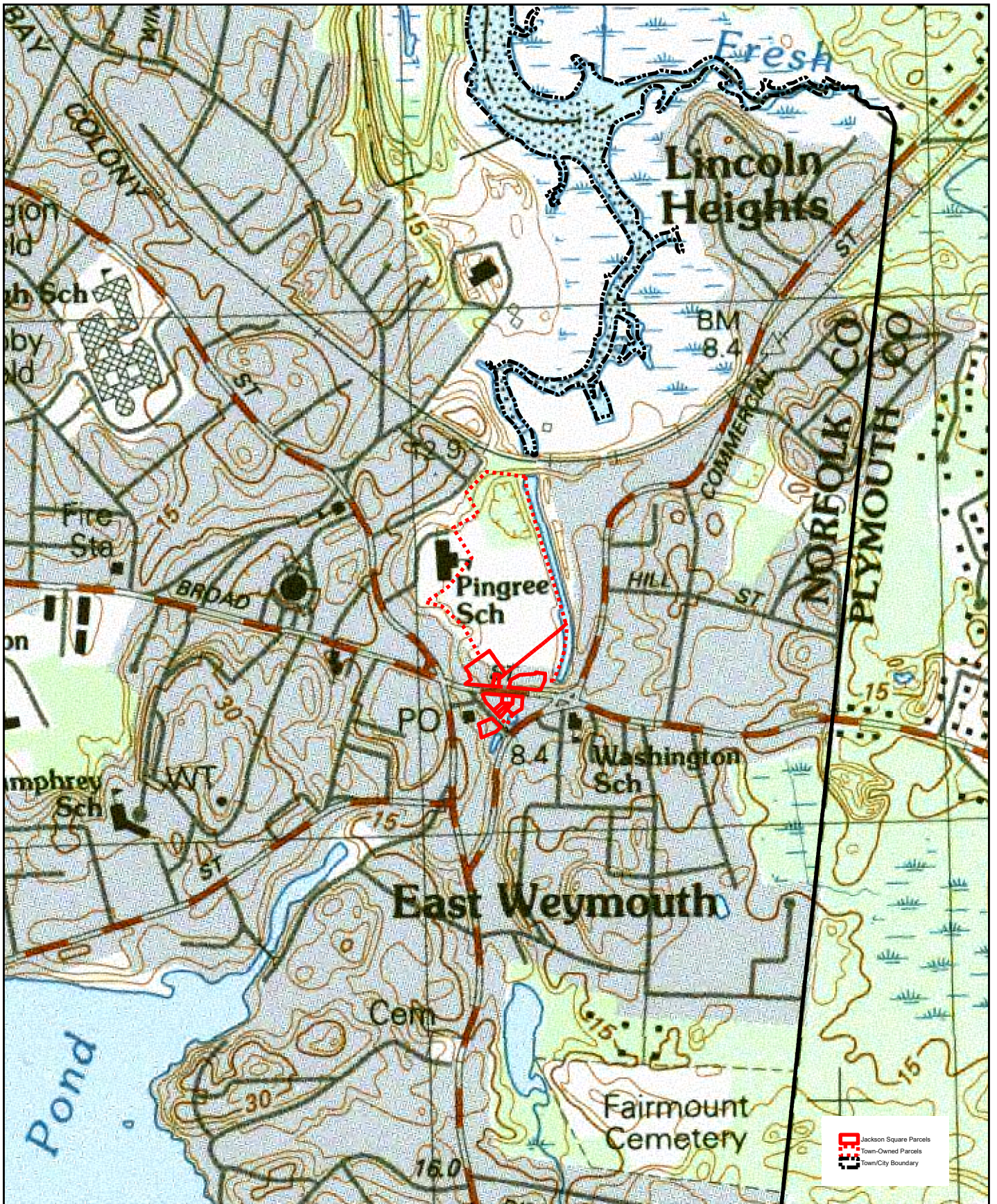
## PROJECT NARRATIVE

---

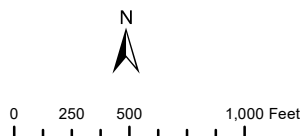
The proposed design achieves the goals of the Applicant, while being sensitive to adjacent regulated resource areas to the extent feasible. Accordingly, the Applicant respectfully requests that the Conservation Commission consider a finding that the proposed design is adequately protective of the interests identified in the Wetlands Protection Act and the Town of Weymouth Wetlands Protection Ordinance and issue an Order of Conditions approving the project as described in this Notice of Intent and as shown on the attached Site Plans.

## **SECTION III – FIGURES**

---



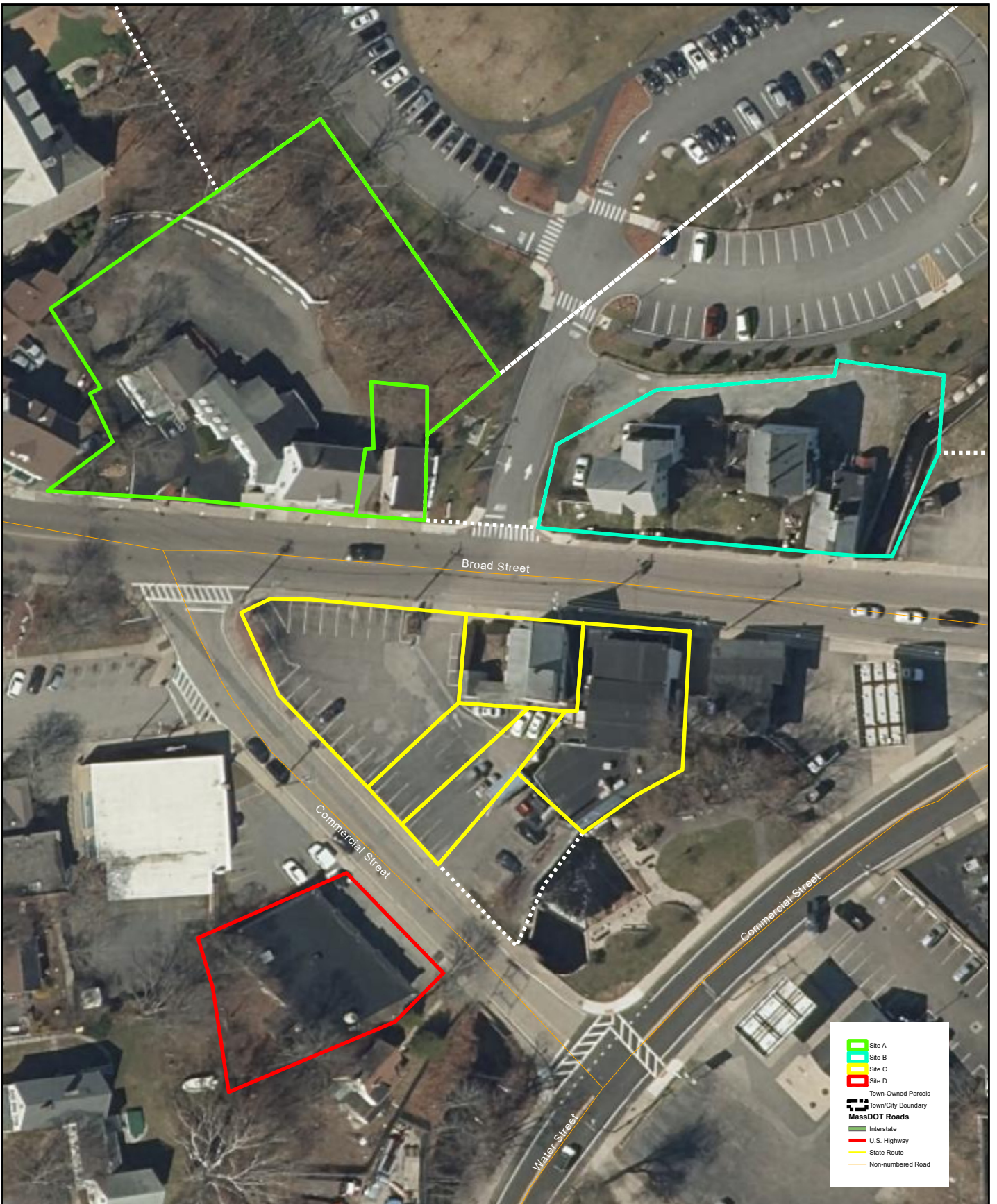
Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Topographic Quadrangle Images



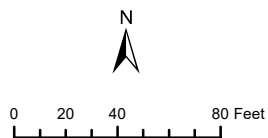
**USGS Map**  
 Notice of Intent  
 Jackson Square  
 Weymouth, Massachusetts

**FIGURE 1**





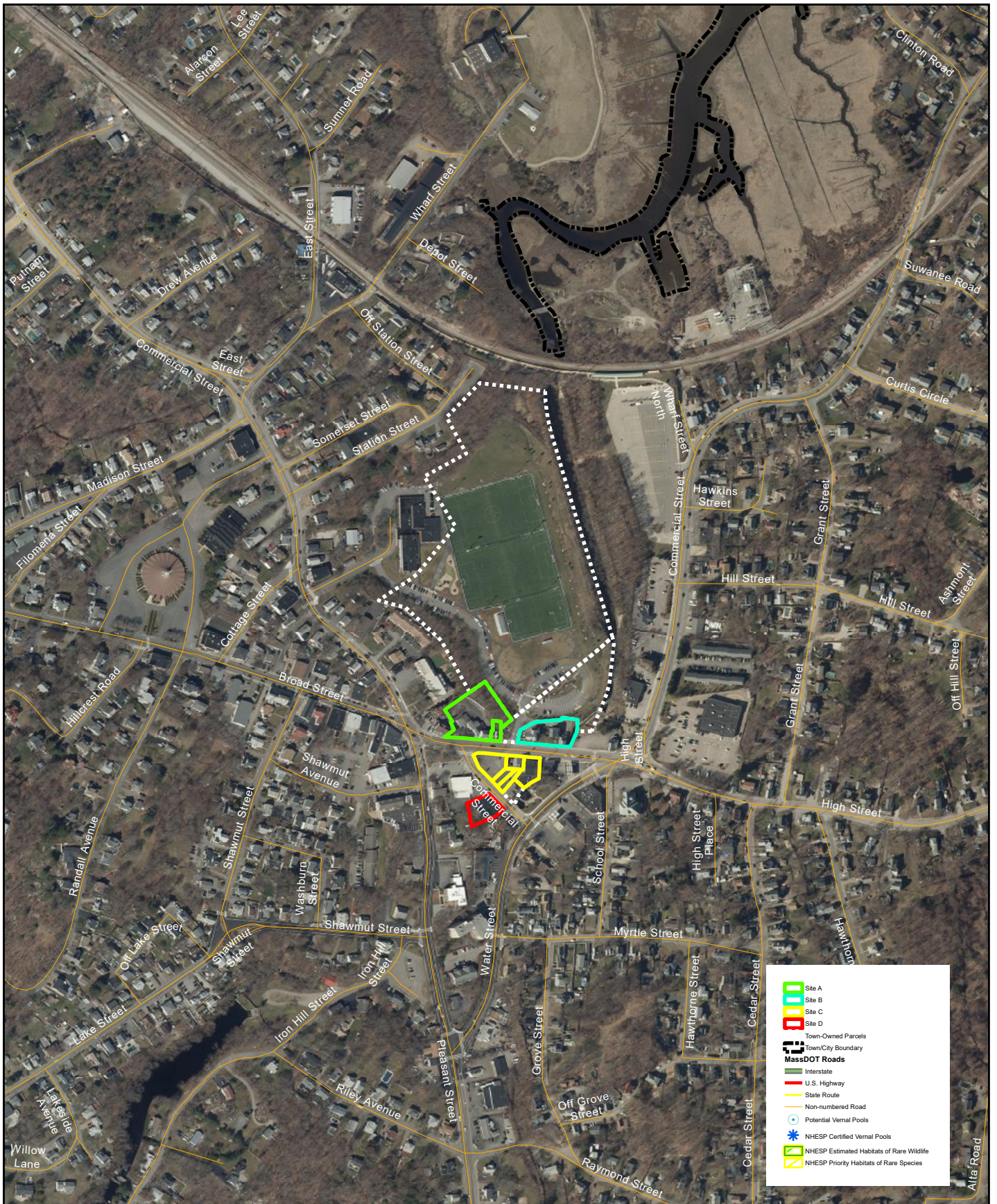
Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)



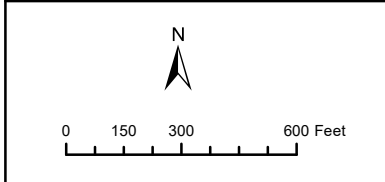
**Aerial Map**  
**Notice of Intent**  
**Jackson Square**  
**Weymouth, Massachusetts**







Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)

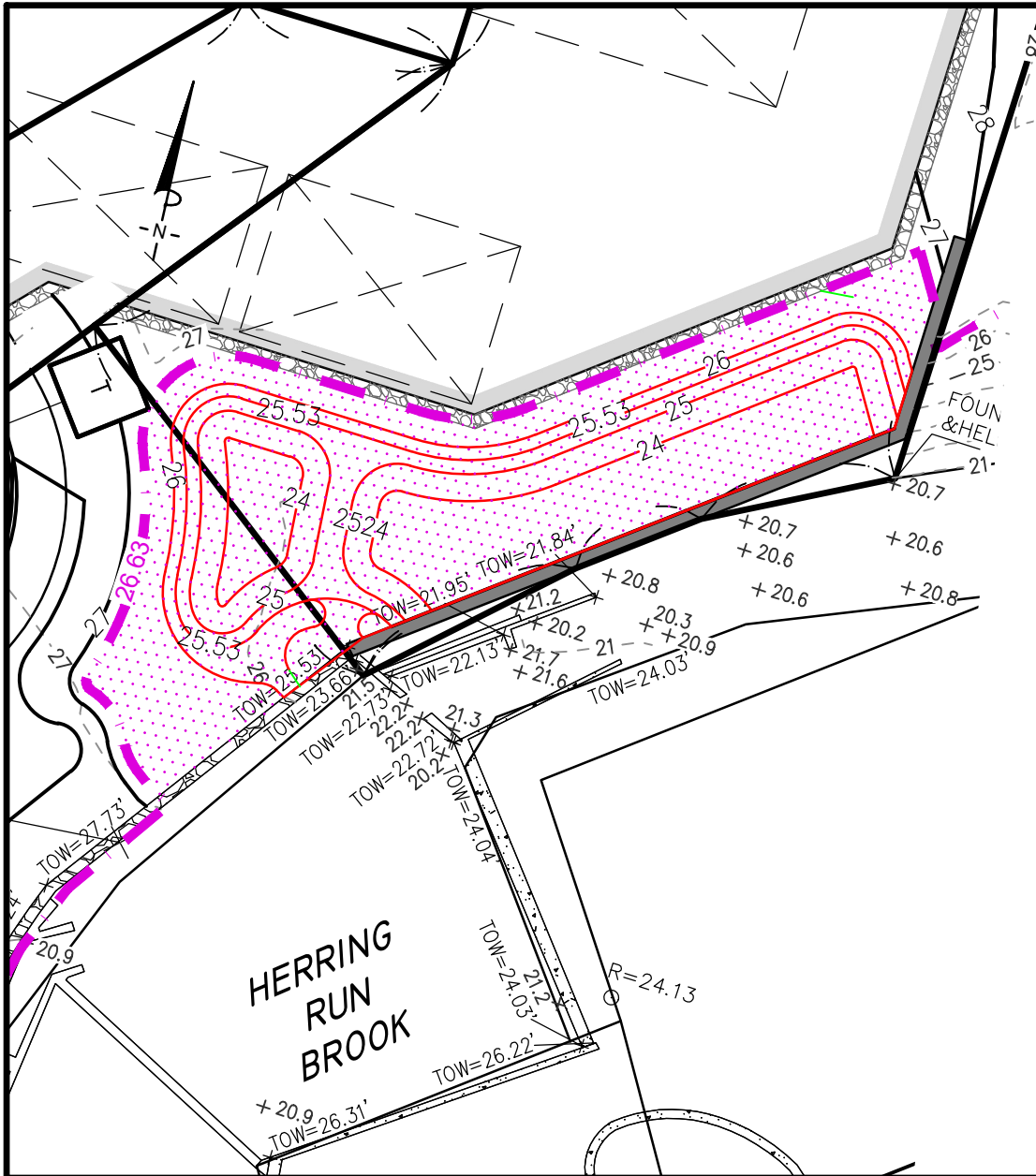


**NHESP Map**  
**Notice of Intent**  
**Jackson Square**  
**Weymouth, Massachusetts**


**FIGURE 3**  

**LUCAS**  
 ENVIRONMENTAL, LLC





Compensatory Storage Volume Jackson Square						
Elevation	Existing			Proposed		
	Surface Area Within BLSF (S.F.)	Average Surface Area (S.F.)	Volume (C.F.)	Surface Area Within BLSF (S.F.)	Average Surface Area (S.F.)	Volume (C.F.)
25.53	0.00	60.67	28.51	1,315.54	1,457.25	684.81
26.00	121.33	381.49	240.34	1,598.95	1,898.72	1,196.19
26.63	641.64			2,198.48		

 BORDRING LAND SUBJECT TO FLOODING (BLSF)

**MCKENZIE**  
ENGINEERING GROUP  
Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
Ph: 781-792-3900 [www.mckeng.com](http://www.mckeng.com)

OWNER/APPLICANT:  
Iraklis N. Papachristos Manager of  
864,909,910 Broad Street, LLC and  
1409 Commercial Street, LLC  
1 Franklin Street, Unit 2308  
Boston, Massachusetts 02110  
© MCKENZIE ENGINEERING GROUP, INC.

**JACKSON SQUARE**  
WEYMOUTH, MASSACHUSETTS

GRAPHIC SCALE:

DWG. TITLE:

EXHIBIT 2 - BLSF  
PROPOSED CONTOURS

DRAWN BY: SBS  
DESIGNED BY: SBS  
CHECKED BY: BCM  
APPROVED BY: BCM  
DATE: 9/6/2023  
SCALE: 1"=10'  
PROJECT NO.: 222-203

DWG. No:

**E-2**



## SECTION IV – APPENDICES

---

**PHOTOGRAPHIC DOCUMENTATION**

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 1: View of the Herring Brook immediately upgradient of the culvert under Broad Street, facing north toward Lovell Field.



Photograph 2: View of the access road from Broad Street to Lovell Field, facing south toward Broad Street.

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 3: View of the rear of Site B, facing south toward Broad Street, immediately west of the Herring Brook.



Photograph 4: View of the Herring Brook along Site B, facing south.

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 5: View of the east side of Herring Brook on town property, facing the Niko's Restaurant parking lot and Broad Street.



Photograph 6: View of the Herring Brook, facing south toward Broad Street.



## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 7: View of the Herring Run Pool Park, facing the Venetian Restaurant.



Photograph 8: View of the Herring Run Pool Park, facing Commercial Street.

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 9: Typical view of the wooded areas on Site A.



Photograph 10: Typical view of the wooded areas on Site A, including the depression area that was evaluated for wetlands and ILSF.

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 11: View of the front of Site A, along Broad Street, facing east.



Photograph 12: View of the rear of the developed portions of Site A.

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 13: View of the front of Site B, facing west along Broad Street.



Photograph 14: View of the front of Site B, facing east along Broad Street.

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 15: View of the rear of Site B, facing east toward the Herring Brook.



Photograph 16: View of the rear of Site B, facing west toward Site A.

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 17: View of the front of Site C, facing the Venetian along Broad Street.



Photograph 18: View of the front and west side of Site C, facing the Venetian along Broad Street.

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 19: View of the east side of Site C, along the Herring Run Pool Park, facing north.



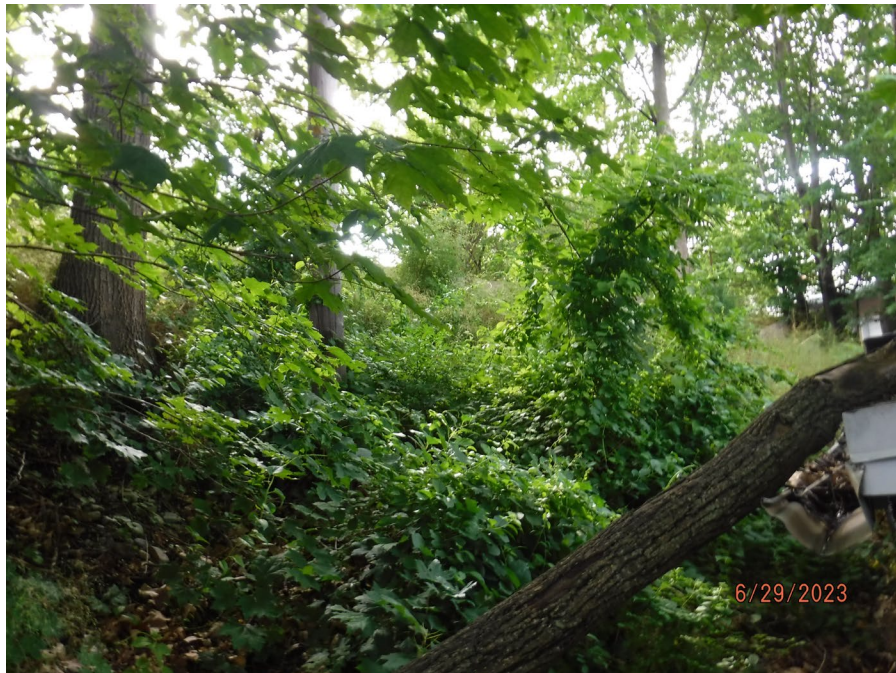
Photograph 20: View of the existing edge of the Venetian Building along the Herring Brook, facing north toward Broad Street.

## PHOTOGRAPHIC DOCUMENTATION

DATE: June 29, 2023



Photograph 21: View of Site D, facing the existing building, along Commercial Street.



Photograph 22: View of the rear of Site D, behind the existing building.



**ABUTTER INFORMATION**

TOWN OF WEYMOUTH

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

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

- A. The name of the applicant is Iraklis N. Papachristos
- B. The applicant has filed:  Notice of Intent, *or*  OOC Amendment Request, *or*  Request for Determination with the Conservation Commission for the municipality of Weymouth seeking permission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed and a brief description including square footage and/or dimensions of proposed project:  
The Applicant proposes to construct four (4) mixed-use buildings with retail on ground level and residential units on upper levels on the subject properties in the Jackson Square area (see attached sheet). Work is proposed within a small portion of BLSF along the Herring Brook on Site C, as well as in the 200-Foot Riverfront Area. No work is proposed within Inland Bank, LUWW, or the Herring Brook itself.
- D. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be examined at The Weymouth Conservation Commission Office, Weymouth Town Hall, between the hours of 8:30 and 4:30, Monday through Friday (it is recommended to call for an appointment first at 781 340 5007). Copies may also be viewed on the Town of Weymouth Website, on the conservation page under the current and past cases tab at: <https://www.weymouth.ma.us/conservation-commission/pages/current-and-past-cases-partial-list>
- E. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be obtained from (check one):

the Applicant **or**  the Applicant's Representative

by calling this telephone number 617.405.4140 contact person Christopher M. Lucas

between the hours of: 8:00AM - 5:00PM on the following days of the week: M-F

- F. Information regarding the date, time, and place of the public hearing may be obtained from:

**Weymouth Conservation Commission**

By calling this telephone number: 781-340-5007

Between the hours of: 8:30 – 4:30 Mon. though Friday

- G. Check One: This is the Applicant  
This is the Applicant's Representative  
Other (specify) Town of Weymouth Conservation Commission

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

NOTE: To preserve your appeal rights you must submit comments/concerns in writing. Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.



## PARCEL/OWNER INFORMATION

PARCEL/OWNER INFORMATION					
Site	Owner	Address	Assessor's Parcel #s	Book	Page
<b>On-Site Parcels</b>					
<b>A</b>	864 Broad Street LLC	864-884 Broad Street	23-253-14-0	39583	284
		890 Broad Street	23-253-16-0	39583	392
<b>B</b>	910 Broad Street LLC	910 & 920 Broad Street	23-253-17-0	40704	156
<b>C</b>	909 Broad Street LLC	881 Broad Street	23-305-1-0	37384	384
		1406 Commercial Street	23-305-4-0	37384	384
		909 Broad Street	23-305-9-0	37384	324
		899 Broad Street	23-305-10-0	CTF 201613	
		1404 Commercial Street	23-305-11-0	37384	384
<b>D</b>	1409 Commercial Street LLC	1409 Commercial Street	23-306-11-0	40410	538
<b>Off-Site Parcels</b>					
<b>A</b>	Town of Weymouth Park Dept.	0 Commercial Street Rear	23-253-26-0	N/A	N/A
<b>A/B</b>	Town of Weymouth Park Dept.	894-896 Broad Street	23-253-27-0	N/A	N/A
<b>C</b>	Town of Weymouth Con Com	0 Commercial Street	23-305-5-0	N/A	N/A



# Town of Weymouth



## ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: August 28, 2023

**1) Subject Identification  
(Address and Parcel #)**

10 Total Parcels

- 1. 864-884 Broad Street & 890 Broad Street – 23-253-14-0 & 23-253-16-0
- 2. 910 & 920 Borad Street – 23-253-17-0
- 3. 409 Commercial Street – 23-306-11-0
- 4. 881, 899, 909 Broad Street & 1404, 1406 Commercial Street – 23-305-1-0, 23-305-4-0, 23-305-5-0, 23-305-9-0, 23-305-10-0 & 23-305-11-0

**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**

Christopher M. Lucas, Lucas Environmental, LLC

**4) Telephone Number**

617.405.4140, cml@lucasenviro.com

**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

8/29/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 19 BLOCK: 253 LOT: 25 EXT: 0	0 COMMERCIAL ST	TOWN OF WEYMOUTH  75 MIDDLE ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 11 EXT: 0	1320 COMMERCIAL ST	CONGREGATIONAL CHURCH  1320 COMMERCIAL ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 12 EXT: 0	850 BROAD ST	CTC WEYMOUTH REALTY, LLC  83 SETTERLAND FARM RD  HANOVER, MA 02339	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 13 EXT: 0	856 BROAD ST	MARTIN LEO E SR & LEO E JR TRS  856 BROAD ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 14 EXT: 0	864 -884 BROAD ST	864 BROAD STREET LLC  36 A ST UNIT 4A  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 16 EXT: 0	890 BROAD ST	864 BROAD STREET LLC  1 FRANKLIN ST  BOSTON, MA 02110	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 17 EXT: 0	910 &920 BROAD ST	910 BROAD STREET LLC  1 FRANKLIN ST  BOSTON, MA 02110	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 18 EXT: 0	930 BROAD ST	930-948 BROAD STREET LLC  66 IRLON HILL  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 26 EXT: 0	0 COMMERCIAL ST REAR	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 27 EXT: 0	894 -896 BROAD ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8/29/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 23 BLOCK: 305 LOT: 1 EXT: 0	881 BROAD ST	909 BROAD STREET LLC  36 A ST  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 10 EXT: 0	899 BROAD ST	909 BROAD STREET LLC  36 A STREET UNIT 4A  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 11 EXT: 0	1404 COMMERCIAL ST	909 BROAD STREET LLC  36 A ST  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 12 EXT: 0	0 COMMERCIAL ST	WEYMOUTH IRON COMPANY  0 COMMERCIAL ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 13 EXT: 0	0 COMMERCIAL ST	OWNER UNKNOWN  0 COMMERCIAL ST  WEYMOUTH, MA 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 4 EXT: 0	1406 COMMERCIAL ST	909 BROAD STREET LLC  36 A ST  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 5 EXT: 0	0 COMMERCIAL ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 6 EXT: 0	1440 COMMERCIAL ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 7 EXT: 0	917 BROAD ST	METRI ABDALLAH TRUSTEE  917 BROAD ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 9 EXT: 0	909 BROAD ST	909 BROAD STREET LLC  36 A ST  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8/29/2023

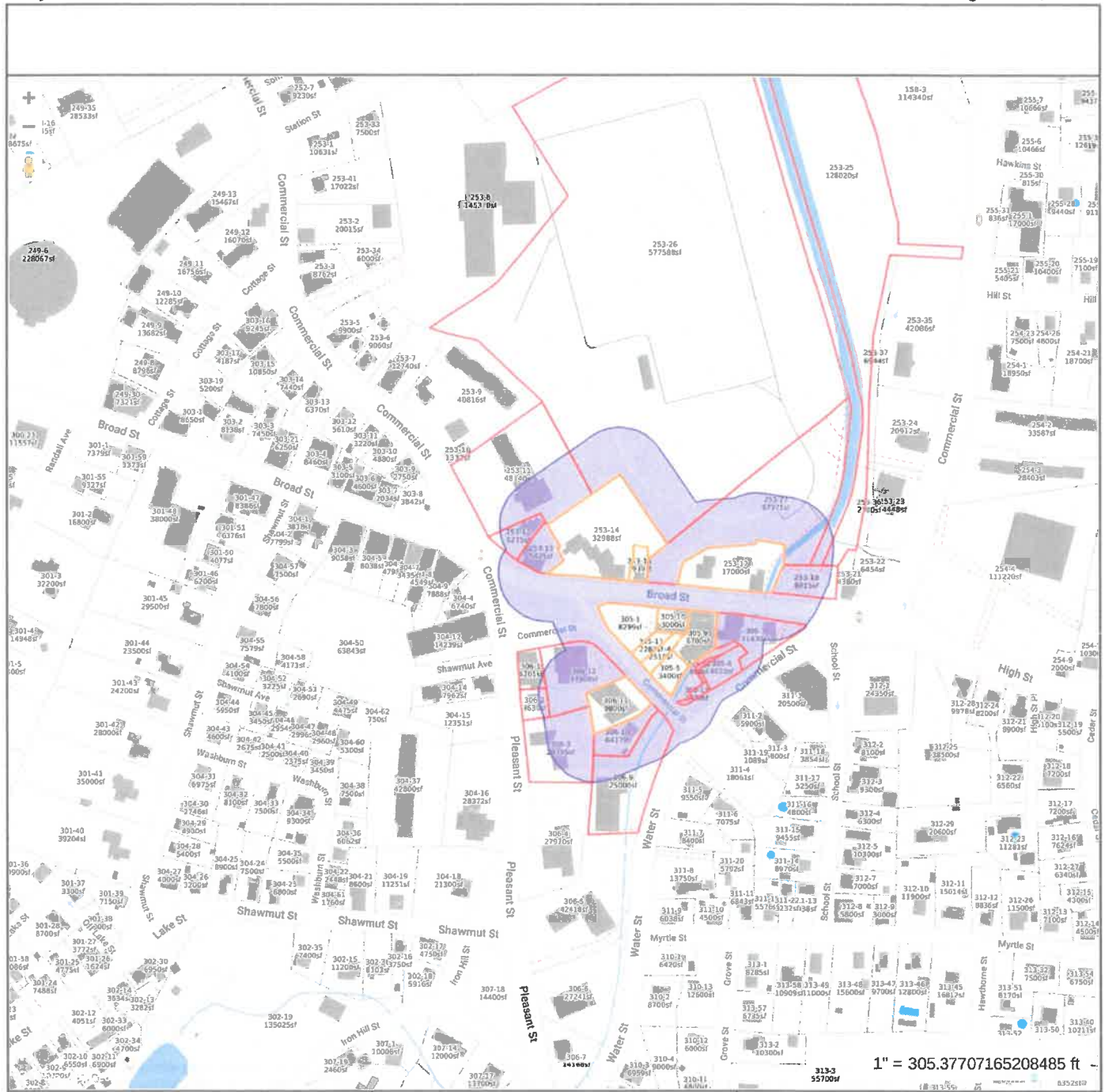
PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 23 BLOCK: 306 LOT: 1 EXT: 0	1371 COMMERCIAL ST	LAI HARVEY TRUSTEE  1371 COMMERCIAL ST 2ND FL  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 306 LOT: 10 EXT: 0	1415 COMMERCIAL ST	PLUM JEFFREY J  1415 COMMERCIAL ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 306 LOT: 11 EXT: 0	1409 COMMERCIAL ST	1409 COMMERCIAL STREET LLC  1 FRANKLIN ST  BOSTON, MA 02110	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 306 LOT: 12 EXT: 0	1377 COMMERCIAL ST	MASS POSTAL HOLDINGS LLC  75 COLUMBIA AVE  CEDARHURST, NY 11516	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 306 LOT: 2 EXT: 0	1429 PLEASANT ST	MCKAY DANIEL J JR & LYNSEY M  1429 PLEASANT ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 306 LOT: 3 EXT: 0	1419 PLEASANT ST	HEALY MICHAEL C &  1419 PLEASANT ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 306 LOT: 9 EXT: 0	11 WATER ST	MD AUTO REPAIR, LLC  11 WATER ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Prepared by:  8/29/23

Reviewed by:

|



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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

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



TOWN OF WEYMOUTH  
CONSERVATION  
75 MIDDLE ST  
WEYMOUTH, MA, 02189

CONGREGATIONAL CHURCH  
MICHAEL G FULLER-TREASURER  
1320 COMMERCIAL ST  
E WEYMOUTH, MA, 02189

CTC WEYMOUTH REALTY, LLC  
83 SETTERLAND FARM RD  
HANOVER, MA, 02339

MARTIN LEO E SR & LEO E JR TRS  
856 BROAD ST TRUST  
856 BROAD ST  
E WEYMOUTH, MA, 02189

864 BROAD STREET LLC  
36 A ST UNIT 4A  
BOSTON, MA, 02127

864 BROAD STREET LLC  
1 FRANKLIN ST  
BOSTON, MA, 02110

910 BROAD STREET LLC  
1 FRANKLIN ST  
BOSTON, MA, 02110

930-948 BROAD STREET LLC  
66 IRLON HILL  
WEYMOUTH, MA, 02189

TOWN OF WEYMOUTH  
PARK DEPT  
75 MIDDLE ST  
E WEYMOUTH, MA, 02189

TOWN OF WEYMOUTH  
PARK DEPT  
75 MIDDLE ST  
E WEYMOUTH, MA, 02189

909 BROAD STREET LLC  
36 A ST  
BOSTON, MA, 02127

909 BROAD STREET LLC  
36 A STREET UNIT 4A  
BOSTON, MA, 02127

909 BROAD STREET LLC  
36 A ST  
BOSTON, MA, 02127

WEYMOUTH IRON COMPANY  
0 COMMERCIAL ST  
WEYMOUTH, MA, 02188

OWNER UNKNOWN  
0 COMMERCIAL ST  
WEYMOUTH, MA, 02188

909 BROAD STREET LLC  
36 A ST  
BOSTON, MA, 02127

TOWN OF WEYMOUTH  
CONSERVATION  
75 MIDDLE ST  
E WEYMOUTH, MA, 02189

TOWN OF WEYMOUTH  
75 MIDDLE ST  
E WEYMOUTH, MA, 02189

METRI ABDALLAH TRUSTEE  
ARM REALTY TRUST  
917 BROAD ST  
E WEYMOUTH, MA, 02189

909 BROAD STREET LLC  
36 A ST  
BOSTON, MA, 02127

LAI HARVEY TRUSTEE  
HARVEY LAI REALTY TRUST  
1371 COMMERCIAL ST 2ND FL  
WEYMOUTH, MA, 02189

PLUM JEFFREY J  
1415 COMMERCIAL ST  
WEYMOUTH, MA, 02189

1409 COMMERCIAL STREET LLC  
1 FRANKLIN ST  
BOSTON, MA, 02110

MASS POSTAL HOLDINGS LLC  
75 COLUMBIA AVE  
CEDARHURST, NY, 11516

MCKAY DANIEL J JR & LYNSEY M  
1429 PLEASANT ST  
WEYMOUTH, MA, 02189

HEALY MICHAEL C &  
OUELLET GENEVIEVE  
1419 PLEASANT ST  
E WEYMOUTH, MA, 02189

MD AUTO REPAIR, LLC  
11 WATER ST  
WEYMOUTH, MA, 02189

# Town of Weymouth



## ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: September 5, 2023

1) Subject Identification  
(Address and Parcel #)

1. 894-896 Broad Street – 23-253-27-0  
2. 0 Commercial Street Rear – 23-253-26-0

2

2 Total Parcels

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

Christopher M. Lucas, Lucas Environmental, LLC

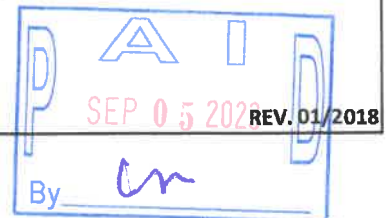
4) Telephone Number

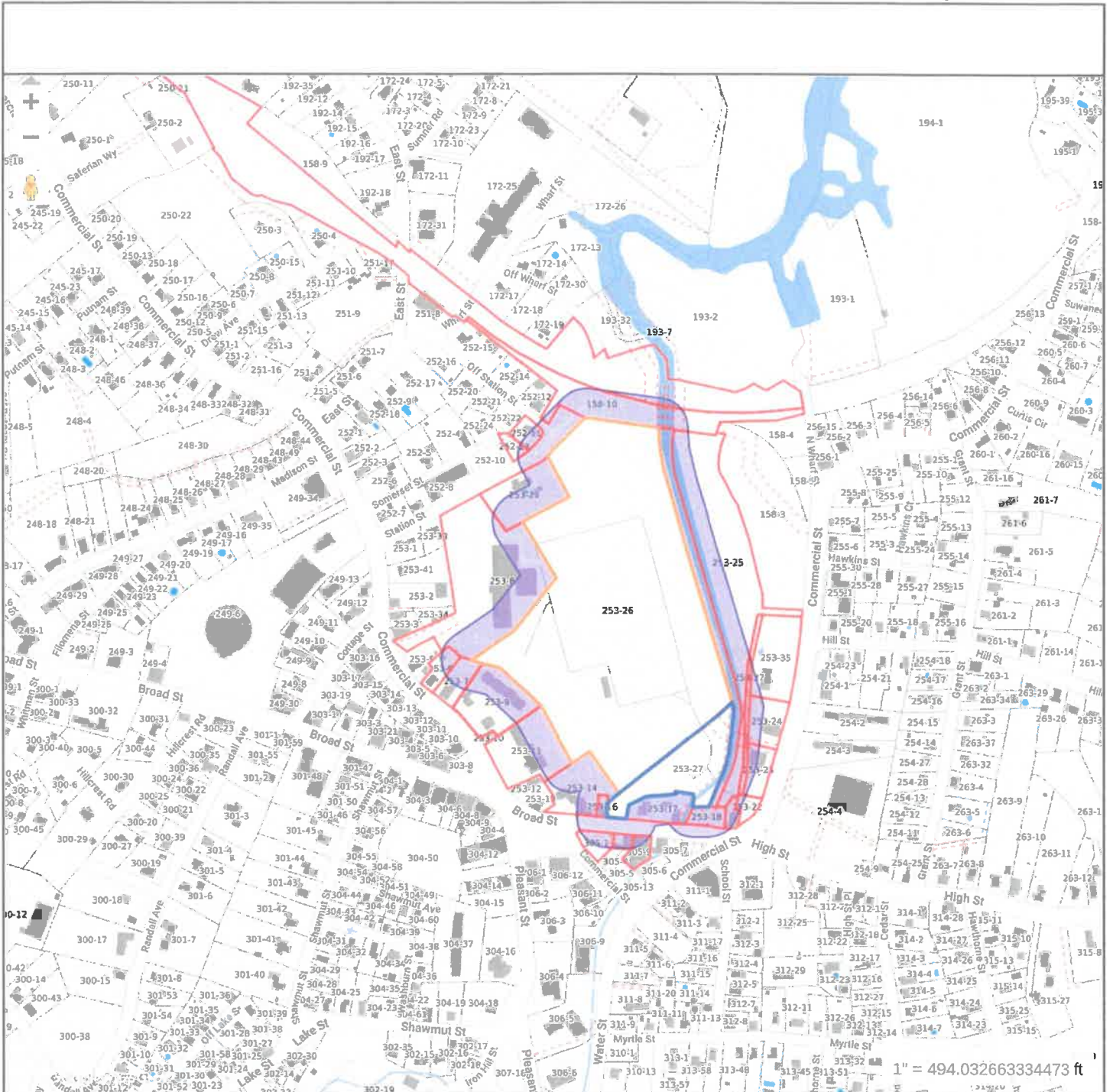
617.405.4140, cml@lucasenviro.com

### 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)

305<sup>a</sup>  
cash





MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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

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

9/6/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 16 BLOCK: 158 LOT: 1 EXT: 0	0 COMMERCIAL ST	MBTA - MASSACHUSETTS BAY  10 PARK PLAZA RM 5750  BOSTON, MA 02116	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 19 BLOCK: 158 LOT: 10 EXT: 0	0 STATION ST	MBTA - MASSACHUSETTS BAY  10 PARK PLAZA RM 5750  BOSTON, MA 02116	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 19 BLOCK: 252 LOT: 11 EXT: 0	54 STATION ST	COATES JEFFREY  54 STATION ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 19 BLOCK: 252 LOT: 23 EXT: 0	0 SOMERSET ST	MCLEOD MARILYN N &  32 SOMERSET ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 19 BLOCK: 253 LOT: 25 EXT: 0	0 COMMERCIAL ST	TOWN OF WEYMOUTH  75 MIDDLE ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 19 BLOCK: 253 LOT: 29 EXT: 0	41 STATION ST	BACON RITA A  31 STATION ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 19 BLOCK: 253 LOT: 35 EXT: 0	1540 COMMERCIAL ST	BELLAS JOHN P  2 CORNISH WAY  HINGHAM, MA 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 19 BLOCK: 253 LOT: 8 EXT: 0	1250 COMMERCIAL ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 11 EXT: 0	1320 COMMERCIAL ST	CONGREGATIONAL CHURCH  1320 COMMERCIAL ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 14 EXT: 0	864 -884 BROAD ST	864 BROAD STREET LLC  36 A ST UNIT 4A  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9/6/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 23 BLOCK: 253 LOT: 16 EXT: 0	890 BROAD ST	864 BROAD STREET LLC  1 FRANKLIN ST  BOSTON, MA 02110	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 17 EXT: 0	910 & 920 BROAD ST	910 BROAD STREET LLC  1 FRANKLIN ST  BOSTON, MA 02110	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 18 EXT: 0	930 BROAD ST	930-948 BROAD STREET LLC  66 IRLON HILL  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 21 EXT: 0	948 BROAD ST	930-948 BROAD STREET LLC  66 IRON HILL ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 22 EXT: 0	0 COMMERCIAL ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 23 EXT: 0	1516 COMMERCIAL ST	CLARK SUSAN & BAILEY KATHLEEN  142 HERITAGE LN  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 24 EXT: 0	1530 COMMERCIAL ST	STOKES FAMILY REVOCABLE TRUST  74 PUTNAM ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 36 EXT: 0	0 COMMERCIAL ST	BAILEY KATHLEEN E TRUSTEE  1165 PLEASANT STREET  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 37 EXT: 0	0 COMMERCIAL ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 6 EXT: 0	1274 COMMERCIAL ST	WALSH KATHLEEN A  1274 COMMERCIAL ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9/6/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 23 BLOCK: 253 LOT: 7 EXT: 0	1282 COMMERCIAL ST	BONFIGLIOLI LLC  596 HANCOCK ST  QUINCY, MA 02170	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 1	1288 1 COMMERCIAL ST	GALO THEODORE  1288 COMMERCIAL ST #1  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 10	1286 10 COMMERCIAL ST	YANG CHIAYING & PAN LILI  1286 COMMERCIAL ST #10  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 11	1304 11 COMMERCIAL ST	DENG JIA LIANG & GRACE LIWAH  1304 COMMERCIAL ST UNIT 11  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 12	1306 12 COMMERCIAL ST	ZHANG LULU  1306 COMMERCIAL ST UNIT 12  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 2	1290 2 COMMERCIAL ST	LINSCOTT HERBERT G &  1290 COMMERCIAL ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 3	1292 3 COMMERCIAL ST	ANDRADE CHRISTOPHER &  1292-3 COMMERCIAL ST  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 4	1294 4 COMMERCIAL ST	MOSKOWITZ MARY BILLINGS  1294 COMMERCIAL ST UNIT #4  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 5	1296 5 COMMERCIAL ST	GEARY AMY  1296 COMMERCIAL ST #5  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 6	1298 6 COMMERCIAL ST	RICHARDS GEORGE M L.E.  1298 COMMERCIAL ST UNIT 6  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9/6/2023

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 23 BLOCK: 253 LOT: 9 EXT: 7	1300 7 COMMERCIAL ST	REMINGTON MARY E  1300 COMMERCIAL ST #7  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 8	1302 8 COMMERCIAL ST	NASH CATHERINE  1302 COMMERCIAL ST #8  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 9 EXT: 9	1284 9 COMMERCIAL ST	LAPENNA DAWN & DONNA M JT  1284-9 COMMERCIAL ST  WEYMOUTH, MA 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 1 EXT: 0	881 BROAD ST	909 BROAD STREET LLC  36 A ST  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 10 EXT: 0	899 BROAD ST	909 BROAD STREET LLC  36 A STREET UNIT 4A  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 305 LOT: 9 EXT: 0	909 BROAD ST	909 BROAD STREET LLC  36 A ST  BOSTON, MA 02127	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 26 EXT: 0	0 COMMERCIAL ST REAR	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 23 BLOCK: 253 LOT: 27 EXT: 0	894 -896 BROAD ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Prepared by:  9/6/23

Reviewed by:

MBTA - MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
10 PARK PLAZA RM 5750  
BOSTON, MA, 02116

MBTA - MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
10 PARK PLAZA RM 5750  
BOSTON, MA, 02116

COATES JEFFREY  
54 STATION ST  
WEYMOUTH, MA, 02189

MCLEOD MARILYN N &  
CHRISTOPHER W TRUSTEES  
32 SOMERSET ST  
WEYMOUTH, MA, 02189

TOWN OF WEYMOUTH  
CONSERVATION  
75 MIDDLE ST  
WEYMOUTH, MA, 02189

BACON RITA A  
31 STATION ST  
E WEYMOUTH, MA, 02189

BELLAS JOHN P  
2 CORNISH WAY  
HINGHAM, MA, 02043

TOWN OF WEYMOUTH  
SCHOOL DEPT  
75 MIDDLE ST  
E WEYMOUTH, MA, 02189

CONGREGATIONAL CHURCH  
MICHAEL G FULLER-TREASURER  
1320 COMMERCIAL ST  
E WEYMOUTH, MA, 02189

864 BROAD STREET LLC  
36 A ST UNIT 4A  
BOSTON, MA, 02127

864 BROAD STREET LLC  
1 FRANKLIN ST  
BOSTON, MA, 02110

910 BROAD STREET LLC  
1 FRANKLIN ST  
BOSTON, MA, 02110

930-948 BROAD STREET LLC  
66 IRLON HILL  
WEYMOUTH, MA, 02189

930-948 BROAD STREET LLC  
66 IRON HILL ST  
WEYMOUTH, MA, 02189

TOWN OF WEYMOUTH  
75 MIDDLE ST  
E WEYMOUTH, MA, 02189

CLARK SUSAN & BAILEY KATHLEEN  
E  
142 HERITAGE LN  
WEYMOUTH, MA, 02189

STOKES FAMILY REVOCABLE TRUST  
STOKES MICHAEL S & CATHERINE M  
74 PUTNAM ST  
WEYMOUTH, MA, 02189

BAILEY KATHLEEN E TRUSTEE  
BRADY FAMILY TRUST  
1165 PLEASANT STREET  
WEYMOUTH, MA, 02189

TOWN OF WEYMOUTH  
75 MIDDLE ST  
E WEYMOUTH, MA, 02189

WALSH KATHLEEN A  
1274 COMMERCIAL ST  
WEYMOUTH, MA, 02189

BONFIGLIOLI LLC  
596 HANCOCK ST  
QUINCY, MA, 02170

GALO THEODORE  
1288 COMMERCIAL ST #1  
WEYMOUTH, MA, 02189

YANG CHIAYING & PAN LILI  
TBE  
1286 COMMERCIAL ST #10  
WEYMOUTH, MA, 02189

DENG JIA LIANG & GRACE LIWAH  
1304 COMMERCIAL ST UNIT 11  
WEYMOUTH, MA, 02189

ZHANG LULU  
1306 COMMERCIAL ST UNIT 12  
WEYMOUTH, MA, 02189

LINSCOTT HERBERT G &  
LUGGELLE-LINSCOTT RHONDA  
1290 COMMERCIAL ST  
WEYMOUTH, MA, 02189

ANDRADE CHRISTOPHER &  
DY-ANDRADE ATHEENA TBE  
1292-3 COMMERCIAL ST  
WEYMOUTH, MA, 02189

MOSKOWITZ MARY BILLINGS  
1294 COMMERCIAL ST UNIT #4  
WEYMOUTH, MA, 02189

GEARY AMY  
1296 COMMERCIAL ST #5  
WEYMOUTH, MA, 02189

RICHARDS GEORGE M L.E.  
RICHARD ANDREW M  
1298 COMMERCIAL ST UNIT 6  
WEYMOUTH, MA, 02189



Allez à [avery.ca/gabarits](http://avery.ca/gabarits)  
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel®  
Repliez à la hachure afin de révéler le rebord Pop-up®

Pat: [avery.com/patents](http://avery.com/patents)

REMINGTON MARY E  
1300 COMMERCIAL ST #7  
WEYMOUTH, MA, 02189

NASH CATHERINE  
1302 COMMERCIAL ST #8  
WEYMOUTH, MA, 02189

LAPENNA DAWN & DONNA M JT  
1284-9 COMMERCIAL ST  
WEYMOUTH, MA, 02190

909 BROAD STREET LLC  
36 A ST  
BOSTON, MA, 02127

909 BROAD STREET LLC  
36 A STREET UNIT 4A  
BOSTON, MA, 02127

909 BROAD STREET LLC  
36 A ST  
BOSTON, MA, 02127

Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5160

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®

5160®



**FILING FEE INFORMATION**



## CALCULATED FILING FEE STATEMENT

---

The proposed project is located at Jackson Square off Broad and Commercial Streets in Weymouth, Massachusetts, and consists of the construction of four (4) mixed-use buildings with retail on ground level and residential units on upper levels, associated roadways, parking areas, utilities, and installation of new stormwater management features. Proposed activities are included under Category 3(b) under the Wetlands Filing Fee Calculation Worksheet, and Section 7.04(2)(e) under the Town of Weymouth Wetlands Protection Regulations.

Category 3(b): *Construction of each building for any commercial, industrial, institutional, or apartment/condominium/townhouse-type development, any part of which is in a buffer zone or resource area. Any activities associated with the construction of said building, including associated site preparation, and construction of retention/detention basins, septic systems, parking lots, utilities, point source discharges, package sewage treatment plants, and roadways and driveways other than those roadways and driveways reviewable under 310 CMR 10.53(3)(e), shall not be subject to additional fees if all said activities are reviewed under a single Notice of Intent.* The fee is \$1,050.00 per activity under the WPA. Three buildings are proposed in the 200-Foot Riverfront Area.

*7.04(2)(e) Notice of Intent for Commercial and Industrial projects: \$750.00 and \$.75 per square foot of wetland disturbed and \$.04 per square foot of flood plain or buffer zone disturbed.*

### **Wetlands Protection Act Fees:**

Category 3(b) = \$1,050.00 x 3 x 1.5 (for Riverfront Area) = \$4,725.00

State Share of WPA Filing Fee: (\$4,725.00/2) - \$12.50 = \$2,350.00

Town Share of WPA Filing Fee: (\$4,725.00/2) + \$12.50 = \$2,375.00

### **Ordinance Fees:**

Base Fee = \$750.00

29,375 square feet of Buffer Zone x \$0.04 = \$1,175.00

763 square feet of BLSF x \$0.04 = \$30.52

Total Fee from Ordinance = \$1,955.52

**Check Payable to: Commonwealth of Massachusetts for \$2,350.00 (WPA Fee)**

**Check Payable to: Town of Weymouth for \$2,375.00 (WPA Fee)**

**Check Payable to: Town of Weymouth for \$1,955.52 (Ordinance Fee)**







## PARCEL/OWNER INFORMATION

PARCEL/OWNER INFORMATION					
Site	Owner	Address	Assessor's Parcel #s	Book	Page
<b>On-Site Parcels</b>					
<b>A</b>	864 Broad Street LLC	864-884 Broad Street	23-253-14-0	39583	284
		890 Broad Street	23-253-16-0	39583	392
<b>B</b>	910 Broad Street LLC	910 & 920 Broad Street	23-253-17-0	40704	156
<b>C</b>	909 Broad Street LLC	881 Broad Street	23-305-1-0	37384	384
		1406 Commercial Street	23-305-4-0	37384	384
		909 Broad Street	23-305-9-0	37384	324
		899 Broad Street	23-305-10-0	CTF 201613	
		1404 Commercial Street	23-305-11-0	37384	384
<b>D</b>	1409 Commercial Street LLC	1409 Commercial Street	23-306-11-0	40410	538
<b>Off-Site Parcels</b>					
<b>A</b>	Town of Weymouth Park Dept.	0 Commercial Street Rear	23-253-26-0	N/A	N/A
<b>A/B</b>	Town of Weymouth Park Dept.	894-896 Broad Street	23-253-27-0	N/A	N/A
<b>C</b>	Town of Weymouth Con Com	0 Commercial Street	23-305-5-0	N/A	N/A

From: Venetian  
To: Town Of Weymouth  
Account:

Check Date: 09/06/23  
Check Number: 2601

Payable Detail

Date	Reference	PO Number	Amount	Discount	Amount Paid
09/06/23	Ordinance Fee 23		1,955.52	0.00	1,955.52

<u>YTD Amount Billed</u>	<u>YTD Disc Taken</u>	<u>YTD Amount Paid</u>	<b>Current Pay</b>	1,955.52
4,312.52	0.00	1,955.52		

ORIGINAL DOCUMENT HAS A SECURITY VOID BACKGROUND PANTOGRAPH, MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

Venetian  
909 Broad Street  
Weymouth, MA 02189

Coastal Heritage Bank 2601

Check date: 09/06/23

Pay to the order of: Town Of Weymouth \$ \*\*\*\*\*1,955.52

\*\*One Thousand Nine Hundred Fifty-Five And 52/100 Dollars\*\*\*\*\*



h  
189



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS AND RED IMAGE DISAPPEARS WITH HEAT.

From: Venetian  
To: Town Of Weymouth  
Account:

Check Date: 09/06/23  
Check Number: 2601

Payable Detail

Date	Reference	PO Number	Amount	Discount	Amount Paid
09/06/23	Ordinance Fee 23		1,955.52	0.00	1,955.52

<u>YTD Amount Billed</u>	<u>YTD Disc Taken</u>	<u>YTD Amount Paid</u>	<b>Current Pay</b>	1,955.52
4,312.52	0.00	1,955.52		

From: Venetian  
To: Commonwealth of Massachusetts  
Account:

Check Date: 09/06/23  
Check Number: 2600

Payable Detail

Date	Reference	PO Number	Amount	Discount	Amount Paid
09/06/23	WPA Fee 2023		2,350.00	0.00	2,350.00

<u>YTD Amount Billed</u>	<u>YTD Disc Taken</u>	<u>YTD Amount Paid</u>	<b>Current Pay</b>	2,350.00
2,350.00	0.00	2,350.00		

ORIGINAL DOCUMENT HAS A SECURITY VOID BACKGROUND PANTOGRAPH, MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

Venetian  
909 Broad Street  
Weymouth, MA 02189

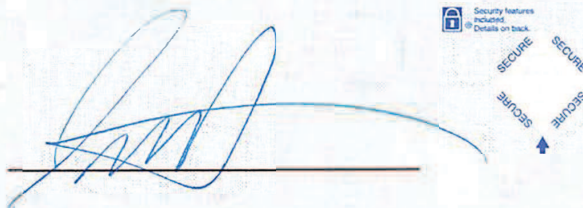
Coastal Heritage Bank 2600

Check date: 09/06/23

Pay to the order of: Commonwealth of Massachusetts \$ \*\*\*\*\*2,350.00

\*\*Two Thousand Three Hundred Fifty And 00/100 Dollars\*\*\*\*\*

Commonwealth of Massachusetts



Security features included. Details on back. SECURE SECURE SECURE SECURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS AND RED IMAGE DISAPPEARS WITH HEAT.

From: Venetian  
To: Commonwealth of Massachusetts  
Account:

Check Date: 09/06/23  
Check Number: 2600

Payable Detail

Date	Reference	PO Number	Amount	Discount	Amount Paid
09/06/23	WPA Fee 2023		2,350.00	0.00	2,350.00

<u>YTD Amount Billed</u>	<u>YTD Disc Taken</u>	<u>YTD Amount Paid</u>	<b>Current Pay</b>	2,350.00
2,350.00	0.00	2,350.00		



From: Venetian  
To: Town Of Weymouth  
Account:

Check Date: 09/06/23  
Check Number: 2602

Date	Reference	PO Number	Amount	Discount	Amount Paid
09/06/23	WPA Fee 2023		2,357.00	0.00	2,357.00

YTD Amount Billed      YTD Disc Taken      YTD Amount Paid      **Current Pay**      2,357.00  
4,312.52                      0.00                      4,312.52

ORIGINAL DOCUMENT HAS A SECURITY VOID BACKGROUND PANTOGRAPH, MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

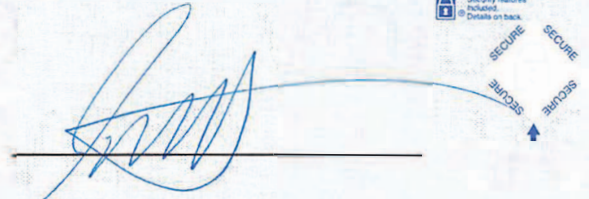
Venetian  
909 Broad Street  
Weymouth, MA 02189

Coastal Heritage Bank      2602

Check date: 09/06/23

Pay to the order of: Town Of Weymouth      \$ \*\*\*\*\*2,357.00  
\*\*Two Thousand Three Hundred Fifty-Seven And 00/100 Dollars\*\*\*\*\*

Town Of Weymouth  
75 Middle Street  
Weymouth, MA 02189



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS AND REC

HEAT

From: Venetian  
To: Town Of Weymouth  
Account:

Check Date: 09/06/23  
Check Number: 2602

Date	Reference	PO Number	Amount	Discount	Amount Paid
09/06/23	WPA Fee 2023		2,357.00	0.00	2,357.00

YTD Amount Billed      YTD Disc Taken      YTD Amount Paid      **Current Pay**      2,357.00  
4,312.52                      0.00                      4,312.52



## APPENDIX D

---

# LOMR DOCUMENTATION

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Massachusetts State Plane Mainland Zone (FIPS zone 2001). The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NNGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was derived from digital orthophotography. Base map files were provided in digital format by Massachusetts Geographic Information Systems (MassGIS). Ortho imagery was produced at a scale of 1:5,000. Aerial photography is dated April 2005.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unresized streams may differ from what is shown on previous maps.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp/>.

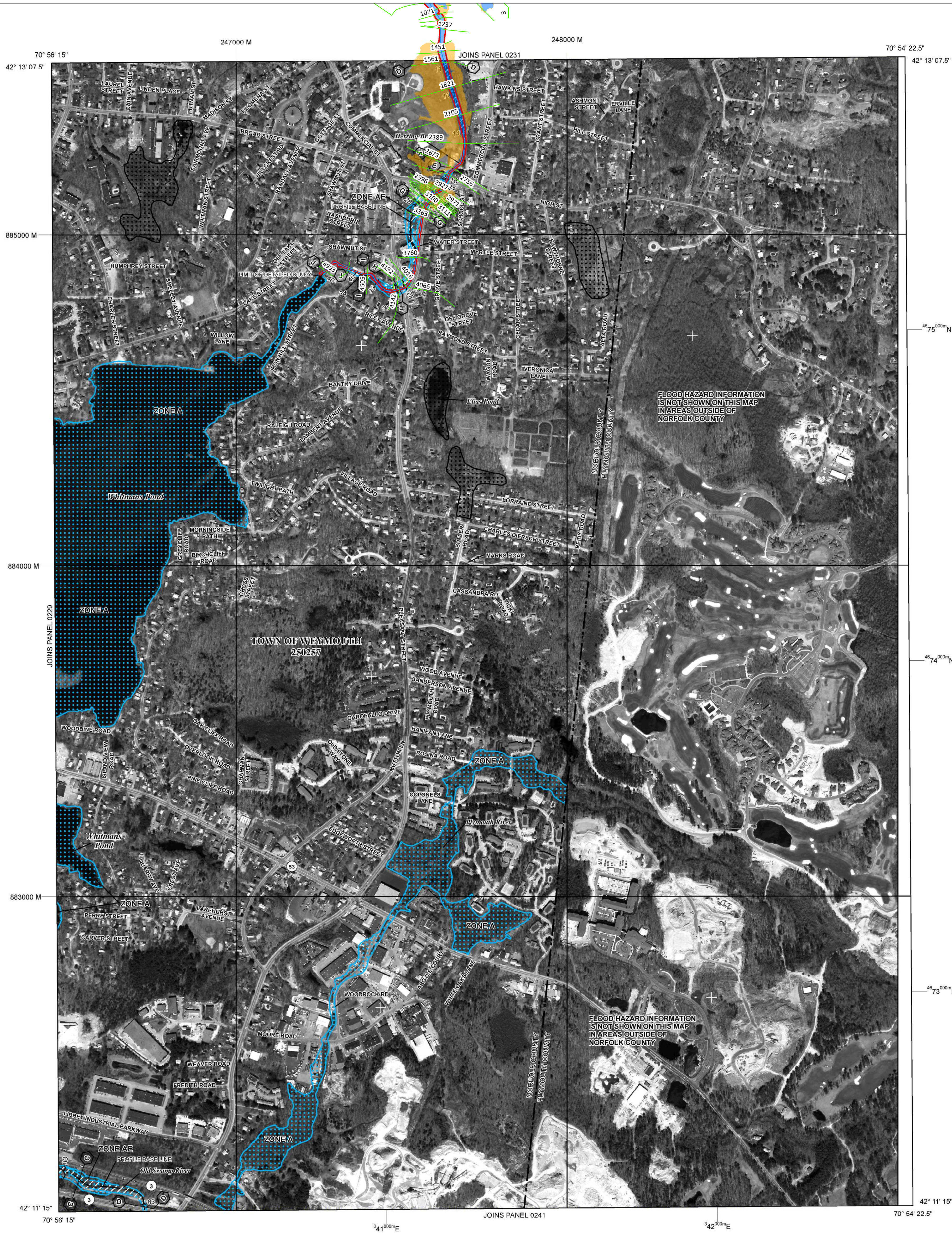
**Legend**

- Herring Brook Centerline
- Cross Sections
- LOMR Floodway
- LOMR Zone AE
- LOMR Zone X

0 250 500 1,000 Feet

Projected Coordinate System:  NAD 1983 StatePlane Massachusetts Mainland FIPS 2001 Feet

Vertical Datum: NAVD88



**LEGEND**

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that has since been removed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from less than 1 square mile.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet\* (EL 987)
- Base Flood Elevation value where uniform within zone; elevation in feet\*
- \*Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Culvert
- Bridge
- 45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 4986000 M 1000-meter ticks: Massachusetts State Plane Mainland Zone (FIPS Zone 2001), Lambert Conformal Conic projection
- 1000-meter Universal Transverse Mercator grid values, zone 19N
- UX3510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile
- MAP REPOSITORIES Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP July 17, 2012
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.
- 
- MAP SCALE 1" = 500'
- 250 0 500 1000 FEET
- 150 0 150 300 METERS

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0233E**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)**

**PANEL 233 OF 430**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
WEYMOUTH, TOWN OF	250257	0233	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
25021C0233E

**EFFECTIVE DATE**  
JULY 17, 2012

Federal Emergency Management Agency

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Massachusetts State Plane Mainland Zone (FIPS zone 2001). The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NNGS12  
National Geodetic Survey  
SSMC-3, #9202  
1215 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was derived from digital orthophotography. Base map files were provided in digital format by Massachusetts Geographic Information Systems (MassGIS). Ortho imagery was produced at a scale of 1:5,000. Aerial photography is dated April 2005.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unresurfaced streams may differ from what is shown on previous maps.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

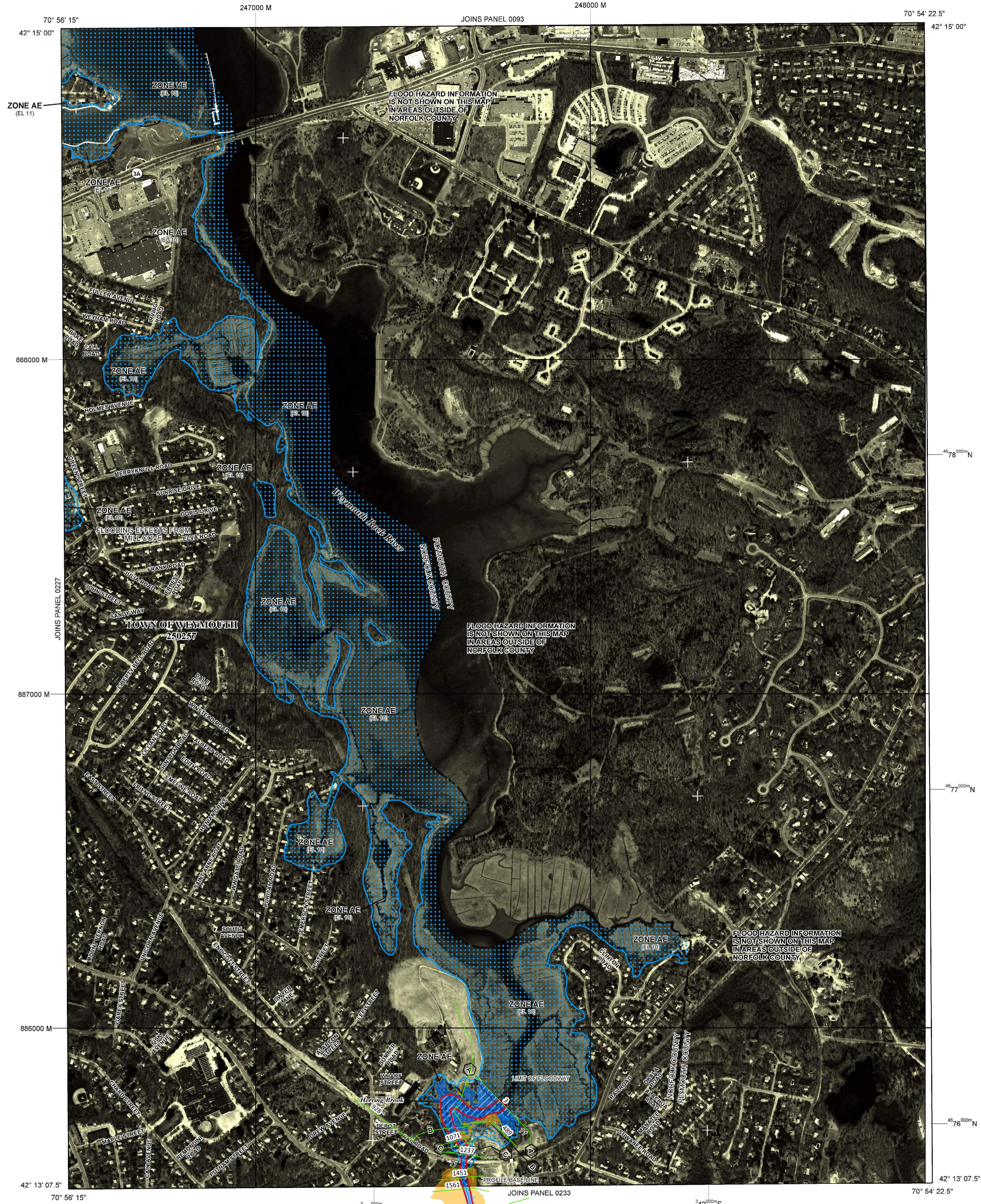
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FIMX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.

**Legend**

- Herring Brook Centerline
  - Cross Sections
  - LOMR Floodway
  - LOMR Zone AE
  - LOMR Zone X
- 0 250 500 1,000 Feet
- Projected Coordinate System:  NAD 1983 StatePlane Massachusetts Mainland FIPS 2001 Feet
- Vertical Datum: NAVD88



**LEGEND**

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
  - ZONE AE** Base Flood Elevations determined.
  - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
  - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
  - ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
  - ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
  - ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
  - ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
  - OTHER AREAS**
  - ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
  - ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
  - 0.2% Annual Chance Floodplain Boundary
  - Floodway boundary
  - Zone D boundary
  - CBRS and OPA boundary
  - Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
  - Base Flood Elevation line and value; elevation in feet\*
  - Base Flood Elevation value where uniform within zone; elevation in feet\*
- \*Referenced to the North American Vertical Datum of 1988
- Cross section line
  - Transect line
  - Culvert
  - Bridge
- 45° 02' 08", 93° 02' 12"
- 4989000 M  
1000-meter ticks: Massachusetts State Plane Mainland Zone (FIPS Zone 2001), Lambert Conformal Conic projection  
1000-meter Universal Transverse Mercator grid values, zone 19N  
DX5510 X  
Bench mark (see explanation in Notes to Users section of this FIRM panel)  
\* M1.5  
River Mile
- MAP REPOSITORIES  
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP: July 17, 2012
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL:
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study Report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.
- 
- MAP SCALE 1" = 500'
- 250 0 500 1000 FEET  
150 0 150 300 METERS

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0231E**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)**

PANEL 231 OF 430  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WEYMOUTH, TOWN OF	250231	0231	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
25021C0231E

**EFFECTIVE DATE**  
JULY 17, 2012

Federal Emergency Management Agency

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
**OVERVIEW & CONCURRENCE FORM**

OMB Control Number: 1660-0016  
Expiration: 1/31/2024

**PAPERWORK BURDEN DISCLOSURE NOTICE**

Public reporting burden for this form is estimated to average 1 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless it displays a valid OMB control number. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472 , Paperwork Reduction Project (1660-0016). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

**PRIVACY ACT STATEMENT**

**AUTHORITY:** The National Flood Insurance Act of 1968, Public Law 90-448, as amended by the Flood Disaster Protection Act of 1973, Public Law 93-234.

**PRINCIPAL PURPOSE(S):** This information is being collected for the purpose of determining an applicant's eligibility to request changes to National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM).

**ROUTINE USE(S):** The information on this form may be disclosed as generally permitted under 5 U.S.C § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA/NFIP/LOMA-1 National Flood Insurance Program (NFIP); Letter of Map Amendment (LOMA) February 15, 2006, 71 FR 7990.

**DISCLOSURE:** The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from processing a determination regarding a requested change to a (NFIP) Flood Insurance Rate Maps (FIRM).

**A. REQUESTED RESPONSE FROM DHS-FEMA**

This request is for a (check one):

- CLOMR: A letter from DHS-FEMA commenting on whether a proposed project, if built as proposed, would justify a map revision or proposed hydrology changes (See 44 CFR Ch. 1, Parts 60, 65 & 72). All CLOMRs require documentation of compliance with the Endangered Species Act. Refer to the Instructions for details.
- LOMR: A letter from DHS-FEMA officially revising the current NFIP map to show the changes to floodplains, regulatory floodway or flood elevations. (See 44 CFR Ch. 1, Parts 60, 65 & 72).

**B. OVERVIEW**

1. The NFIP map panel(s) affected for all impacted communities is (are):

Community No.	Community Name	State	Map No.	Panel No.	Effective Date
250257	Town of Weymouth; Norfolk County	MA	25021C	0231E; 0233E	07/17/2012

2. a. Flooding Source:

- b. Types of Flooding:  Riverine       Coastal       Shallow Flooding (e.g., Zones AO and AH)  
 Alluvial Fan       Lakes       Other (Attach Description)

3. Project Name/Identifier:

4. FEMA zone designations (choices: A, AH, AO, A1-A30, A99, AE, AR, V, V1-V30, VE, B, C, D, X)

a. Effective:

b. Revised:

5. Basis for Request and Type of Revision:

a. The basis for this revision request is (check all that apply)

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Physical Change                 | <input checked="" type="checkbox"/> Improved Methodology/Data | <input type="checkbox"/> Regulatory Floodway Revision   | <input type="checkbox"/> Base Map Changes       |
| <input type="checkbox"/> Coastal Analysis                | <input checked="" type="checkbox"/> Hydraulic Analysis        | <input checked="" type="checkbox"/> Hydrologic Analysis | <input checked="" type="checkbox"/> Corrections |
| <input type="checkbox"/> Weir-Dam Changes                | <input type="checkbox"/> Levee Certification                  | <input type="checkbox"/> Alluvial Fan Analysis          | <input type="checkbox"/> Natural Changes        |
| <input checked="" type="checkbox"/> New Topographic Data | <input type="checkbox"/> Other (Attach Description)           |   |   |

Note: A photograph and narrative description of the area of concern is not required, but is very helpful during review.

b. The area of revision encompasses the following structures (check all that apply)

- Structures:  Channelization  Levee/Floodwall  Bridge/Culvert  
 Dam  Fill  Other (Attach Description)

6.  Documentation of ESA compliance is submitted (required to initiate CLOMR review). Please refer to the instructions for more information.

**C. REVIEW FEE**

Has the review fee for the appropriate request category been included?  Yes Fee amount: \$ \_\_\_\_\_  
 No, Attach Explanation

- Please see the DHS-FEMA Web site at <http://www.fema.gov/forms-documents-and-software/flood-map-related-fees> for Fee Amounts and Exemptions.

**D. SIGNATURES**

**1. REQUESTOR'S SIGNATURE**

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Name: James McGrath, PLS		Company: Town of Weymouth	
Mailing Address: 120 Winter Street Weymouth, MA 02188		Daytime Telephone: 781-927-0860	Fax No.:
		E-mail Address: jmcgrath@weymouth.ma.us	
		Date:	

Signature of Requestor (required):

**2. COMMUNITY CONCURRENCE**

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision (LOMR) or conditional LOMR request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirements for when fill is placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a conditional LOMR, will be obtained. For Conditional LOMR requests, the applicant has documented Endangered Species Act (ESA) compliance to FEMA prior to FEMA's review of the Conditional LOMR application. For LOMR requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by FEMA, all analyses and documentation used to make this determination.

Community Official's Name and Title:			
Mailing Address: 75 Middle Street Weymouth, MA 02189		Community Name: Town of Weymouth	
		Daytime Telephone:	Fax No.:
		E-mail Address:	
Community Official's Signature (required):			Date:

**3. CERTIFICATION BY REGISTERED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR**

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information data, hydrologic and hydraulic analysis, and any other supporting information as per NFIP regulations paragraph 65.2(b) and as described in the MT-2 Forms Instructions. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Jill Griffiths, PE		License No.: 51893	Expiration Date: 06/30/2024
Company Name: Gomez and Sullivan Engineers, DPC		Mailing Address: PO Box 2179 Henniker, NH 03242	
Telephone No.: 716-402-6777	Fax No.: N/A		
E-mail Address: jgriffiths@gomezandsullivan.com			

Signature:	Date:
------------	-------

**Ensure the forms that are appropriate to your revision request are included in your submittal.**

**Form Name and (Number)**

**Required if ...**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Riverine Hydrology and Hydraulics Form (Form 2) | New or revised discharges or water-surface elevations   |
| <input checked="" type="checkbox"/> Riverine Structures Form (Form 3)               | Channel is modified, addition/revision of bridge/culverts, addition/revision of levee/floodwall, addition/revision of dam |
| <input type="checkbox"/> Coastal Analysis Form (Form 4)                             | New or revised coastal elevations   |
| <input type="checkbox"/> Coastal Structures Form (Form 5)                           | Addition/revision of coastal structure  |
| <input type="checkbox"/> Alluvial Fan Flooding Form (Form 6)                        | Flood control measures on alluvial fans   |

Seal (Optional)

DEPARTMENT OF HOMELAND SECURITY  
 Federal Emergency Management Agency  
**RIVERINE HYDROLOGY & HYDRAULICS FORM (FORM 2)**

OMB Control Number: 1660-0016  
 Expiration: 1/31/2024

**PAPERWORK BURDEN DISCLOSURE NOTICE**

Public reporting burden for this form is estimated to average 3.5 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless it displays a valid OMB control number. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472 , Paperwork Reduction Project (1660-0016). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

**PRIVACY ACT STATEMENT**

**AUTHORITY:** The National Flood Insurance Act of 1968, Public Law 90-448, as amended by the Flood Disaster Protection Act of 1973, Public Law 93-234.

**PRINCIPAL PURPOSE(S):** This information is being collected for the purpose of determining an applicant's eligibility to request changes to National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM).

**ROUTINE USE(S):** The information on this form may be disclosed as generally permitted under 5 U.S.C § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA/NFIP/LOMA-1 National Flood Insurance Program (NFIP); Letter of Map Amendment (LOMA) February 15, 2006, 71 FR 7990.

**DISCLOSURE:** The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from processing a determination regarding a requested change to a (NFIP) Flood Insurance Rate Maps (FIRM).

Flooding Source: Herring Brook

**Note:** Fill out one form for each flooding source studied

**A. HYDROLOGY**

1. Reason for New Hydrologic Analysis (check all that apply):

- Not revised (skip to section B)    
  No existing analysis    
  Improved data  
 Alternative methodology    
  Proposed Conditions (CLOMR)    
  Changed physical condition of watershed

2. Comparison of Representative 1%-Annual-Chance Discharges

Location	Drainage Area (Sq. Mi.)	Effective/FIS (cfs)	Revised (cfs)
----------	-------------------------	---------------------	---------------

3. Methodology for New Hydrologic Analysis (check all that apply)

- Precipitation/Runoff Model → Specify Model: \_\_\_\_\_ Duration: \_\_\_\_\_ Rainfall Amount: \_\_\_\_\_  
 Statistical Analysis of Gage Records  
 Regional Regression Equations    
  Other (please attach description)

Please enclose all relevant models in digital format, maps, computations (including computation of parameters), and documentation to support the new analysis.

4. Review/Approval of Analysis

If your community requires a regional, state, or federal agency to review the hydrologic analysis, please attach evidence of approval/review.     4. HEC-RAS File Description\*\*:

5. Impacts of Sediment Transport on Hydrology

Is the hydrology for the revised flooding source(s) affected by sediment transport?      Yes      No

If yes, then fill out Section F (Sediment Transport) of Form 3. If No, then attach your explanation.



**B. HYDRAULICS**

1. Reach to be Revised

	Description	Cross Section	Water-Surface Elevation (ft.)	
			Effective	Proposed/Revised
Downstream Limit*	ID: 24 / A	Sta. 4	10	5.6
Upstream Limit*	ID: 30 / J	Sta. 4930	38.5	33.6

\*Proposed/Revised elevations must tie-into the Effective elevations within 0.5 foot at the downstream and upstream limits of revision.

2. Hydraulic Method/Model Used: HEC-RAS Version 6.2

Steady State     Unsteady State     One-Dimensional     Two-Dimensional

3. Pre-Submittal Review of Hydraulic Models\*

DHS-FEMA has developed two review programs, CHECK-2 and CHECK-RAS, to aid in the review of HEC-2 and HEC-RAS hydraulic models, respectively. We recommend that you review your HEC-2 and HEC-RAS models with CHECK-2 and CHECK-RAS.

4. HEC-RAS File Description\*\*:

Models Submitted	Natural Run		Floodway Run		Datum
Duplicate Effective Model*	File Name:	Plan Name:	File Name:	Plan Name:	
	Herring_Brook.p05	Duplicate Effective	Herring_Brook.p05	Duplicate Effective	NAVD88
Corrected Effective Model*	File Name:	Plan Name:	File Name:	Plan Name:	
	Herring_Brook.p08	Corrected Effective	Herring_Brook.p08	Corrected Effective	NAVD88
Existing or Pre-Project Conditions Model	File Name:	Plan Name:	File Name:	Plan Name:	
Revised or Post-Project Conditions Model	File Name:	Plan Name:	File Name:	Plan Name:	
Other - (attach description)	File Name:	Plan Name:	File Name:	Plan Name:	

\* For details, refer to the corresponding section of the instructions.

\*\*See instructions for information about modeling other than HEC-RAS.  Digital Models Submitted? (Required)

**C. MAPPING REQUIREMENTS**

A **certified topographic work map** must be submitted showing the following information (where applicable): the boundaries of the effective, existing, and proposed conditions 1%-annual-chance floodplain (for approximate Zone A revisions) or the boundaries of the 1%- and 0.2%-annual-chance floodplains and regulatory floodway (for detailed Zone AE, AO, and AH revisions); location and alignment of all cross sections with stationing control indicated; stream, road, and other alignments (e.g., dams, levees, etc.); current community easements and boundaries; boundaries of the requester's property; certification of a registered professional engineer registered in the subject State; location and description of reference marks; and the referenced vertical datum (NGVD, NAVD, etc.).

Topographic Information:  Digital Mapping (GIS/CADD) Data Submitted (preferred)

Source: 2011 Lidar for the Northeast

Date: Aug 1, 2013

Vertical Datum: NAVD88 (meters)

Spatial Projection: UTM Zone 18N/19N, NAD83

Accuracy: 15.0 cm RMSEz or better

Note that the boundaries of the existing or proposed conditions floodplains and regulatory floodway to be shown on the revised FIRM and/or FBFM must tie-in with the effective floodplain and regulatory floodway boundaries. Please attach a **copy of the effective FIRM and/or FBFM**, at the same scale as the original, annotated to show the boundaries of the revised 1%-and 0.2%-annual-chance floodplains and regulatory floodway that tie-in with the boundaries of the effective 1%-and 0.2%-annual-chance floodplain and regulatory floodway at the upstream and downstream limits of the area on revision.

Annotated FIRM and/or FBFM (Required)

**D. COMMON REGULATORY REQUIREMENTS\***

1. For LOMR/CLOMR requests, do Base Flood Elevations (BFEs) or Special Flood Hazard Areas (SFHAs) increase compared to the effective BFEs?  Yes  No
- If Yes, please attach **proof of property owner notification**. Examples of property owner notifications can be found in the MT-2 Form 2 Instructions.
2. For CLOMR requests, if either of the following is true, please submit **evidence of compliance with Section 65.12 of the NFIP regulations**:
- The proposed project encroaches upon a regulatory floodway and would result in increases above 0.00 foot compared to pre-project conditions.
  - The proposed project encroaches upon a SFHA with or without BFEs established and would result in increases above 1.00 foot compared to pre-project conditions.
3. Does the request involve the placement or proposed placement of fill?  Yes  No
- If Yes, the community must be able to certify that the area to be removed from the special flood hazard area, to include any structures or proposed structures, meets all of the standards of the local floodplain ordinances, and is reasonably safe from flooding in accordance with the NFIP regulations set forth at 44 CFR 60.3(A)(3), 65.5(a)(4), and 65.6(a)(14). Please see the MT-2 instructions for more information.
4. Does the request involve the placement or proposed placement of fill?  Yes  No
- If Yes, attach **evidence of regulatory floodway revision notification**. As per Paragraph 65.7(b)(1) of the NFIP Regulations, notification is required for requests involving revisions to the regulatory floodway Elements and examples of regulatory floodway revision notification can be found in the MT-2 Form 2 Instructions.
5. For CLOMR requests, please submit documentation to FEMA and the community to show that you have complied with Sections 9 and 10 of the Endangered Species Act (ESA). For actions authorized, funded, or being carried out by Federal or State agencies, please submit documentation from the agency showing its compliance with Section 7(a)(2) of the ESA. Please see the MT-2 instructions for more detail.

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
**RIVERINE STRUCTURES FORM (FORM 3)**

OMB Control Number: 1660-0016  
Expiration: 1/31/2024

**PAPERWORK BURDEN DISCLOSURE NOTICE**

Public reporting burden for this form is estimated to average 3.5 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless it displays a valid OMB control number. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472, Paperwork Reduction Project (1660-0016). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

**PRIVACY ACT STATEMENT**

**AUTHORITY:** The National Flood Insurance Act of 1968, Public Law 90-448, as amended by the Flood Disaster Protection Act of 1973, Public Law 93-234.

**PRINCIPAL PURPOSE(S):** This information is being collected for the purpose of determining an applicant's eligibility to request changes to National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM).

**ROUTINE USE(S):** The information on this form may be disclosed as generally permitted under 5 U.S.C § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA/NFIP/LOMA-1 National Flood Insurance Program (NFIP); Letter of Map Amendment (LOMA) February 15, 2006, 71 FR 7990.

**DISCLOSURE:** The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from processing a determination regarding a requested change to a (NFIP) Flood Insurance Rate Maps (FIRM).

Flooding Source: \_\_\_\_\_

**Note:** Fill out one form for each flooding source studied

**A. GENERAL**

Complete the appropriate section(s) for each Structure listed below:

- Channelization: complete Section B
- Bridge/Culvert: complete Section C
- Dam: complete Section D
- Levee/Floodwall: complete Section E
- Sediment Transport: complete Section F (if required)

**Description Of Modeled Structure**

1. Name of Structure: \_\_\_\_\_  
Type (check one):  Channelization  Bridge/Culvert  Levee/Floodwall  Dam  
Location of Structure: \_\_\_\_\_  
Downstream Limit/Cross Section: \_\_\_\_\_  
Upstream Limit/Cross Section: \_\_\_\_\_
2. Name of Structure: \_\_\_\_\_  
Type (check one):  Channelization  Bridge/Culvert  Levee/Floodwall  Dam  
Location of Structure: \_\_\_\_\_  
Downstream Limit/Cross Section: \_\_\_\_\_  
Upstream Limit/Cross Section: \_\_\_\_\_
3. Name of Structure: \_\_\_\_\_  
Type (check one):  Channelization  Bridge/Culvert  Levee/Floodwall  Dam  
Location of Structure: \_\_\_\_\_  
Downstream Limit/Cross Section: \_\_\_\_\_  
Upstream Limit/Cross Section: \_\_\_\_\_

**NOTE: FOR MORE STRUCTURES, ATTACH ADDITIONAL PAGES AS NEEDED.**

**B. CHANNELIZATION**

Flooding Source: \_\_\_\_\_

Name of Structure: \_\_\_\_\_

**1. Hydraulic Considerations**

The channel was designated to carry \_\_\_\_\_ (cfs) and/or the \_\_\_\_\_ - year flood

The design elevation in the channel is based on (check one):

- Subcritical flow  Critical flow  Supercritical flow  Energy grade line

If there is the potential for a hydraulic jump at the following locations, check all that apply and attach an explanation of how the hydraulic jump is controlled without affecting the stability of the channel.

- Inlet to channel  Outlet to channel  At Drop Structures  At Transitions

Other locations (specify): \_\_\_\_\_

**2. Channel Design Plans**

Attach the plans of the channelization certified by a registered professional engineer, as described in the instructions.

**3. Accessory Structures**

The channelization includes (check one):

- Levees [Attach Section E (Levee/Floodwall)]  Drop structures  Superelevated sections  Energy dissipater
- Transitions in cross sectional geometry  Debris basin/detention basin [Attach Section D (Dam/Basin)]  Weir
- Other (Describe): \_\_\_\_\_

**4. Sediment Transport Considerations**

Are the hydraulics of the channel affected by sediment transport?  Yes  No

If yes, then fill out Section F (Sediment Transport) of Form 3. If No, then attach your explanation for why sediment transport was not considered.

**C. BRIDGE/CULVERT**

Flooding Source: \_\_\_\_\_

Name of Structure: \_\_\_\_\_

**1. This revision reflects (check one):**

- Bridge/Culvert not modeled in the FIS
- Modified Bridge/Culvert previously modeled in the FIS
- Revised analysis of Bridge/Culvert previously modeled in the FIS

**2. Hydraulic model used to analyze the structure (e.g., HEC-2 with special bridge routine, WSPRO, HY8): \_\_\_\_\_**

If different than hydraulic analysis for the flooding source, justify why the hydraulic analysis used for the flooding source could not analyze the structures. Attach justification.

**3. Attach plans of the structures certified by a registered professional engineer. The plan detail and information should include the following (check the information that has been provided):**

- Dimensions (height, width, span, radius, length)  Distance between Cross Sections
- Shape (culverts only)  Erosion Protection
- Material  Low Chord Elevations - Upstream and Downstream
- Beveling and Rounding  Top of Road Elevations - Upstream and Downstream
- Wink Wall Angle  Structure Invert Elevations - Upstream and Downstream
- Skew Angle  Stream Invert Elevations - Upstream and Downstream
- Cross-Section Locations

**4. Sediment Transport Considerations**

Are the hydraulics of the channel affected by sediment transport?  Yes  No

If yes, then fill out Section F (Sediment Transport) of Form 3. If No, then attach your explanation for why sediment transport was not considered.

**D. DAM/BASIN**

Flooding Source: \_\_\_\_\_

Name of Structure: \_\_\_\_\_

1. This request is for (check one):  Existing Dam/Basin  New Dam/Basin  Modification of existing Dam/Basin

2. The Dam/Basin was designed by (check one):  Federal Agency  State Agency  Private Organization

Local Government Agency Name of the Agency or Organization: \_\_\_\_\_

3. The Dam was permitted as (check one):  Federal Dam  State Dam

Provide the permit or identification number (ID) for the dam and the appropriate permitting agency or organization

Permit or ID number \_\_\_\_\_ Permitting Agency or Organization \_\_\_\_\_

a.  Local Government Dam  Private Dam

Provided related drawings, specification and supporting design information.

4. Does the project involve revised hydrology?  Yes  No

If Yes, complete the Riverine Hydrology & Hydraulics Form (Form 2).

Was the dam/basin designed using critical duration storm? (must account for the maximum volume of runoff)

Yes, provide supporting documentation with your completed Form 2.

No, provide a written explanation and justification for not using the critical duration storm.

5. Does the submittal include debris/sediment yield analysis?  Yes  No

If Yes, then fill out Section F (Sediment Transport). If No, then attach your explanation for why debris/sediment analysis was not considered?

6. Does the Base Flood Elevation behind the dam/basin or downstream of the dam/basin change?  Yes  No

If Yes, complete the Riverine Hydrology & Hydraulics Form (Form 2) and complete the table below.

Stillwater Elevation Behind the Dam/Basin

FREQUENCY (% annual chance)	FIS	REVISED
-----------------------------	-----	---------

10-year (10%)

50-year (2%)

100-year (1%)

500-year (0.2%)

Normal Pool Elevation

7. Please attach a copy of the formal Operation and Maintenance Plan

**E. LEVEE/FLOODWALL**

1. System Elements

a. This Levee/Floodwall analysis is based on (check one):

<input type="checkbox"/> Upgrading of an existing levee/floodwall system	<input type="checkbox"/> A newly constructed levee/floodwall system	<input type="checkbox"/> Reanalysis of an existing levee/floodwall system
--	---	---

b. Levee elements and locations are (check one):

Earthen embankment, dike, berm, etc Stationed \_\_\_\_\_ to \_\_\_\_\_

Structured floodwall Stationed \_\_\_\_\_ to \_\_\_\_\_

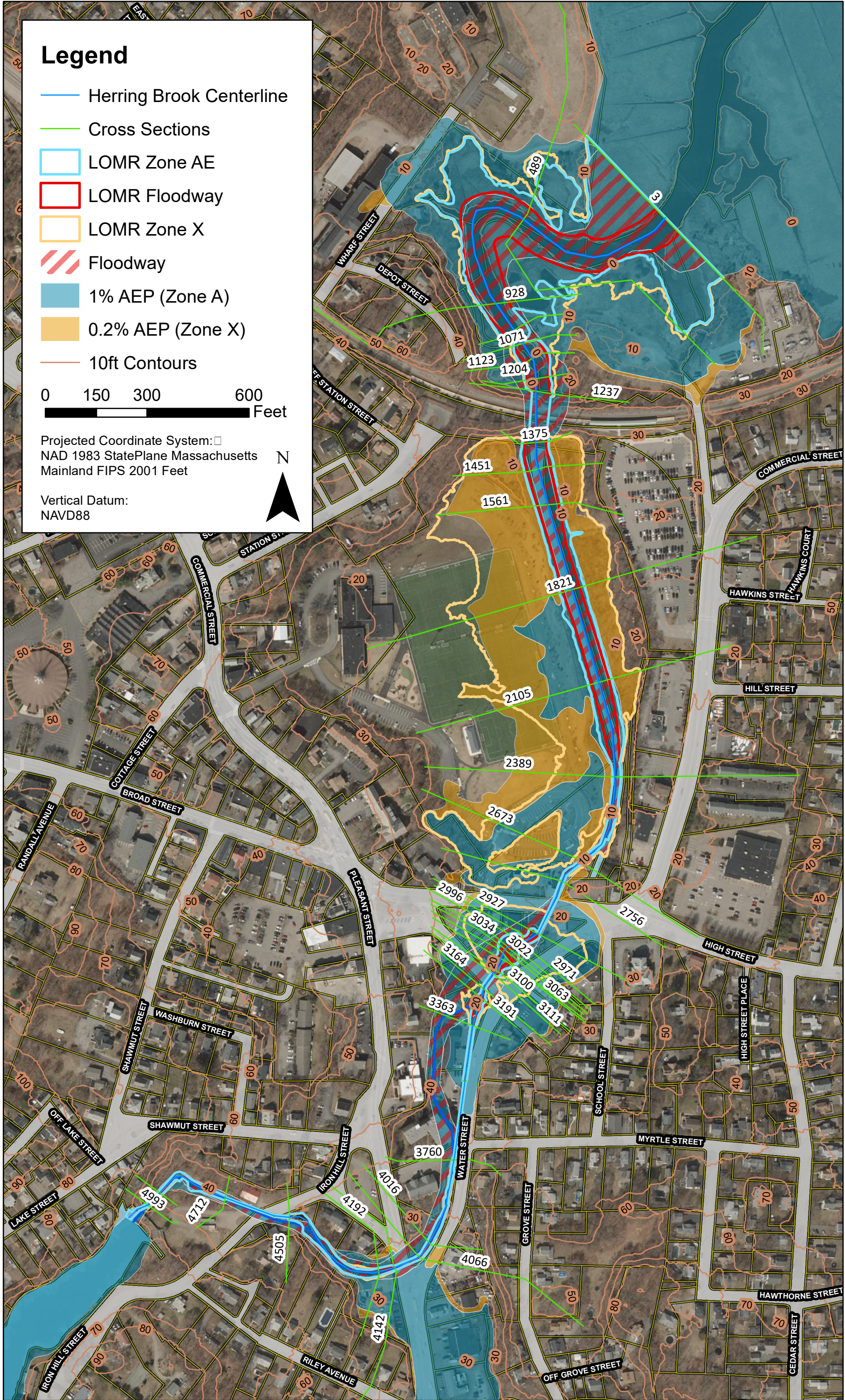
Other (describe): \_\_\_\_\_ Stationed \_\_\_\_\_ to \_\_\_\_\_

# Legend

- Herring Brook Centerline
- Cross Sections
- LOMR Zone AE
- LOMR Floodway
- LOMR Zone X
- Floodway
- 1% AEP (Zone A)
- 0.2% AEP (Zone X)
- 10ft Contours

0 150 300 600 Feet

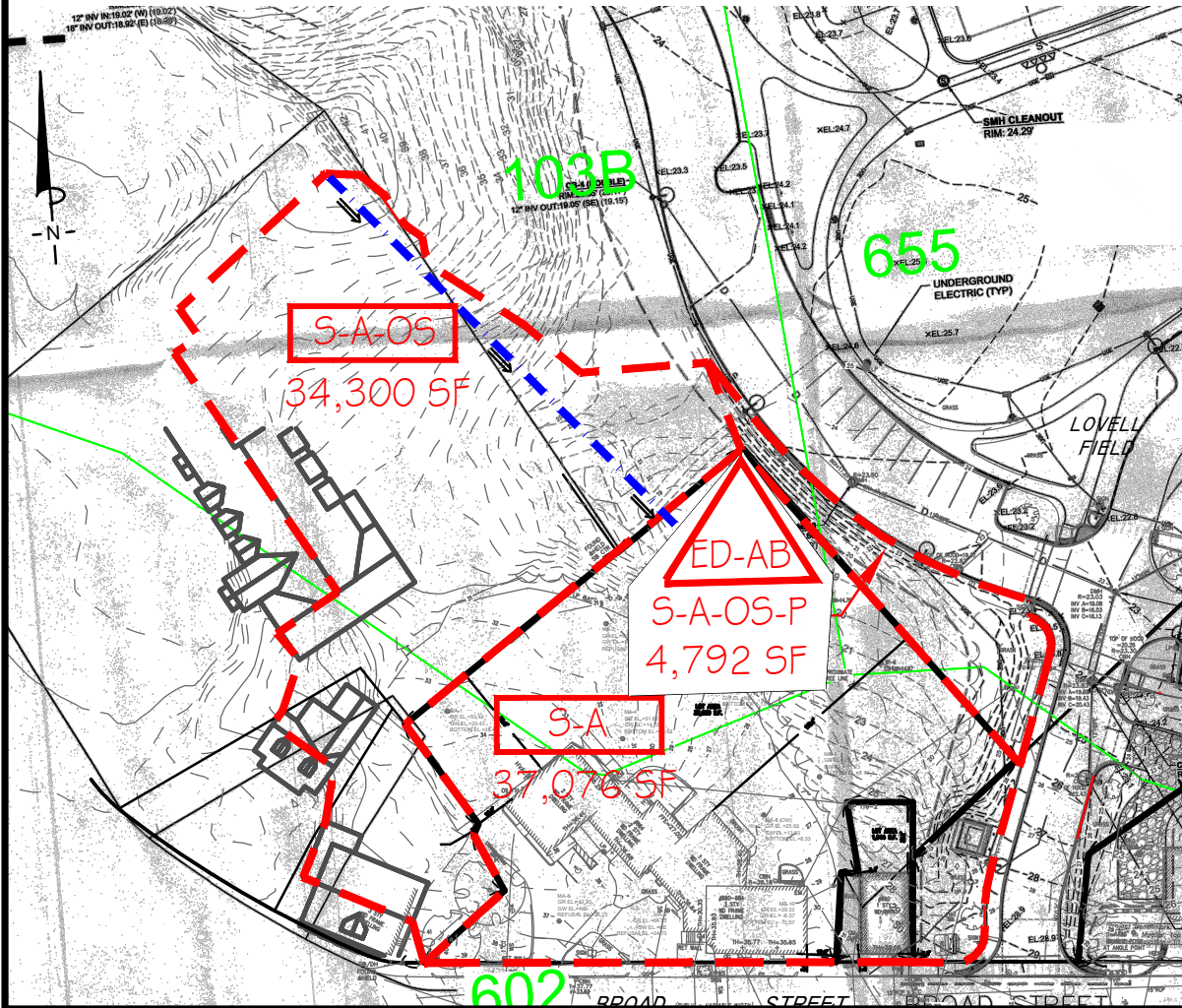
Projected Coordinate System:  NAD 1983 StatePlane Massachusetts Mainland FIPS 2001 Feet  
Vertical Datum: NAVD88



**ILSF CALCULATIONS**

# SOIL KEY

SOIL CLASSIFICATION	DESCRIPTION	HYDROLOGIC SOIL GROUP
103B	CHARLTON-HOLLIS-ROCK OUTCROP-COMPLEX, 3 TO 8 PERCENT SLOPES	A
602	URBAN LAND, 0 TO 15 PERCENT SLOPES	C ASSUMED
655	URDORTHERNTS, WET SUBSTRATUM	C ASSUMED



## NOTES:

1. OFFSITE CONTOURS DOWNLOAD FROM MASSGIS LIDAR
2. OFFSITE STRUCTURES DOWNLOADED FROM MASSGIS

## LEGEND

- TIME OF CONCENTRATION FLOW PATH
- LIMIT OF WATERSHED
- SOIL TYPE BOUNDARY

**MEG**  
**MCKENZIE**  
 ENGINEERING GROUP  
 Assinippi Office Park  
 150 Longwater Drive, Suite 101  
 Norwell, MA 02061  
 Ph: 781-792-3900 [www.mckeng.com](http://www.mckeng.com)

OWNER/APPLICANT:  
 Iraklis N. Papachristos Manager of  
 864,909,910 Broad Street, LLC and  
 1409 Commercial Street, LLC  
 1 Franklin Street, Unit 2308  
 Boston, Massachusetts 02110  
 © MCKENZIE ENGINEERING GROUP, INC.

**JACKSON SQUARE**  
 WEYMOUTH, MASSACHUSETTS

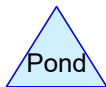
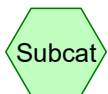
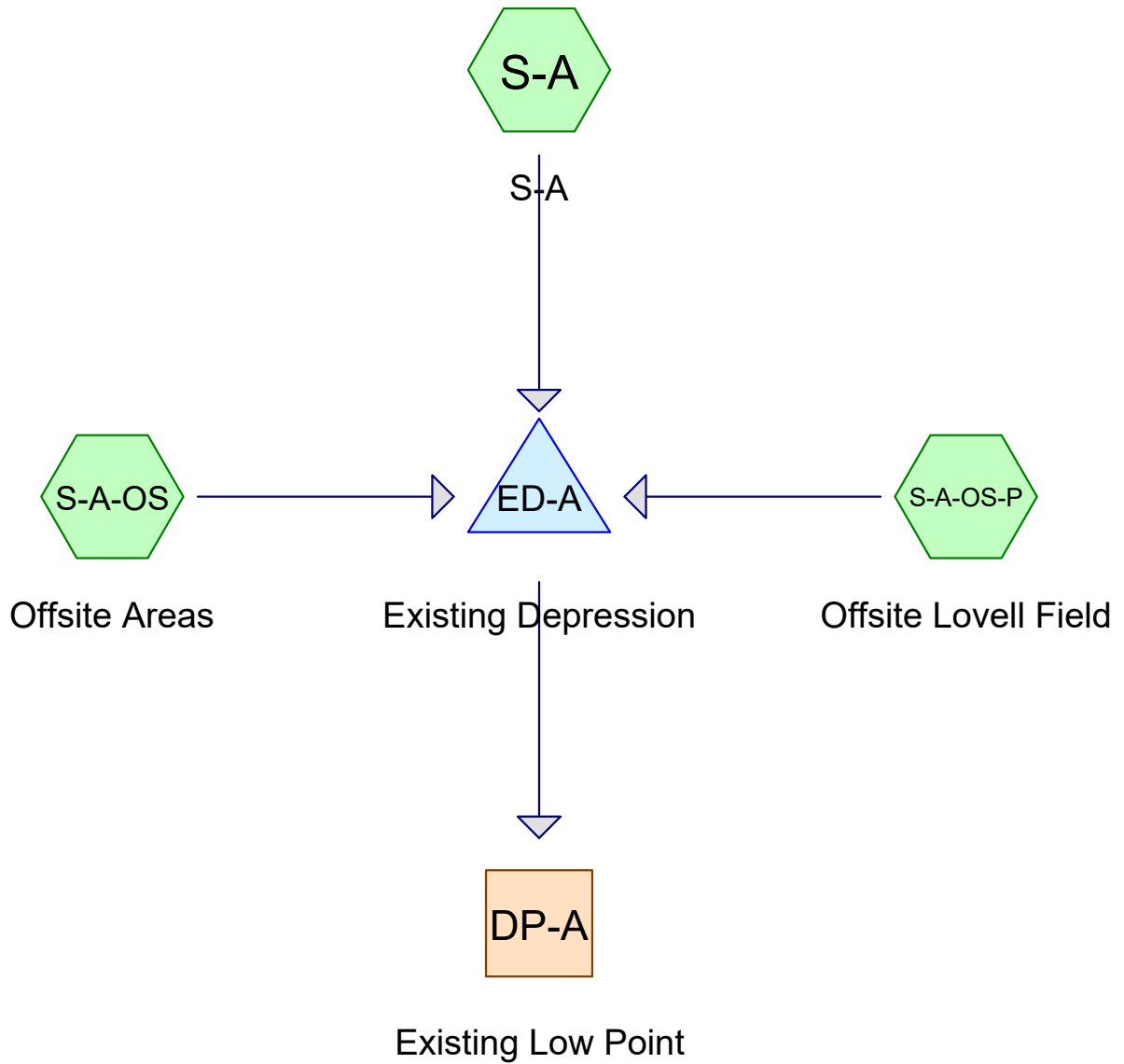
GRAPHIC SCALE:

DWG. TITLE:  
 EXHIBIT 3 - ILSF

DRAWN BY: SBS  
 DESIGNED BY: SBS  
 CHECKED BY: BCM  
 APPROVED BY: BCM  
 DATE: 9/6/2023  
 SCALE: 1"=80'  
 PROJECT NO.: 222-203

DWG. No:  
**E-3**





## 222-203 Lot A Pre Development Conditions ILSF Calc

Prepared by McKenzie Engineering Group Inc

HydroCAD® 10.20-3c s/n 00452 © 2023 HydroCAD Software Solutions LLC

Printed 9/6/2023

Page 2

### Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
329	39	>75% Grass cover, Good, HSG A (S-A)
11,869	39	>75% Grass cover, Good, HSG A (OFFSITE) (S-A-OS, S-A-OS-P)
6,513	74	>75% Grass cover, Good, HSG C (S-A, S-A-OS-P)
1,943	74	>75% Grass cover, Good, HSG C (OFFSITE) (S-A)
4,142	98	Bottom Basin, HSG A (S-A)
157	96	Gravel surface, HSG C (OFFSITE) (S-A)
5,243	98	Impervious surfaces, HSG A (S-A)
8,343	98	Impervious surfaces, HSG C (S-A)
1,753	98	Impervious surfaces, HSG C (OFFSITE) (S-A, S-A-OS, S-A-OS-P)
65	98	Roofs, HSG A (S-A)
5,665	98	Roofs, HSG A (OFFSITE) (S-A-OS)
4,816	98	Roofs, HSG C (S-A)
2,305	30	Woods, Good, HSG A (S-A)
15,938	30	Woods, Good, HSG A (OFFSITE) (S-A-OS)
5,909	70	Woods, Good, HSG C (S-A)
1,178	70	Woods, Good, HSG C (OFFSITE) (S-A-OS-P)
<b>76,168</b>	<b>67</b>	<b>TOTAL AREA</b>

# 222-203 Lot A Pre Development Conditions ILSF Calc

Prepared by McKenzie Engineering Group Inc

HydroCAD® 10.20-3c s/n 00452 © 2023 HydroCAD Software Solutions LLC

Printed 9/6/2023

Page 3

## Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
45,556	HSG A	S-A, S-A-OS, S-A-OS-P
0	HSG B	
30,612	HSG C	S-A, S-A-OS, S-A-OS-P
0	HSG D	
0	Other	
<b>76,168</b>		<b>TOTAL AREA</b>

# 222-203 Lot A Pre Development Conditions ILSF Calc

Prepared by McKenzie Engineering Group Inc

HydroCAD® 10.20-3c s/n 00452 © 2023 HydroCAD Software Solutions LLC

Printed 9/6/2023

Page 4

## Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
12,198	0	8,456	0	0	20,654	>75% Grass cover, Good
4,142	0	0	0	0	4,142	Bottom Basin
0	0	157	0	0	157	Gravel surface
5,243	0	10,096	0	0	15,339	Impervious surfaces
5,730	0	4,816	0	0	10,546	Roofs
18,243	0	7,087	0	0	25,330	Woods, Good
<b>45,556</b>	<b>0</b>	<b>30,612</b>	<b>0</b>	<b>0</b>	<b>76,168</b>	<b>TOTAL AREA</b>

**222-203 Lot A Pre Development Conditions ILSF Calc Type III 24-hr 1-Year Rainfall=2.60"**

Prepared by McKenzie Engineering Group Inc

Printed 9/6/2023

HydroCAD® 10.20-3c s/n 00452 © 2023 HydroCAD Software Solutions LLC

Page 5

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**SubcatchmentS-A: S-A** Runoff Area=37,076 sf 61.01% Impervious Runoff Depth=1.26"  
Flow Length=195' Slope=0.1230 '/' Tc=7.4 min CN=85 Runoff=1.18 cfs 3,889 cf

**SubcatchmentS-A-OS: Offsite Areas** Runoff Area=34,300 sf 21.18% Impervious Runoff Depth=0.01"  
Tc=6.0 min CN=47 Runoff=0.00 cfs 29 cf

**SubcatchmentS-A-OS-P: Offsite Lovell Field** Runoff Area=4,792 sf 2.98% Impervious Runoff Depth=0.43"  
Tc=6.0 min CN=68 Runoff=0.04 cfs 173 cf

**Reach DP-A: Existing Low Point** Inflow=0.00 cfs 0 cf  
Outflow=0.00 cfs 0 cf

**Pond ED-A: Existing Depression** Peak Elev=19.67' Storage=4,091 cf Inflow=1.22 cfs 4,091 cf  
Outflow=0.00 cfs 0 cf

**Total Runoff Area = 76,168 sf Runoff Volume = 4,091 cf Average Runoff Depth = 0.64"**  
**60.58% Pervious = 46,141 sf 39.42% Impervious = 30,027 sf**

**Summary for Subcatchment S-A: S-A**

Runoff = 1.18 cfs @ 12.11 hrs, Volume= 3,889 cf, Depth= 1.26"  
 Routed to Pond ED-A : Existing Depression

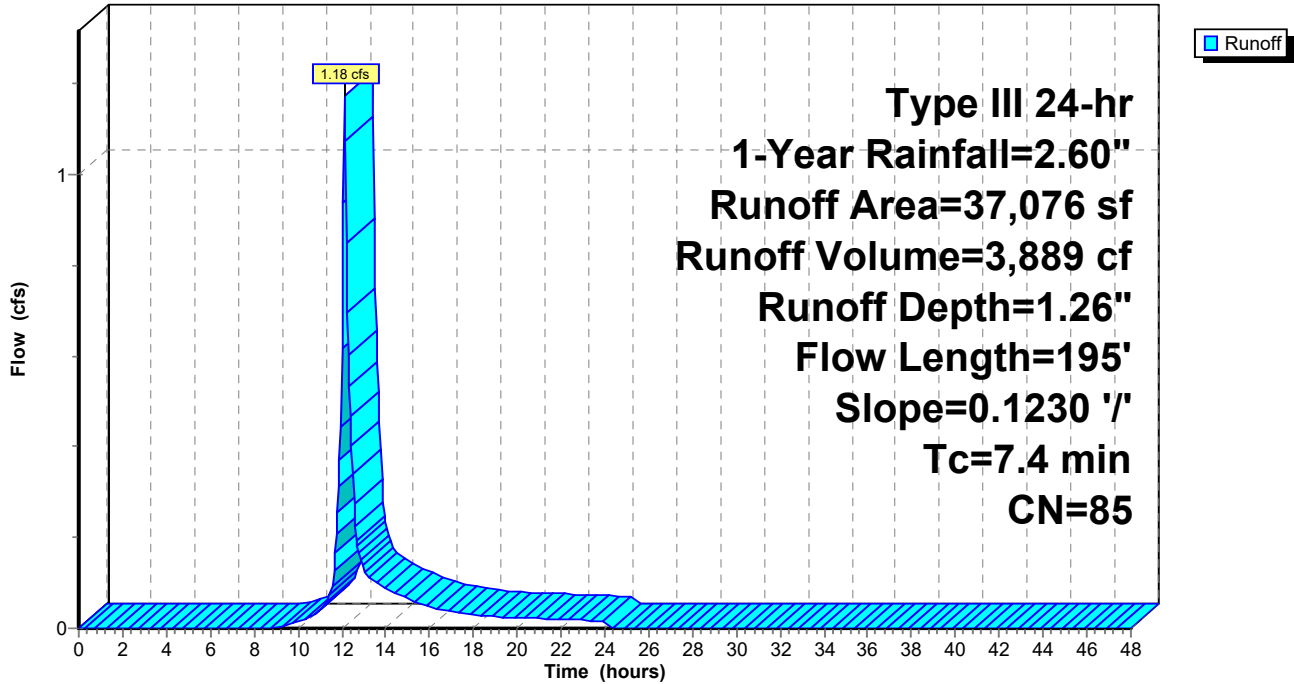
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 1-Year Rainfall=2.60"

Area (sf)	CN	Description
* 4,142	98	Bottom Basin, HSG A
* 5,243	98	Impervious surfaces, HSG A
* 329	39	>75% Grass cover, Good, HSG A
* 2,305	30	Woods, Good, HSG A
* 65	98	Roofs, HSG A
* 4,816	98	Roofs, HSG C
* 8,343	98	Impervious surfaces, HSG C
* 3,814	74	>75% Grass cover, Good, HSG C
* 5,909	70	Woods, Good, HSG C
* 157	96	Gravel surface, HSG C (OFFSITE)
* 10	98	Impervious surfaces, HSG C (OFFSITE)
* 1,943	74	>75% Grass cover, Good, HSG C (OFFSITE)
37,076	85	Weighted Average
14,457		38.99% Pervious Area
22,619		61.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	50	0.1230	0.14		<b>Sheet Flow, 1</b>
					Woods: Light underbrush n= 0.400 P2= 3.20"
1.4	145	0.1230	1.75		<b>Shallow Concentrated Flow, 2</b>
					Woodland Kv= 5.0 fps
7.4	195	Total			

### Subcatchment S-A: S-A

Hydrograph



**Summary for Subcatchment S-A-OS: Offsite Areas**

Runoff = 0.00 cfs @ 21.62 hrs, Volume= 29 cf, Depth= 0.01"  
 Routed to Pond ED-A : Existing Depression

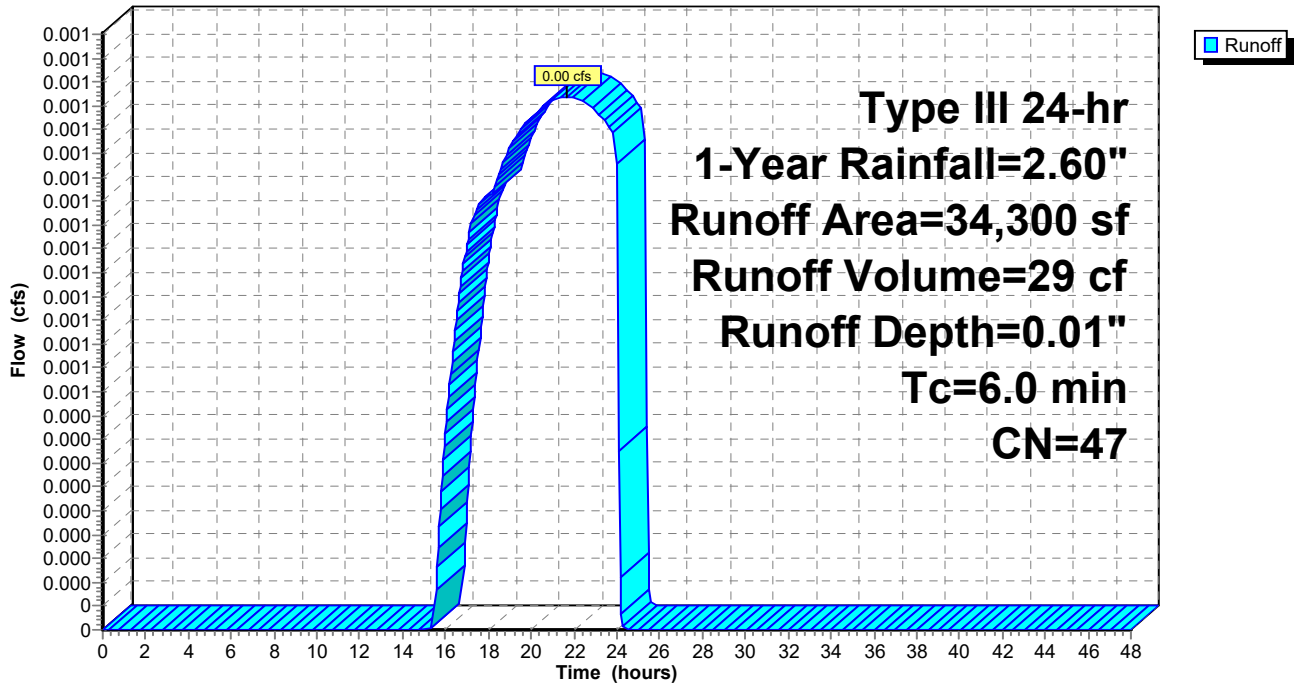
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 1-Year Rainfall=2.60"

	Area (sf)	CN	Description
*	15,938	30	Woods, Good, HSG A (OFFSITE)
*	11,097	39	>75% Grass cover, Good, HSG A (OFFSITE)
*	5,665	98	Roofs, HSG A (OFFSITE)
*	1,600	98	Impervious surfaces, HSG C (OFFSITE)
	34,300	47	Weighted Average
	27,035		78.82% Pervious Area
	7,265		21.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment S-A-OS: Offsite Areas**

Hydrograph





**Summary for Subcatchment S-A-OS-P: Offsite Lovell Field**

Runoff = 0.04 cfs @ 12.12 hrs, Volume= 173 cf, Depth= 0.43"  
 Routed to Pond ED-A : Existing Depression

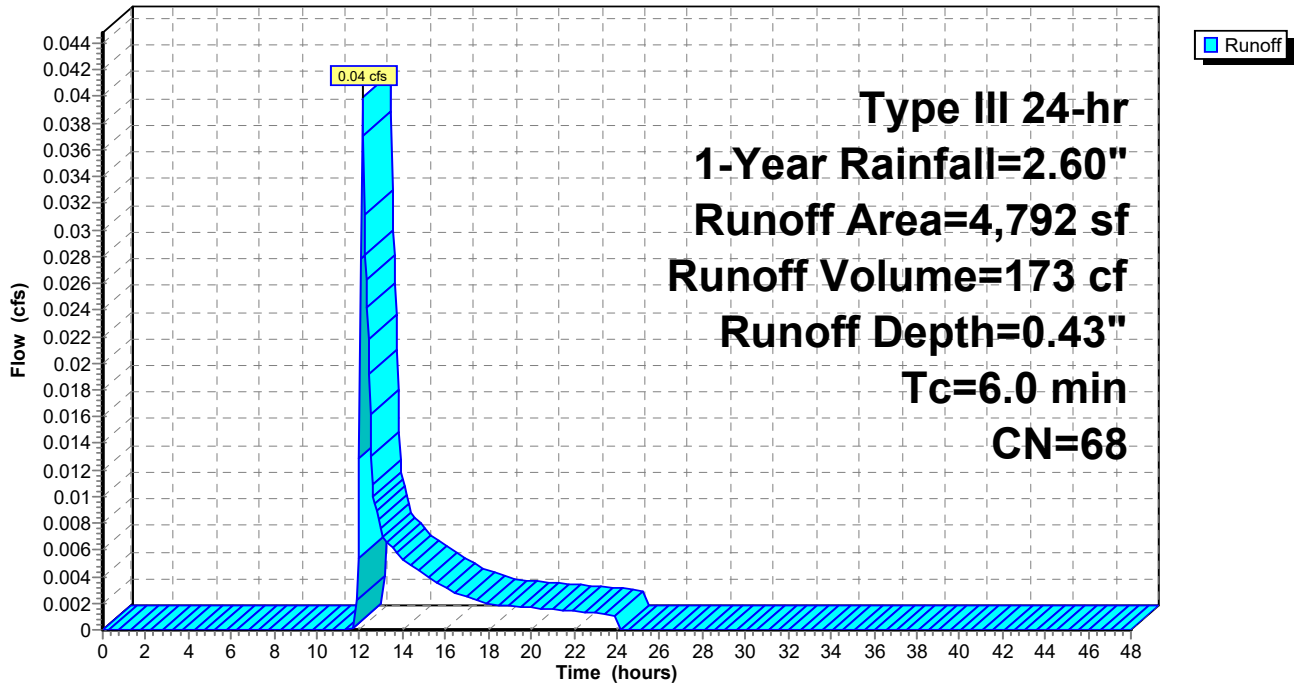
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 1-Year Rainfall=2.60"

	Area (sf)	CN	Description
*	772	39	>75% Grass cover, Good, HSG A (OFFSITE)
	2,699	74	>75% Grass cover, Good, HSG C
*	1,178	70	Woods, Good, HSG C (OFFSITE)
*	143	98	Impervious surfaces, HSG C (OFFSITE)
	4,792	68	Weighted Average
	4,649		97.02% Pervious Area
	143		2.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment S-A-OS-P: Offsite Lovell Field**

Hydrograph

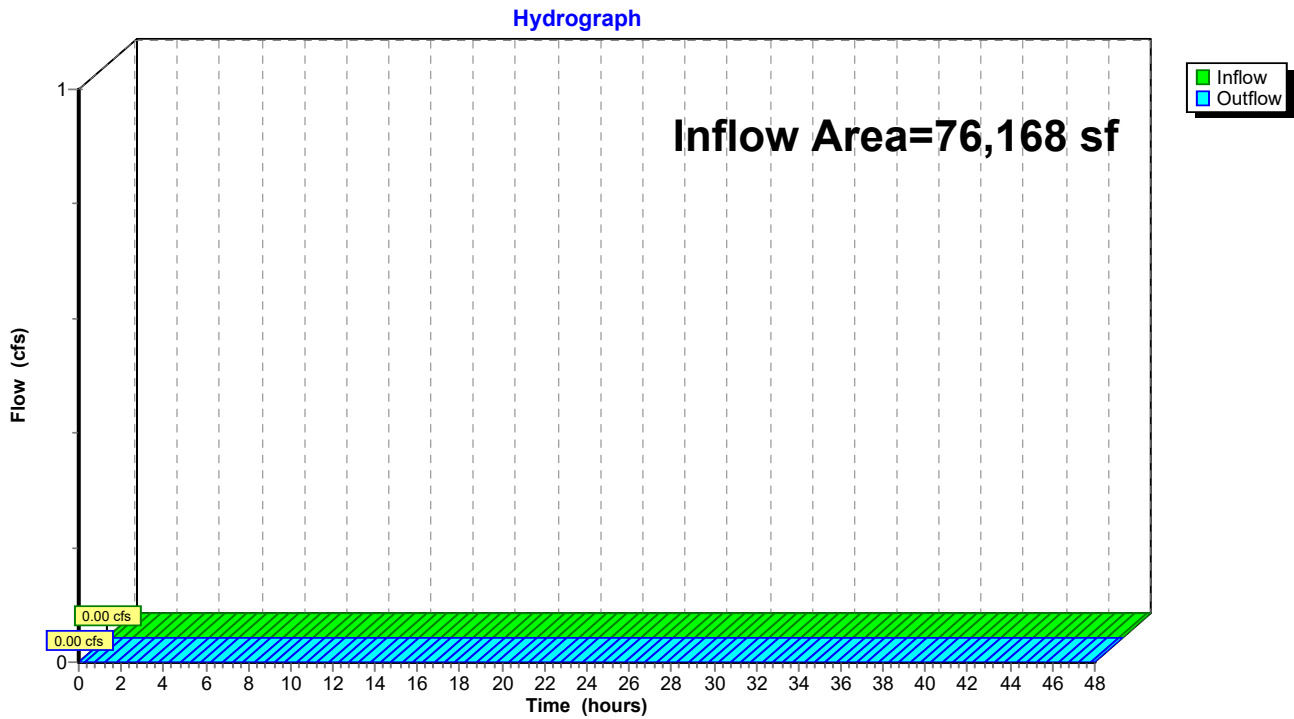


### Summary for Reach DP-A: Existing Low Point

Inflow Area = 76,168 sf, 39.42% Impervious, Inflow Depth = 0.00" for 1-Year event  
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

### Reach DP-A: Existing Low Point



**Summary for Pond ED-A: Existing Depression**

Inflow Area = 76,168 sf, 39.42% Impervious, Inflow Depth = 0.64" for 1-Year event  
 Inflow = 1.22 cfs @ 12.11 hrs, Volume= 4,091 cf  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
 Routed to Reach DP-A : Existing Low Point

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 19.67' @ 24.45 hrs Surf.Area= 5,109 sf Storage= 4,091 cf

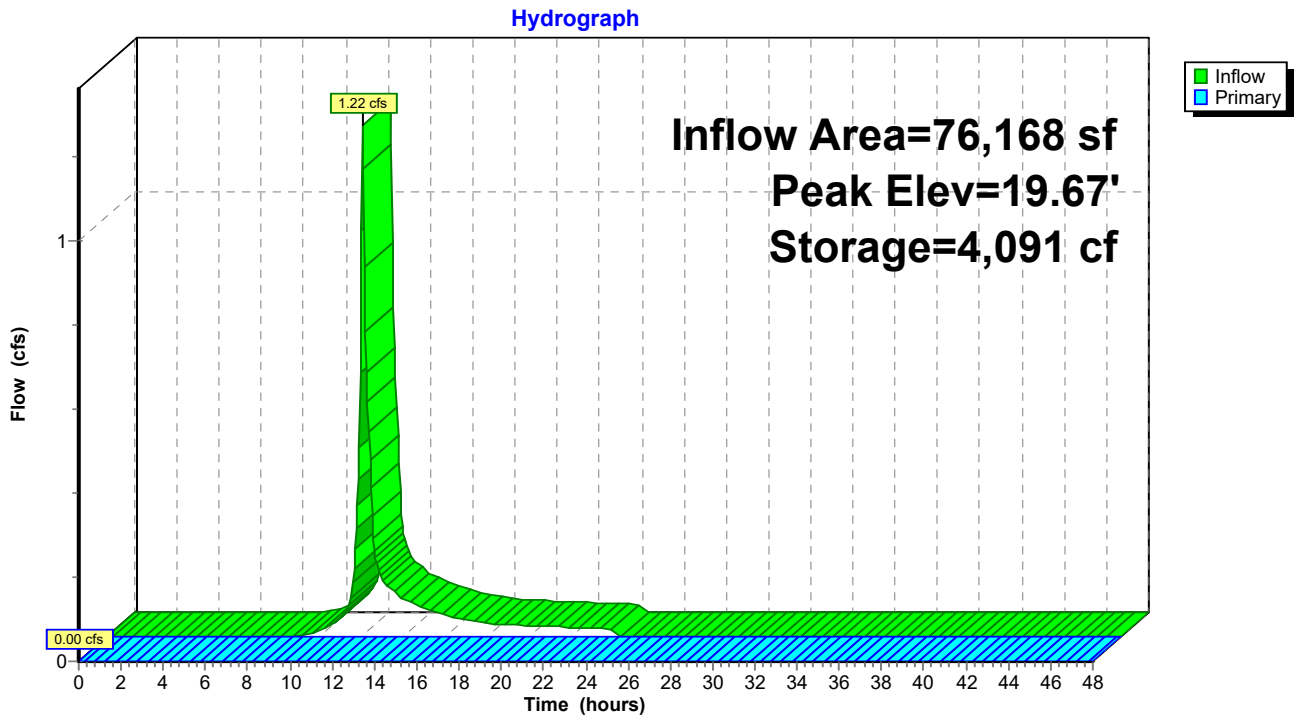
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	18.00'	48,989 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
18.00	313	0	0
19.00	2,684	1,499	1,499
20.00	6,330	4,507	6,006
21.00	10,192	8,261	14,267
22.00	12,649	11,421	25,687
23.00	15,970	14,310	39,997
23.50	20,000	8,993	48,989

Device	Routing	Invert	Outlet Devices
#1	Primary	23.43'	<b>2.0' long x 2.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=18.00' TW=0.00' (Dynamic Tailwater)  
 ↑1=**Broad-Crested Rectangular Weir**( Controls 0.00 cfs)

### Pond ED-A: Existing Depression



**Summary for Pond ED-A: Existing Depression**

Inflow Area = 1.749 ac, 39.42% Impervious, Inflow Depth = 0.64" for 1-Year event  
 Inflow = 1.22 cfs @ 12.11 hrs, Volume= 0.094 af  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af  
 Routed to Reach DP-A : Existing Low Point

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 19.67' @ 24.45 hrs Surf.Area= 0.117 ac Storage= 0.094 af

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	18.00'	1.125 af	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
18.00	0.007	0.000	0.000
19.00	0.062	0.034	0.034
20.00	0.145	0.103	0.138
21.00	0.234	0.190	0.328
22.00	0.290	0.262	0.590
23.00	0.367	0.329	0.918
23.50	0.459	0.206	1.125

Device	Routing	Invert	Outlet Devices
#1	Primary	23.43'	<b>2.0' long x 2.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=18.00' TW=0.00' (Dynamic Tailwater)  
 ↑1=**Broad-Crested Rectangular Weir**( Controls 0.00 cfs)

### Pond ED-A: Existing Depression

