

NOTICE OF INTENT

Filed under:

**MGL. CH. 131 S. 40 AND THE
TOWN OF WEYMOUTH WETLANDS PROTECTION ORDINANCE**

Located at:

**550-560 WASHINGTON STREET
ASSESSORS MAP 29, BLOCK 330, LOT 3
WEYMOUTH, MA**

Submitted to:

**WEYMOUTH CONSERVATION COMMISSION
AND THE
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Applicant:

**UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188**



Professional Civil Engineering • Project Management • Land Planning
150 Longwater Drive, Suite 101, Norwell, Massachusetts 02061
Tel.: (781) 792-3900 Facsimile: (781) 792-0333
www.mckeng.com

MARCH 24, 2023
REVISED: MAY 24, 2023

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SECTION I

WPA Form 3 – Notice of Intent

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Species Map**



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):

550-560 Washington Street

a. Street Address

Weymouth

b. City/Town

02188

c. Zip Code

Latitude and Longitude:

42.205915°

d. Latitude

-70.953924°

e. Longitude

Assessor's Map 29

f. Assessor's Map/Plat Number

Block 330, Lot 3

g. Parcel /Lot Number

2. Applicant:

Raymond

a. First Name

Jennings

b. Last Name

Union Realty Trust

c. Organization

560 Washington Street

d. Street Address

Weymouth

e. City/Town

MA

f. State

02188

g. Zip Code

781-718-8449

h. Phone Number

i. Fax Number

rayjennings@jenningsfishman.com

j. Email Address

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

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):

Bradley

a. First Name

McKenzie, P.E.

b. Last Name

McKenzie Engineering Group, Inc.

c. Company

150 Longwater Drive, Suite 101

d. Street Address

Norwell

e. City/Town

MA

f. State

02061

g. Zip Code

781-792-3900

h. Phone Number

i. Fax Number

eschoumaker@mckeng.com

j. Email address

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

\$1,575.00

a. Total Fee Paid

\$775.00

b. State Fee Paid

\$800.00

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The proposed development will consist of the construction of a two-story ±13,890 square foot mixed use, restaurant and multi-family building along with the construction of asphalt parking/access roadway, installation of subsurface stormwater management systems, utilities, site grading and landscaping.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

37348

c. Book

b. Certificate # (if registered land)

337

d. Page Number

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

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

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



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 Bureau of Resource Protection - Wetlands

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

- f. Riverfront Area
1. Unnamed - Inland
1. Name of Waterway (if available) - **specify coastal or inland** _____
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 33,003 square feet

4. Proposed alteration of the Riverfront Area:

<u>4,943</u>	<u>0</u>	<u>4,943</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



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Weymouth

City/Town

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

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

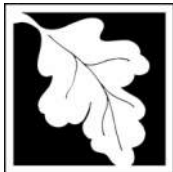
Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

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

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

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

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

b. Date of map _____

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____

percentage/acreage

(b) outside Resource Area _____

percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

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

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

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



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

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

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

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

- (d) Vegetation cover type map of site

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

- (f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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



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Weymouth
City/Town

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

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

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

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

D. Additional Information

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

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

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

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



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Bureau of Resource Protection - Wetlands

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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.

Site Development Plan, 550-560 Washington Street, (APN 29-330-3), Weymouth, Massachusetts

a. Plan Title

McKenzie Engineering Group, Inc.

Bradley C. McKenzie, P.E.

b. Prepared By

c. Signed and Stamped by

March 24, 2023

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

133

3/29/23

2. Municipal Check Number

3. Check date

132

3/29/23

4. State Check Number

5. Check date

Union Realty Trust

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

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

4. Date

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.

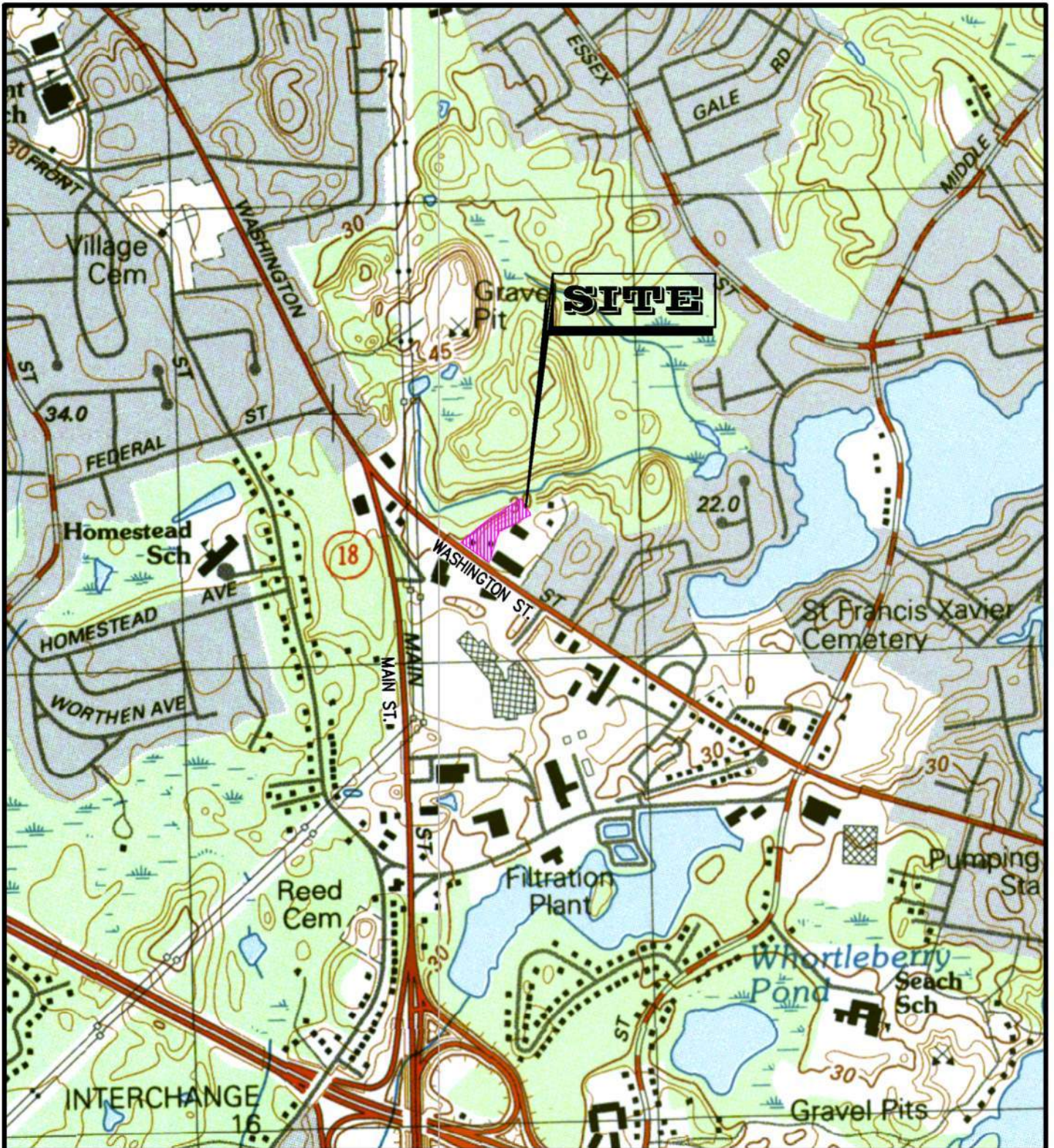
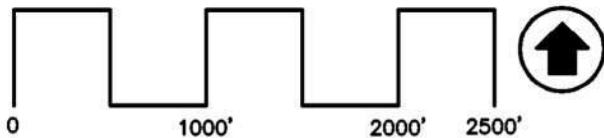


FIGURE - 1



U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES



Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

USGS LOCUS MAP

550 WASHINGTON STREET
APN 330-3
WEYMOUTH, MASSACHUSETTS

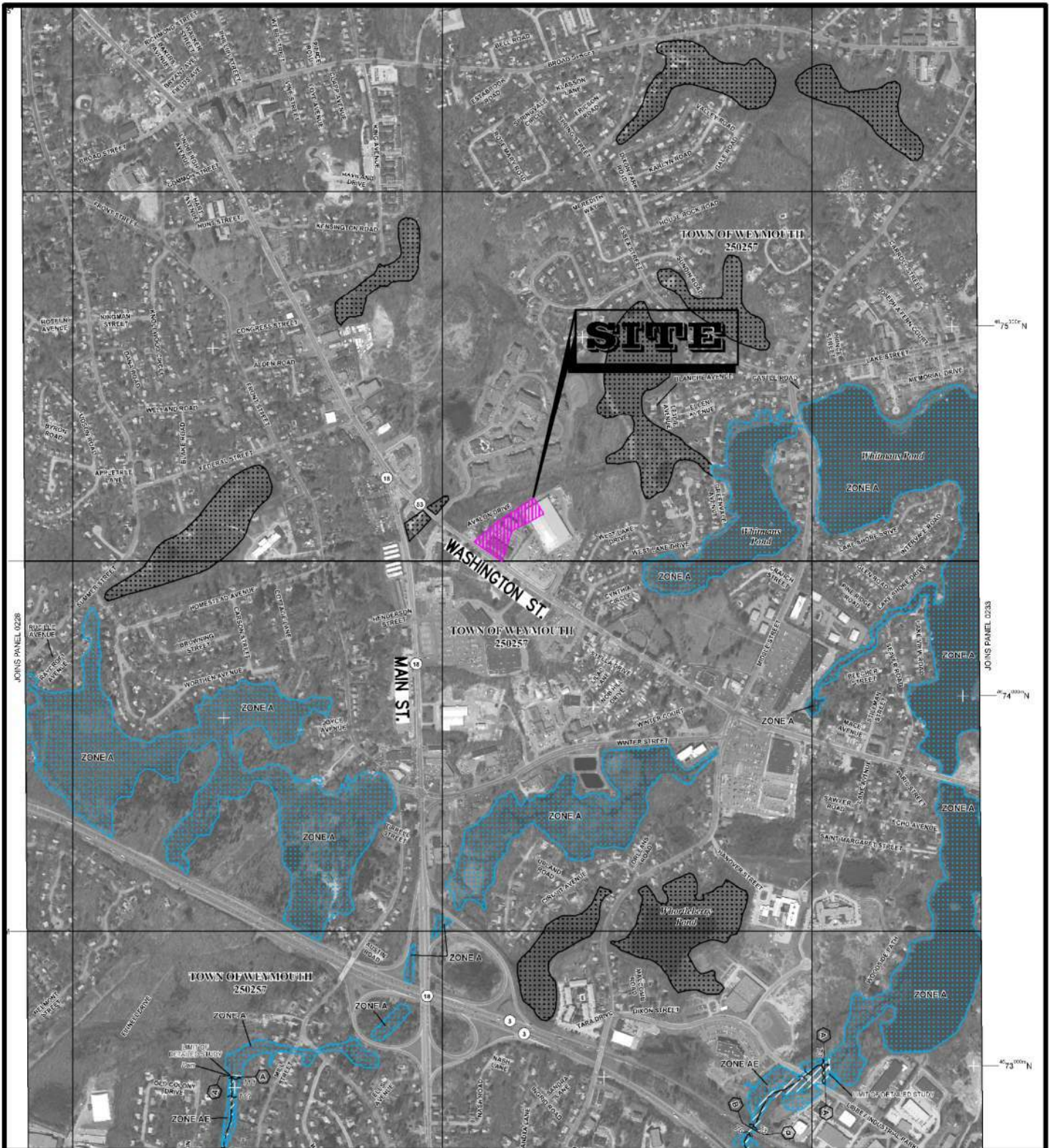
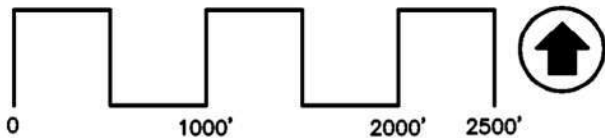


FIGURE - 2



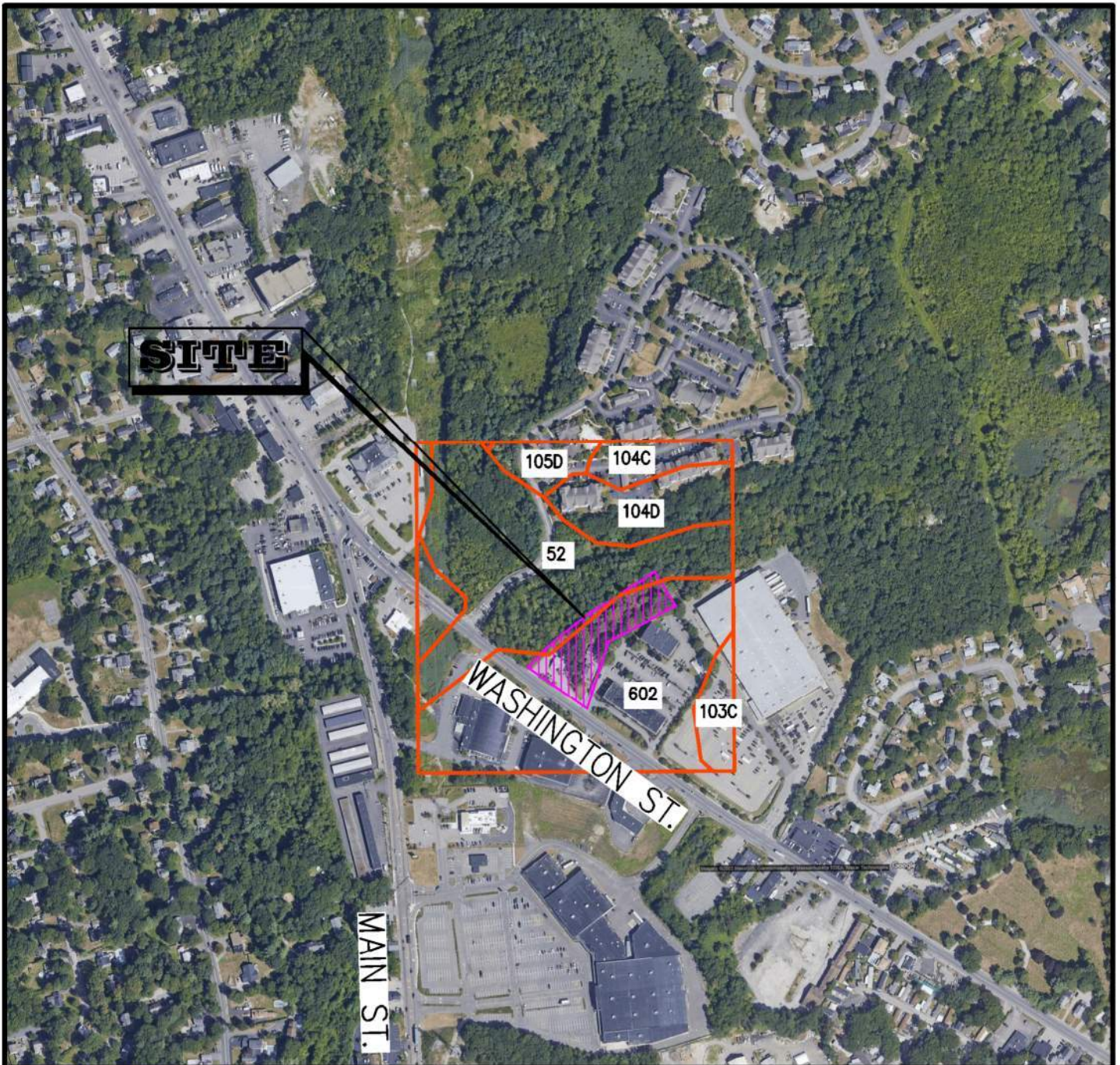
COMMUNITY PANEL NO: 25021C0229E
EFFECTIVE DATE: JULY 17, 2012



Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

FEMA FLOOD MAP

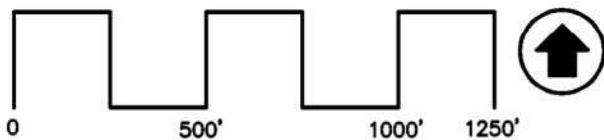
550 WASHINGTON STREET
APN 330-3
WEYMOUTH, MASSACHUSETTS



SOIL KEY

SOIL CLASSIFICATION	DESCRIPTION	HYDROLOGIC SOIL GROUP
52	FREETOWN MUCK, 0 TO 1 PERCENT SLOPES	B/D
602	URBAN LAND, 0-15 PERCENT SLOPES	N/A

FIGURE - 3



NRCS SOIL SURVEY
PLYMOUTH COUNTY



Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

NRCS SOILS MAP
550 WASHINGTON STREET
APN 330-3
WEYMOUTH, MASSACHUSETTS

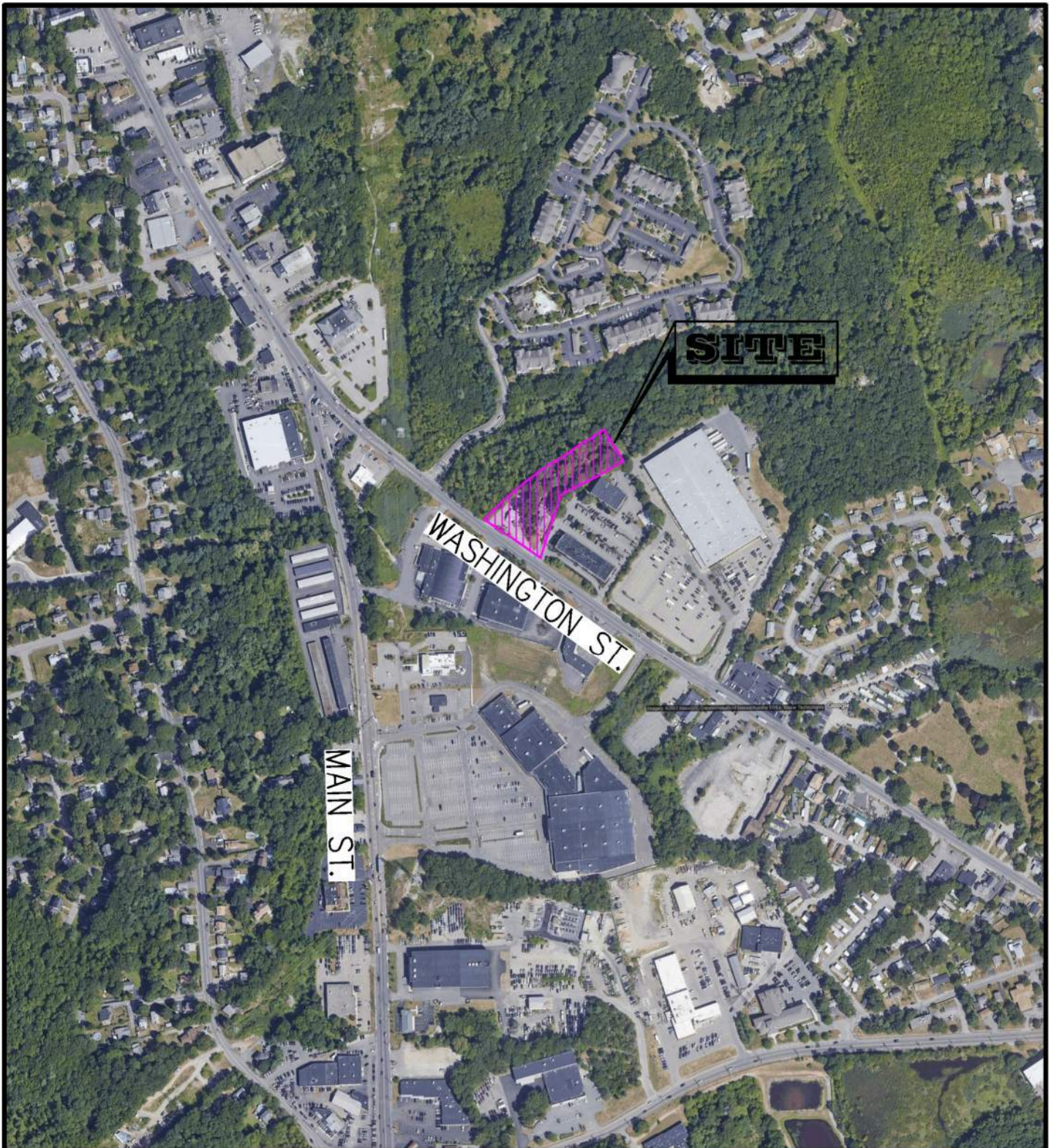
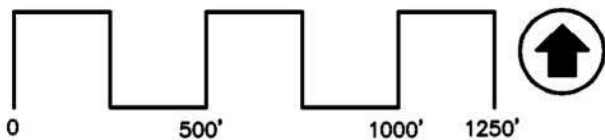


FIGURE - 4



Google Earth Imagery
Copyright 2017



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150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

AERIAL PHOTOGRAPH

550 WASHINGTON STREET
APN 330-3
WEYMOUTH, MASSACHUSETTS

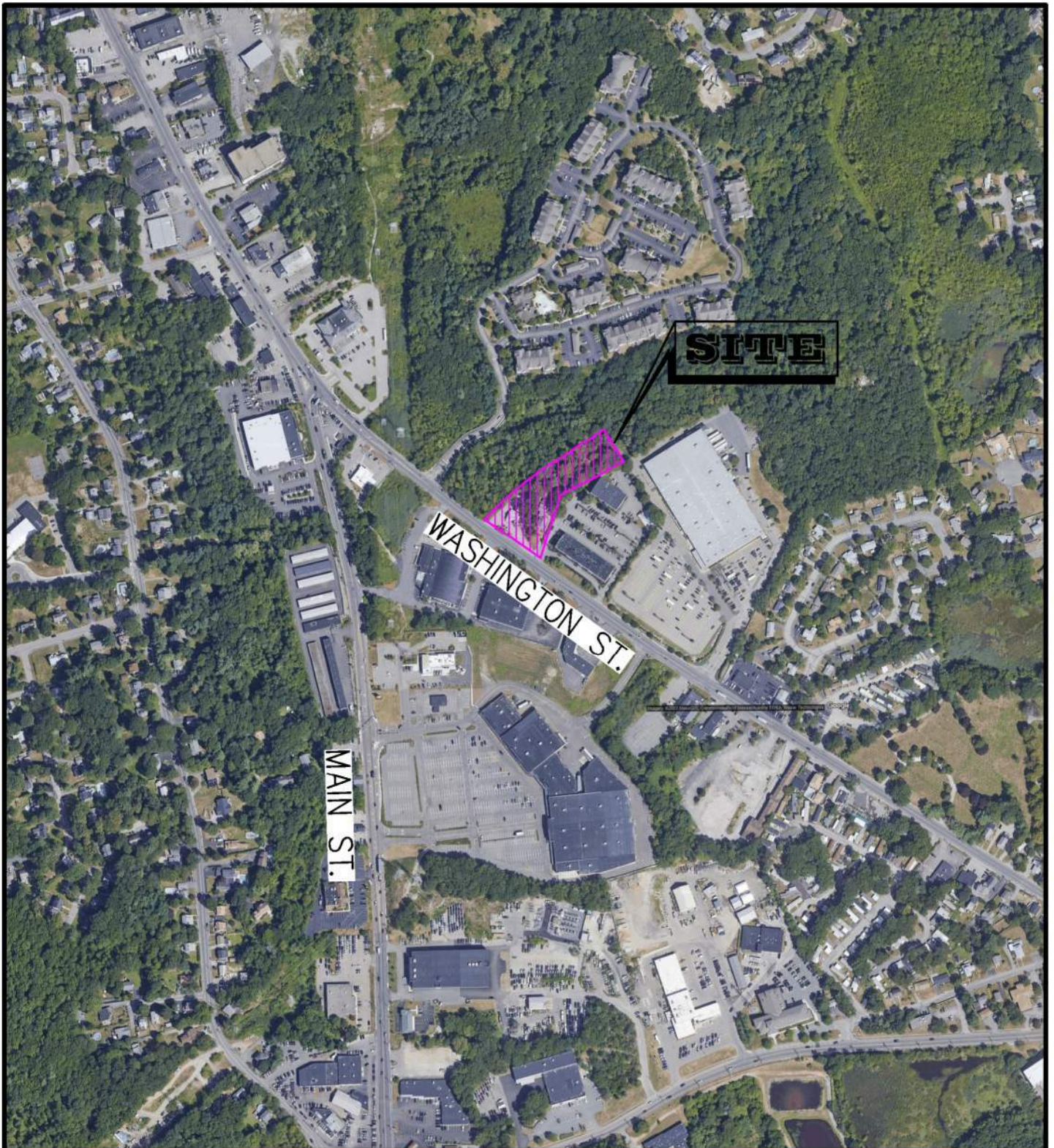
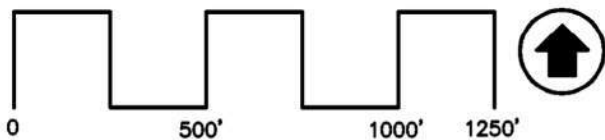


FIGURE - 5



Google Earth Imagery
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www.mckeng.com

**NATIONAL HERITAGE AND
ENDANGERED SPECIES MAP**
550 WASHINGTON STREET
APN 330-3
WEYMOUTH, MASSACHUSETTS

SECTION II

**Project Narrative
Wetland Delineation Report**

**Proposed Restaurant & Multi-Family Building
550-560 Washington Street, Weymouth, MA
(Assessors Map 29, Block 330, Lot 3)**

Project Narrative

The project proponent, Union Realty Trust proposes to redevelop 550-560 Washington Street in Weymouth, Massachusetts consisting of one (1) parcel as shown on the Weymouth Assessor's Map 29, Block 330, Lot 3 comprising of approximately 1.66 acres. The proposed redevelopment will consist of razing of existing structures and the construction of a four-story ±8,700 square foot mixed use, restaurant and multi-family building along with the construction of asphalt parking/access roadway, installation of subsurface stormwater management systems, utilities, site grading and landscaping. The proposed and existing site conditions are illustrated on the project *site plans* entitled "Site Development Plans, 550-560 Washington Street, (APN 29-330-3), Weymouth, Massachusetts", prepared by McKenzie Engineering Group, Inc. dated March 24, 2023 and revised May 24, 2023.

The parcel is currently developed and consists of an existing restaurant building with bituminous concrete parking area, and a detached single-family dwelling with shed and equipment storage area. The site is located within the Town of Weymouth Limited Business (B-1) Zoning District, and Weymouth Commercial Corridor Overlay (CCOD) District, Washington Street Corridor. The Site is also located in the Town of Weymouth Watershed Protection District. The site has frontage on Washington Street to the southwest and is bordered by developed residential property to the east, commercial property to the south, and undeveloped woodlands to the north and northwest. A bordering vegetated wetland complex, and limit of inland bank associated with a perennial stream is located within the woodlands offsite to the north and northwest. The topography of the site ranges in elevation from approximately 94 ft. (NAVD 88) along the wetlands at the northern portion of the site to an elevation of approximately 120 ft. located at the central portion of the site. Portions of runoff emanating from the site flow in a westerly direction to the closed drainage system on Washington Street, and northerly to the existing wetlands. The limit of bordering vegetated wetland resource area on the site was delineated by Environmental Consulting & Restoration, LLC on July 7, 2021. Refer to Figure 1- USGS Locus Map for the location of the parcel.

The soil types as identified by the Soil Survey, Plymouth County, MA prepared by the NRCS Soil Conservation Service (NRCS) are classified as 52-Freetown Muck, 0 to 1 percent slopes, with hydrologic soil group (HSG) B/D; 602-Urban Land, 0 to 15 percent slopes, with no hydrologic soil group. Soil testing conducted by McKenzie Engineering Group, Inc. (MEG) on November 5, 2019 identified the soils to be sandy loam. Refer to Figure 3 - Soil Map for the NRCS delineation of soil types and Appendix E – Soil Testing Results for supporting data.

Wetland Resource Description

Wetland resources at the site were delineated by Environmental Consulting & Restoration, LLC (ECR) on July 7, 2021, refer to the Wetland Delineation Memo prepared by ECR, dated August 5, 2021. Wetland resource areas jurisdictional under the Massachusetts Wetlands Protection Act Regulations (WPA) (310 CMR 10.00) and Weymouth Wetlands Protection Ordinance (WWPO) include bordering vegetated wetlands located onsite to the north and northwest. A limit of inland bank resource area associated with an unnamed perennial stream is located offsite within the woodlands to the north and northwest, and the associated 100-ft. and 200-ft. buffer zone area extends onto the property.

A review of available environmental databases such as MassGIS reveals that the Site is located within a MassDEP designated Outstanding Resource Waters (ORW) area. The Site is not located within a DEP Zone II or Natural Heritage Endangered Species Area. The site is located within the Zone X of the Flood Insurance Rate Map, as shown on the current FEMA Flood Insurance Rate Map Panel No. 25021C0229E with an effective date of July 17, 2012. Refer to Figure 2 – FEMA Flood Map.

The site is also not located within an Area of Critical Environmental Concern (ACEC).

Mitigation Measures

310 CMR 10.58(5): Previously Degraded Riverfront Area

The project is partially located within the Riverfront Area Resource associated with the limit of inland bank to the northwest of the site. This resource is jurisdictional under the Massachusetts Wetlands Protection Act Regulations and the Weymouth Wetlands Protection Ordinance. The project will require the alteration of previously developed and degraded Riverfront Area to construct the proposed building, parking facilities and associated infrastructure. The existing Riverfront Area onsite is comprised of existing degraded bituminous concrete parking areas and driveways, shed structures, and gravel parking areas. The Riverfront Area to the northeast of the existing shed structures is currently used as a landscaper's storage yard and is comprised of dumped fill and stripped topsoil areas devoid of vegetation which are used for equipment and vehicle storage. The existing slope located in the Riverfront Area adjacent to the wetland consist of steep slopes of dumped fill materials which contribute sediment to the downgradient wetland complex.

The project as designed qualifies as a redevelopment project within a previously developed Riverfront Area under 310 CMR 10.58(5). The project complies with 310 CMR 10.58(5) as outlined below:

- (a.) The proposed project results in an improvement over existing conditions due to the following:

1. The total Riverfront Area onsite is 33,003 s.f., the site currently includes 4,194 s.f. of degraded area consisting of existing impervious coverage within the 100-200 ft. Riverfront Area consisting of structures, driveway and parking areas. To protect the interests of the resource areas, the project has been designed to allow for an alteration of less than 5,000 s.f. of the Riverfront Area. The total degraded Riverfront Area proposed under this submission is 9,137 s.f. consisting of the proposed driveway, parking area and site grading required to construct impervious coverage. The proposed development results in alteration of non-previously degraded Riverfront Area equal to 4,943 s.f. or an additional 15% of degraded Riverfront Area than currently exists. (4,943 s.f. < 5,000 s.f.). Additionally, the project proposes 12,580 s.f. of mitigation area within the 200 ft. Riverfront Area buffer consisting of native shrub and sapling plantings, with restoration of fill areas and steep slopes. Refer to the Mitigation and Restoration Plan, Sheet RES-1.
 2. The existing site has no stormwater management facilities and does not comply with the MassDEP Stormwater Management Standards. As currently designed, the existing site discharges untreated stormwater from the parking areas and driveways, directly into the downgradient bordering vegetated wetland complex and inland bank to the perennial stream. The proposed site has been designed in full compliance with the Stormwater Management Standards utilizing low-impact, sustainable stormwater management techniques including a subsurface infiltration system.
 3. The construction phase and post development operation and maintenance plan will be implemented to maintain the integrity of the site and minimize the potential for erosion. A Mitigation and Restoration Plan will be implemented to restore existing degraded Riverfront Areas consisting of dumped fill and steep slopes.
- (b.) Although the site is a redevelopment project and is required to comply with the Standards to the maximum extent practicable, the proposed site development includes a stormwater management system designed in full compliance with all of the MassDEP Stormwater Management Standards.
- (c.) Work within the 100 ft. Riverfront Area will be limited to restoration and mitigation.
- (d.) The building has been sited to be as far from the limit of inland bank as feasible while complying with the Front Yard Depth of 70 ft. required in the Town of Weymouth's Commercial Corridor Overlay District (CCOD).
- (e.) The site currently includes 4,194 s.f. of degraded area consisting of existing impervious coverage. The Riverfront Area to the northeast of the existing shed

structures is currently used as a landscaper's storage yard and is comprised of dumped fill and stripped topsoil areas devoid of vegetation which are used for equipment and vehicle storage. The existing slope located in the Riverfront Area adjacent to the wetland consist of steep slopes of dumped fill materials which contribute sediment to the downgradient wetland complex. The project proposes to restore the landscapers storage yard area and steep slopes of fill with approximately 12,580 s.f. of total mitigation area within the 200 ft. Riverfront Area Buffer with native shrub and saplings plants. The total degraded Riverfront Area proposed under this submission is 9,137 s.f. consisting of the proposed driveway, parking area and site grading required to construct impervious coverage. The proposed development results in alteration of non-previously degraded Riverfront Area equal to 4,943 s.f.. The ratio of restored area to area of alteration exceeds 2:1. A combination of Riverfront Area Mitigation and slope stabilization is proposed as part of this project to comply with the Riverfront Redevelopment Standards.

- (f.) Restoration of the buffer zone and Riverfront Area will include the removal of debris and unsuitable (impervious) fill materials from the site. The restored slopes will be stabilized and restored areas on the site will include a minimum of 6" of topsoil and will either be planted with native plantings or seeded.
- (g.) The project proposes the construction of a stone retaining wall to create a terraced planting area of approximately 2,600 s.f. and mitigate the steep slope of dumped fill. The remaining mitigation planting area of approximately 9,980 s.f. is located along the western side of the proposed rear parking area, and open area to the north of the rear parking area adjacent to the existing slope. The remaining slope will be stabilized by a combination of clean loam, support seed mix and jut netting or alternative biodegradable erosion control fabric. The resulting total mitigation area equals 12,580 s.f., while the proposed development results in alteration of non-previously degraded Riverfront Area equal to 4,943 s.f.. The ratio of restored area to area of alteration exceeds 2:1.
- (h.) The applicant will demonstrate that the restoration areas are complete and stabilized for a minimum of two (2) growing seasons prior to filing a request for Certificate of Compliance.

Public or Private Water Supply/Groundwater Quality

The project's development will not adversely affect the quality or quantity of any public or private water supply. Pesticides and herbicides shall not be used within the limits of the 100' buffer zone to the wetland resource areas. Fertilizers that are used within this zone should be restricted to the use of organic fertilizers only. The project will involve a connection to the municipal sewer system located on Washington Street to support the wastewater demand for the proposed use. The proposed compost filter tube erosion control barrier will serve to prevent the migration of sediments towards wetland resource areas.

The proposed stormwater system will have a treatment stream consisting of deep-sump catch basins with hooded outlets, proprietary pre-treatment units, and a subsurface infiltration systems to achieve the required removal of 80% total suspended solids. The proposed treatment streams will renovate the stormwater and improve the water quality by promoting the settlement of sediments and pollutants before runoff is released into down gradient wetlands.

Water Pollution Control

In addition to the above measures that will also serve to maintain the pollution prevention functions of the resource area, the cutting of vegetation within the buffer zone will be restricted to only the limit of work shown on the plan. In addition, the proposed compost filter tube will serve to prevent the migration of sediments towards the wetland resource areas. The design of the site development will incorporate features intended to mitigate potential water quality and quantity impacts from the site's stormwater runoff both during and after construction.

Flood Control/Storm Damage Prevention

The proposed development has been designed to fully comply with the DEP Stormwater Management Regulations. The flooding impacts have been analyzed and stormwater Best Management Practices (BMPs) have been incorporated into the design to attenuate the post development peak discharge rate of runoff for the 2, 10, 25- and 100-year storm events to ensure that the rates are less than the pre-development peak discharge rates.

Sedimentation and Erosion Control

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 and 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 Construction Phase Operation and Maintenance Plan for proposed erosion control measures to be employed for the project.

The potential for temporary impacts to wetlands due to erosion and migration of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices.

These include but not limited to the following:

1. Install compost filter tube erosion control barriers (see plan detail) according to the approved plan. This erosion control barrier shall be installed prior to any work at the site. An additional stockpile of compost filter tube and siltation fence will be stored on site for use in repairing the erosion control barrier as

needed. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.

2. Clearly define the limits of work in the field in order to minimize the extent of site disturbance.
3. Regularly inspect and maintain erosion controls and sedimentation traps during construction.
4. Regrade, loam and seed exposed soil areas immediately following construction.
5. Regularly inspect and maintain erosion controls during construction.



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Stenbeck & Taylor, Inc.
FROM: Brad Holmes
DATE: August 5, 2021
RE: 550 & 560 Washington Street, Weymouth

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the properties located at 550 & 560 Washington Street in Weymouth (the site) on July 7, 2021. The purpose of the review was to identify wetland resource areas on and near the site. The site consists of a commercial lot with restaurant and parking areas and a residential lot with house, detached garage, etc. Wetland resource areas are located to the north and west of the site on a large parcel of land associated with Avalon Drive. ECR placed the following wetland flags during the wetland delineation events:

- Bordering Vegetated Wetland (BVW, pink & black striped flagging) #BVW A1 to A19 – Wetland limit near the northern portion of the site.
- BVW flags #B1 to #B15 – Wetland limit near the western portion of the site.
- Inland Bank (IB, blue flagging) #IB1 to #IB11 – This marks the top of the Inland Bank to the well-defined perennial stream to the northeast of the site.

The vegetated wetlands were delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the delineated areas of the site described above contain the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 200-foot Riverfront Area
- 100-foot Buffer Zone to BVW

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does not contain a USGS mapped stream. However, there is a USGS mapped perennial stream to the northeast of the site as described above.
4. The site is not located within an area mapped as Land Subject to Flooding according to the FEMA Firm Maps.
5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrwetlands.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager

SECTION III

**WPA Wetland Fee Transmittal Form
Town of Weymouth Wetland Protection
Ordinance Fees
Copy of Checks**



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

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



A. Applicant Information

1. Location of Project:

550-560 Washington Street

a. Street Address

132

c. Check number

Weymouth

b. City/Town

\$775.00

d. Fee amount

2. Applicant Mailing Address:

Raymond

a. First Name

Union Realty Trust

c. Organization

560 Washington Street

d. Mailing Address

Weymouth

e. City/Town

781-718-8449

h. Phone Number

i. Fax Number

MA

f. State

02188

g. Zip Code

rayjennings@jenningsfishman.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3b - each building including site	1	\$1,050	\$1,050 x 1.5
			\$1,575

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$1,575.00
	a. Total Fee from Step 5
State share of filing Fee:	\$775.00
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$800.00
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

7.04 FILING FEES *FY'06*

These fees are in addition to the fees for the filing under M.G.L. Ch. 131, s. 40. In addition, the Conservation Commission is authorized to require the applicant to pay the costs and expenses of any expert consultant deemed necessary by the Conservation Commission to review the application or request up to a maximum of \$10,000.00.

- (1) Schedule:
 - (a) Permit fees are payable at the time of application and non-refundable.
 - (b) Permit fees shall be calculated by this Commission as noted below.
 - (c) Town, State, County or Federal projects are exempt from fees.
 - (d) Failure to comply with this law after official notification will result in fees twice those normally assessed.

- (2) Fees (Per Activity):
 - (a) Request for Determination of Applicability \$75.00. If a Positive Determination is issued, the \$75.00 fee paid for the Determination will be subtracted from the fee for the Notice of Intent.

 - (b) Notice of Intent for Single Family Dwellings:
 - (i) house: \$300.00
 - (ii) minor project (including additions, tennis court, swimming pool, utility work): \$100.00

 - (c) Notice of Intent for Subdivisions: \$750.00 and \$2.00 per foot of roadway sideline within 100 feet of a resource area. A fee of \$.75 per sq. ft. of wetland disturbed and a \$.04 per sq. ft. of floodplain or buffer zone disturbed.

 - (d) Notice of Intent for Multiple-Dwellings:
 - (i) Dwelling structures: \$750.00 and \$100.00 per unit, all or part of which lies within 200 feet of a resource area.
 - (ii) Minor projects including tennis courts, swimming pools, recreation buildings, garages, utility or storage buildings, security buildings: \$100.00 each.

 - (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.

 - (f) Abbreviated Notice of Resource Area Delineation (ANRAD) \$100.00, if the wetland flagging is greater than 500 linear feet, \$300.00.

 - (g) Extensions of Permits:
 - (i) Single Family projects: \$50.00
 - (ii) Other projects: \$100.00

 - (h) Certificate of Compliance \$50.00
 - (i) Inspections: \$50.00 per inspection; Re-Inspections of any kind: \$25.00 per inspection
 - (j) Refiling of a previously denied project within three years: original fee or \$1,000.00, whichever is less.
 - (k) Control of nuisance vegetation under 310 CMR 10.53 (4) \$100.00
 - (l) Site preparation for any other development other than a single family home including removal of vegetation, excavation and grading when actual construction if not proposed: \$500.00
 - (m) Limited project activities pursuant to 310 CMR 10.53 (a-d) (f-l) per foot print: \$200.00
 - (n) New agricultural/aquacultural projects \$200.00
 - (o) Request for letter for Bank Closings, etc. \$50.00
 - (p) Requests for Notarized Material: \$50.00
 - (q) Amend Order of Conditions: \$100.00
 - (r) Record Orders of Conditions or Enforcement Orders: \$100.00

- (3) Other Fees:
 - (a) Copies of Bylaw/Regulations: \$25.00
 - (b) Copies of records: \$.25 Per Page
 - (c) Research fees are in accordance with Public Records Law
 - (d) All after the fact filings are subject to double the normal local fees.
 - (e) Failure to Obtain Appropriate Permits – Double Fee

UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MA 02188

132

53-7149/2113

3/29/2023
Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Commonwealth of Massachusetts

\$ 775-

Seven Hundred Seventy Five

Dollars

Photo Safe Deposit
Details on back



For

WPA state filing fee

Ronald Jennings MP

Hartland Clarke

INTOUCH® CUSTOM CREATIONS®

UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MA 02188

133

53-7149/2113

3/29/2023
Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Town of Weymouth

\$ 800

Eight Hundred

Dollars

Photo Safe Deposit
Details on back



For

WPA town filing fee

Ronald Jennings MP

Hartland Clarke

INTOUCH® CUSTOM CREATIONS®

UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MA 02188

135

53-7149/2113

3/29/2023
Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Town of Weymouth

\$ 2800-

Two Thousand Eight Hundred

Dollars

Photo Safe Deposit
Details on back



For

28 units x 100

Ronald Jennings MP

Hartland Clarke

INTOUCH® CUSTOM CREATIONS®

UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MA 02188

134

53-7149/2113

3/29/2023
Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Town of Weymouth

\$ 750-

Seven Hundred Fifty

Dollars

Photo Safe Deposit
Details on back



For

Local Filing Fee

Ronald Jennings MP

SECTION IV

**Certified List of Abutters
Town of Weymouth Notice of Intent
Documents**

Town of Weymouth



ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 3/17/2023

1) Subject Identification 550-560 WASHINGTON STREET (APN 29-330-3)
(Address and Parcel #)

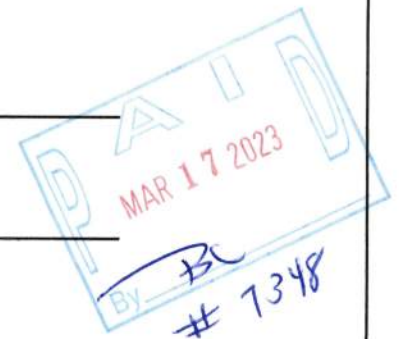
- 2) Type of filing (check one)
- Conservation Commission (all filings)
 - Planning Board - Subdivision (Definitive or Preliminary)
 - Board of Appeals (all applications)
 - Licensing Will establishment sell or serve alcohol?
 - Town Council

3) Contact Person Erik Schoumaker

4) Telephone Number 781-792-3900

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

3/21/2023

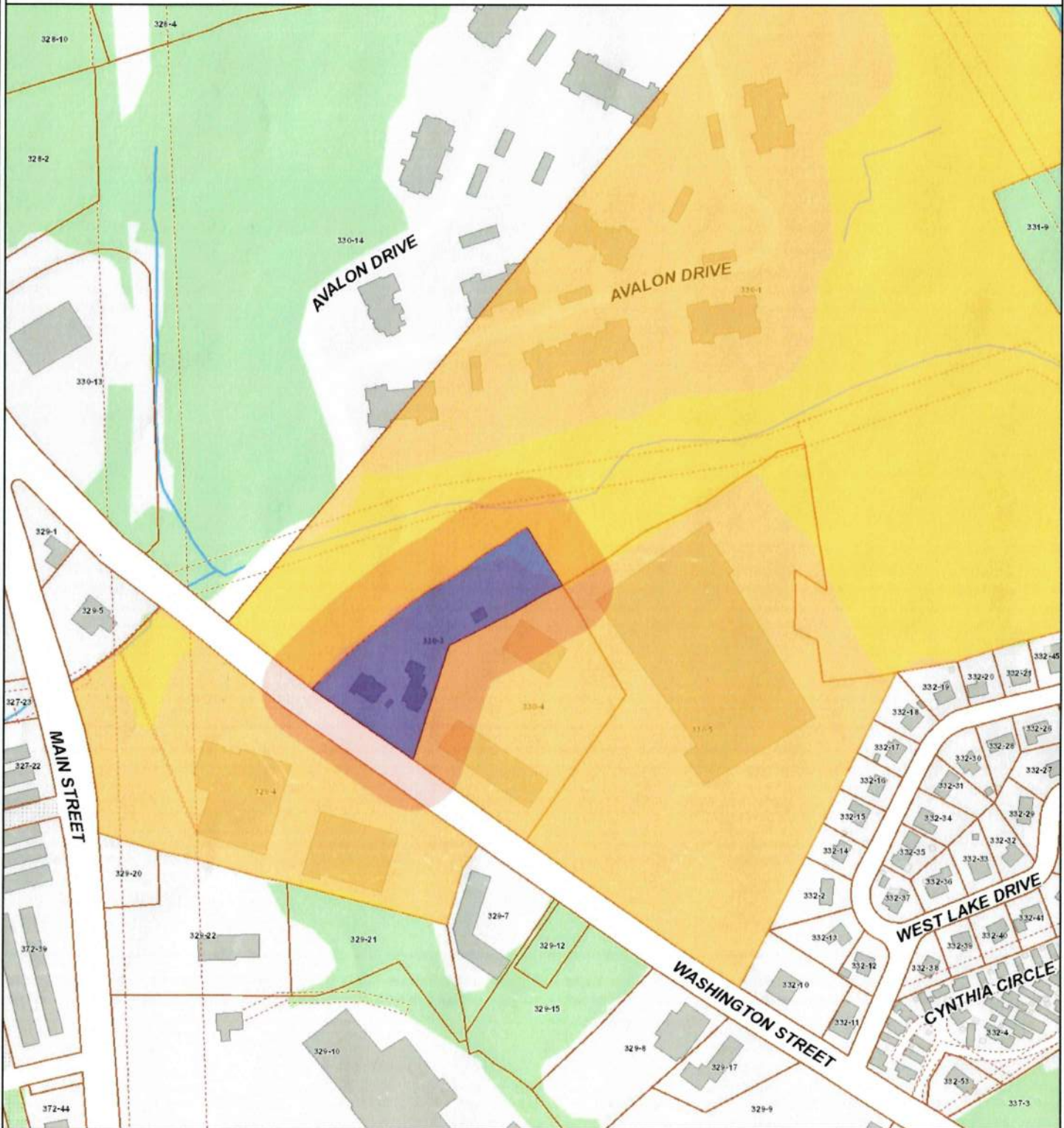
PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 25 BLOCK: 330 LOT: 1 EXT: 0	0 AVALON DR	GUARDIAN LEDGES LLC 100 GRANDVIEW RD STE 205 BRAintree, MA, 02184	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 330 LOT: 3 EXT: 0	550-& 560 WASHINGTON ST	UNION REALTY TRUST JENNINGS RAYMOND D III TRSTE 560 WASHINGTON ST WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 329 LOT: 4 EXT: 0	551-561 WASHINGTON ST	CAPITAL PLAZA ASSOCIATES LLC C/O THE HAMILTON COMPANY INC 39 BRIGHTON AVE BOSTON, MA, 02134	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 330 LOT: 4 EXT: 0	566-& 576 WASHINGTON ST	SPANISH TRACE LLC 2 DRAPER ST UNIT 1 WOBURN, MA, 01801	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 29 BLOCK: 330 LOT: 5 EXT: 0	622 WASHINGTON ST	DES MOINES '81 ASSOC BJ'S WHLSL CLUB - PROP TAX 25 RESEARCH DR WESTBOROUGH, MA, 01581-5230	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This list of abutters is a certified copy of the Town of Weymouth's tax records for fiscal year 2023.
The record of ownership is accurate through November 2022.

Prepared by:  3/21/23

Reviewed by:

|



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

1" = 279 ft



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

CAPITAL PLAZA ASSOCIATES LLC
C/O THE HAMILTON COMPANY INC
39 BRIGHTON AVE

BOSTON, MA 02134

SPANISH TRACE LLC
2 DRAPER ST UNIT 1

WOBURN, MA 01801

DES MOINES '81 ASSOC
B/J'S WHLSL CLUB - PROP TAX
25 RESEARCH DR

WESTBOROUGH, MA 01581-5230

UNION REALTY TRUST
JENNINGS RAYMOND D III TRSTE
560 WASHINGTON ST

WEYMOUTH, MA 02188

GUARDIAN LEDGES LLC
100 GRANDVIEW RD STE 205

BRAINTREE, MA 02184

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 Union Realty Trust
- 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 project proponent, Union Realty Trust proposes to develop 550-560 Washington Street in Weymouth, Massachusetts consisting of one (1) parcel as shown on the Weymouth Assessor's Map 29, Block 330, Lot 3 comprised of approximately 1.66 acres. The proposed redevelopment will consist of razing of existing structures and the construction of a three-story ±13,890 square foot mixed use, restaurant and multi-family building along with the construction of asphalt parking/access roadway, installation of subsurface stormwater management systems, utilities, site grading and landscaping.

- 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 781-792-3900 contact person Erik Schoumaker

between the hours of: 8AM-4PM on the following days of the week: Monday - Friday

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

Weymouth Conservation Commission

By calling this telephone number: 781-340-5007

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

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

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

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

1. Project Location 550-560 Washington Street
2. Town of Weymouth Atlas Reference (Parcel #) APN: 29-330-3
3. Project Description Proposed mixed use restaurant and multi-family building with site infrastructure.
4. County, Norfolk: Book 37348 Page 337
5. *Applicant Union Realty Trust *Telephone# _____
6. *Applicant Address 560 Washington Street, Weymouth, MA
7. Property Owner Union Realty Trust, Jennings Raymond
8. Representative Erik Schoumaker, P.E. Telephone# 781-792-3900
9. Representative's Address 150 Longwater Drive, Suite 101, Norwell, MA 02061
10. Billing Party for Legal Notice (All info is required):
Name: McKenzie Engineering Group, Inc.
Address: 150 Longwater Drive, Suite 101, Norwell, MA 02061
Home Phone: 781-792-3900 Cell: _____
Email address eschoumaker@mckeng.com
11. Has the Conservation Commission received the **original** material **plus six (6) copies** of the Notice of Intent form, 8.5"x11", U.S.G.S. locus and 8.5"x11" sheet clearly showing the proposed site and work in addition to labeled resource areas? YES _____ X _____ NO _____
12. Are the following additional interests relevant to the proposed project? If so, Notice of Intent must include a discussion of these interests. Aesthetics _____ Wildlife _____ Recreation _____
Erosion Control X
13. Have you filed your Local Wetland Fees? State Fees? YES _____ X _____ NO _____
14. Have you filed the Abutters' Notification and Affidavit of Service? YES _____ X _____ NO _____

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



Signature

3/29/2023
Date

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

SITE ACCESS AUTHORIZATION

DATE: 3/17/23

PROJECT: 550-560 Washington Street, Weymouth, MA 02188

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

FROM: Union Realty Trust

McKenzie Engineering Group, Inc.

LOCATION: 550-560 Washington Street, Weymouth, MA 02188

(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: 3/29/2023

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and Code of Ordinances, Town of Weymouth, Chapter 7, Section 301

(To be submitted to the Massachusetts Department of Environmental Protection and the **Weymouth Conservation Commission** when filing a Notice of Intent or Request for Determination)

I Brad McKenzie hereby certify under the pains and penalties of perjury that on _____ (date) I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, and **Town of Weymouth**, in connection with the following matter:

A Notice of Intent or Request for Determination filed under the Massachusetts Wetlands Protection Act by


McKenzie Engineering Group, Inc.

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

For property located at 550-560 Washington Street

Shown on Assessors Map# 29 Block # 330 Lot# 3

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



Name

_____ Date