

ECR



Environmental Consulting & Restoration, LLC

Specializing in Wetland and Coastal Resource Area Delineation & Permitting

NOTICE OF INTENT

73 Northern Avenue, Weymouth

SUBMITTED TO

Weymouth Conservation Commission

August 2022

APPLICANT

**John & Laura Gagnon
73 Northern Avenue
Weymouth, MA 02190**

REPRESENTATIVE

**Environmental Consulting & Restoration, LLC
P.O. Box 4012
Plymouth, MA 02361
(617) 529-3792**



Environmental Consulting & Restoration, LLC



August 30, 2022

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

RE: Notice of Intent, Proposed Addition at 73 Northern Avenue, Weymouth

Dear Members of the Weymouth Conservation Commission:

Please accept this Notice of Intent application for the proposed addition to the rear of a single-family home at 73 Northern Avenue in Weymouth (the Site). The proposed activities associated with the addition are located within the 100-foot buffer zone to Bordering Vegetated Wetlands and the 200 foot Riverfront Area associated with Mill Brook. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act Regulation and Town of Weymouth Wetlands Bylaw.

If you have any questions or require additional information, please contact me at (617) 529 - 3792.

Sincerely,
Environmental Consulting & Restoration, LLC

A handwritten signature in black ink that reads "Brad Holmes". The signature is written in a cursive, flowing style.

Brad Holmes, PWS
Manager

CC: Department of Environmental Protection, Wetland Division, 20 Riverside Drive, Lakeville, MA 02347

John Gagnon, 73 Northern Ave, Weymouth, MA 02188

James McGrath, PLS

NOTICE OF INTENT
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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

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



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

A. General Information

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

73 Northern Avenue

a. Street Address

Weymouth

b. City/Town

02190

c. Zip Code

Latitude and Longitude:

42°21'13.926"

d. Latitude

71°2'53.513"

e. Longitude

Parcel ID# 40-487-1

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

John & Laura

a. First Name

Gagnon

b. Last Name

c. Organization

73 Northern Ave.

d. Street Address

Weymouth

e. City/Town

MA

f. State

02190

g. Zip Code

h. Phone Number

i. Fax Number

gagnonjl@comcast.net

j. Email Address

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

same as applicant

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):

Brad

a. First Name

Holmes

b. Last Name

Environmental Consulting and Restoration, LLC

c. Company

PO Box 4012

d. Street Address

Plymouth

e. City/Town

MA

f. State

02361

g. Zip Code

617-529-3792

h. Phone Number

i. Fax Number

brad@ecrwetlands.com

j. Email address

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

\$165.00

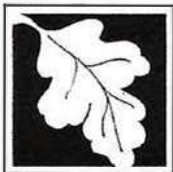
a. Total Fee Paid

\$70.00

b. State Fee Paid

\$95.00

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposed addition to single family home. See Project Narrative for more information.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

131580

b. Certificate # (if registered land)

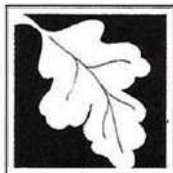
c. Book

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

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

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

2. Width of Riverfront Area (check one):

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

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

Approx. 25,132 sq. ft.
square feet

4. Proposed alteration of the Riverfront Area:

Approx. 682 sq. ft.

0

Approx. 682 sq. ft.

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

MassDEP File Number _____

Document Transaction Number _____

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**

MassMapper

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/mass-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

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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).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

Plot Plan 73 Northern Ave Weymouth MA Parcel 40-478-1

a. Plan Title

James McGrath, PLS

b. Prepared By

c. Signed and Stamped by

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:

5942

8/24/2022

2. Municipal Check Number

3. Check date

5941

8/24/2022

4. State Check Number

5. Check date

John

Gagnon

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

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Weymouth

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

John M. McGonigal

2. Date

8/24/22

3. Signature of Property Owner (if different)

Bruce Holmes

4. Date

8/30/2022

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

73 Northern Avenue

a. Street Address

Weymouth

b. City/Town

5941

c. Check number

\$70.00

d. Fee amount

2. Applicant Mailing Address:

John & Laura

a. First Name

Gagnon

b. Last Name

c. Organization

73 Northern Avenue

d. Mailing Address

Weymouth

e. City/Town

MA

f. State

02190

g. Zip Code

h. Phone Number

i. Fax Number

gagnonjl@comcast.net

j. Email Address

3. Property Owner (if different):

same as applicant

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1: addition to SFH	1	\$110.00	\$110.00
			x 1.5 for RFA
Weymouth Bylaw	1	\$100.00	

Step 5/Total Project Fee: \$165.00

Step 6/Fee Payments:

Total Project Fee:	\$165.00
	a. Total Fee from Step 5
State share of filing Fee:	\$70.00
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$95.00
	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.)

JOHN G. GAGNON
LAURA M. GAGNON
73 NORTHERN AVE.
WEYMOUTH, MA 02188

08/24 20 22

Pay to the order of Town of Weymouth \$ 95.-
Ninety five dollars 00/100 Dollars

Security Features
Included
Details on Back

CITIZENS

for Laura M Gagnon MP
⑆ 211070175⑆ 5942

JOHN G. GAGNON
LAURA M. GAGNON
73 NORTHERN AVE.
WEYMOUTH, MA 02188

08/24 20 22

Pay to the order of Town of Weymouth \$ 100.-
One hundred dollars 00/100 Dollars

Security Features
Included
Details on Back

CITIZENS

for Laura M Gagnon MP
⑆ 211070175⑆ 5943

JOHN G. GAGNON
LAURA M. GAGNON
73 NORTHERN AVE.
WEYMOUTH, MA 02188

08/24 20 22

Pay to the order of Commonwealth of Massachusetts \$ 70.-
Seventy dollars 00/100 Dollars

Security Features
Included
Details on Back

CITIZENS

for Laura M Gagnon MP
⑆ 211070175⑆ 5941

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

1. Project Location 73 Northern Avenue
2. Town of Weymouth Atlas Reference (Parcel #) 40-487-1
3. Project Description A proposed addition to the rear of the single-family home at 73 Northern Avenue.
4. County, Norfolk: Book (131580) Page _____
5. *Applicant John Gagnon *Telephone# 617-529-3792
6. *Applicant Address 73 Northern Ave
7. Property Owner John Gagnon
8. Representative Brad Holmes Telephone# 617-529-3792
9. Representative's Address PO Box 4012 Plymouth, MA 02361
10. Billing Party for Legal Notice (All info is required):
Name: John Gagnon
Address: 73 Northern Avenue, S. Weymouth 02190
Home Phone: _____ Cell: _____
Email address gagnonjl@comcast.net
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 ☒ 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 ☒
13. Have you filed your Local Wetland Fees? State Fees? YES ☒ NO ☐
14. Have you filed the Abutters' Notification and Affidavit of Service? YES ☒ NO ☐

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



Signature

8/30/2022

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.

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 _____ 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

John & Laura Gagnon

With the **Town of Weymouth Conservation Commission** on 8/30/2022
(Date)

For property located at 73 Northern Avenue

Shown on Assessors Map# 40 Block # 487 Lot# 1

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

Type text here

Date

SITE ACCESS AUTHORIZATION

DATE: 8/30/2022

PROJECT: Notice of Intent for a proposed addition to existing single-family home.

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

FROM: Brad Holmes | Environmental Consulting & Restoration LLC (Rep.)

LOCATION: 73 Northern Avenue
(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:  Rep.) **DATE:** 8/30/2022

PROJECT NARRATIVE

1. Introduction

This Notice of Intent application has been submitted for the proposed addition to the rear of the existing single-family home at 73 Northern Avenue in Weymouth (the site). The Town of Weymouth Assessors Department references the site as parcel ID: 40-487-1. The project includes the construction of a proposed addition to the existing residence and occurs within the 100-foot buffer zone to the Bordering Vegetated Wetland (BVW) and the 200-foot Riverfront Area associated with Mill River. Prior to the start of work, erosion controls will be installed to protect wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Weymouth Wetlands Protection Bylaw.

2. Site Description

The site is located to the east of Northern Avenue and consists of a single-family home with a paved driveway, deck, shed, maintained lawn, landscaped area, etc. Wetland resource areas are located on and near the eastern and northern portions of the site. ECR performed wetland delineation activities at the site on May 17, 2022 as documented in the attached Wetland Delineation Memo. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot Buffer Zone to BVW
- Inland Bank to the Mill River
- 200-foot Riverfront Area
- Bordering Land Subject to Flooding (FEMA Flood Zone AE)

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 a Certified Vernal Pool according to the MaNHESP.
3. The site is not located within an Area of Critical Environmental Concern.

3. Proposed Activities

The proposed project includes an addition to the rear of the single-family home. The proposed project will involve the following activities:

- Installation of Erosion Controls – Prior to the start of work, an erosion control line will be installed along the proposed limit of work to protect the nearby wetland resource areas.
- Proposed Construction of an Addition- The proposed addition is located at the rear of the existing home and sits within an area of existing deck and lawn. The existing deck will be removed prior to the start of work. The foundation of the proposed addition will be excavated in preparation for a full foundation. All soils will be stockpiled temporarily within the existing lawn area and then trucked off site for disposal.
- Proposed Re-Landscaping - Upon construction of the addition, all disturbed areas surrounding the work area will be returned as lawn. Since there are no proposed grade changes due to the flat lawn area where the addition is proposed, there will be minimal earth work activity. Any landscape plantings proposed around the addition will consist of native species.

4. Riverfront Area Analysis

4.1 Riverfront Area Calculations

Review of the existing and proposed conditions at the site results in the following Riverfront Area calculations:

- The site contains approximately 25,130 square feet of Riverfront Area.
- The existing developed/degraded Riverfront Area consisting of the house, deck, shed, and driveway is approximately 2,780 square feet or 11.1% of the Riverfront Area of the site.
- The proposed new developed/degraded Riverfront Area associated with the addition is approximately 682 square feet or 2.7% of additional degraded Riverfront Area at the site.

4.2 Riverfront Area Analysis

The applicant is proposing to add an addition to the existing single-family home. Since the property is previously developed and degraded areas exist within the Riverfront Area, this proposed project constitutes a redevelopment project; more specifically, Redevelopment Within Previously Developed Riverfront Area (310 CMR 10.58(5)). A previously developed Riverfront Area is defined as an area degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. This site meets this criterion. In order for the project to comply with the Riverfront Redevelopment standards, the following components are required:

- a. The proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in the Massachusetts Wetlands Protection Act.

The project proposes an addition over the existing deck and lawn area. The proposed addition avoids the inner riparian zone and maintains the same use of the property. Mitigation is proposed to offset impacts associated with the proposed project.

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

Single family homes are exempt from the Stormwater Management Guidelines.

- c. Within 200-foot Riverfront areas, proposed work shall not be 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).

The proposed project maintains avoidance of the 100-foot riparian zone. The existing shed is located closer to the river than the proposed addition.

- d. Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront boundary and away from the river.

The proposed addition is within the only feasible location due to site constraints.

- 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).

The existing degraded area on the site totals 11.1%. The proposed degraded area will total 13.8%. Mitigation is proposed to offset the increase in degraded area per 310 CMR 10.58(5)(g).

- 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. Restoration shall include:

1. removal of all debris, but retaining any trees or other mature vegetation;
2. grading to a topography which reduces runoff and increases infiltration;
3. coverage by topsoil at a depth consistent with natural conditions at the site; and

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

Restoration is not proposed as part of this project.

- 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.

Mitigation is proposed at a two to one ratio to offset the additional degraded area associated with the addition. Proposed mitigation activities are shown on the attached Mitigation Plan. Upon completion of the project, the work will be in compliance with these Riverfront Redevelopment Regulations.

5. Weymouth Local Interests

Pursuant to the Town of Weymouth Local Interests, the proposed addition project at the site has been designed to comply with the following:

- Aesthetics – The proposed addition will match the features of the existing home and will be similar to the character of the neighborhood and abutting residences.
- Wildlife – The proposed addition project will not have an adverse impact to wildlife habitat since it occurs within the existing developed portion of the site.
- Recreation – The proposed addition project will not have an adverse impact to recreational aspects to the residents of Weymouth.
- Erosion Control – The proposed project will include erosion controls to surround the work area to ensure the protection of wetland resource areas.

6. Conclusion

As a result of information documented above, it is our professional opinion that the proposed project complies with the Riverfront Area Regulations as redevelopment defined at (310 CMR 10.58(5)). The proposed project also meets the standards for work within the Town of Weymouth Wetlands Regulations pertaining to setbacks to the BVW.

Erosion and sediment control measures will be implemented and maintained throughout the duration of the construction process to prevent the conveyance of sedimentation into environmentally sensitive areas. Disturbed areas will be stabilized upon the completion of work, and in the event that intense rainfall is expected, reinforcing control measures will be installed as needed to protect all wetland resource areas. Stockpiling of materials, if any, shall be located beyond the 100-foot buffer zone and surrounded by the erosion controls as necessary. Erosion control measures shall remain in place and be maintained until such time that a Certificate of Compliance has been issued by the Weymouth Conservation Commission, stating that the project has been constructed in accordance with the conditions set forth in the Order of Conditions.



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: John Gagnon
FROM: Brad Holmes
DATE: May 27, 2022
RE: 73 Northern Avenue, Weymouth

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 73 Northern Avenue in Weymouth (the Site) on May 17, 2022. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the east of Northern Avenue and consists of a single-family home with a paved driveway, deck, maintained lawn, landscaped area, etc. The weather on May 17th was mostly sunny and warm (approximately 65 degrees) with light wind and dry site conditions. Wetland resource areas are located to the north and east of the existing home. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped) #A1 to #A25 along the limit of the wetland surrounding the home to the north and east. The vegetated wetland was 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. ECR also located the Inland Bank to a USGS mapped perennial stream located along the eastern property line. Inland Bank flags (blue ribbons) #IB1 to #IB6 were placed along the limit of the stream in order to identify the 200-foot Riverfront Area that extends over the site. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

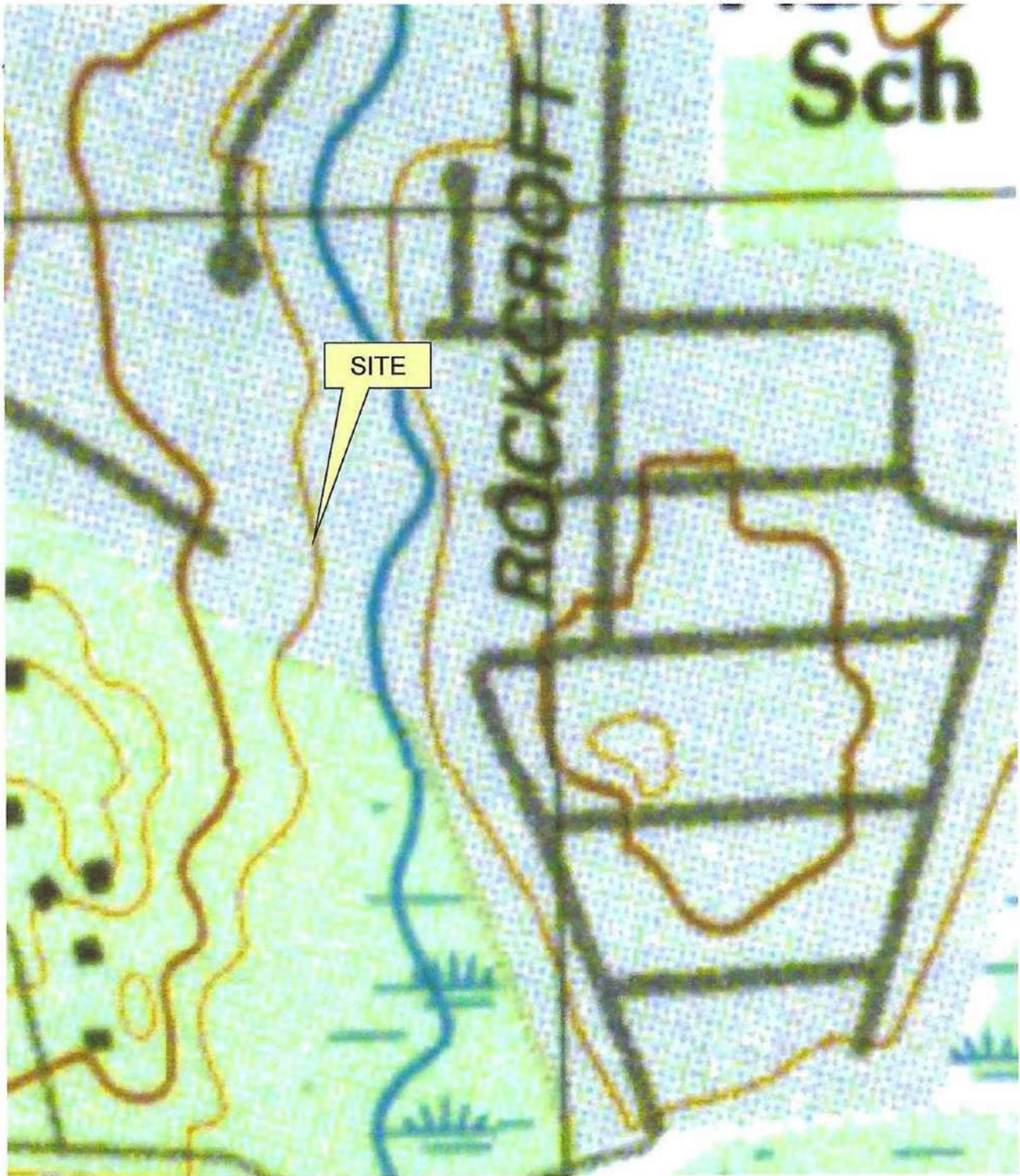
- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW
- Inland Bank to a perennial stream
- 200-foot Riverfront Area
- Bordering Land Subject to Flooding (FEMA flood zone AE)

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 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.

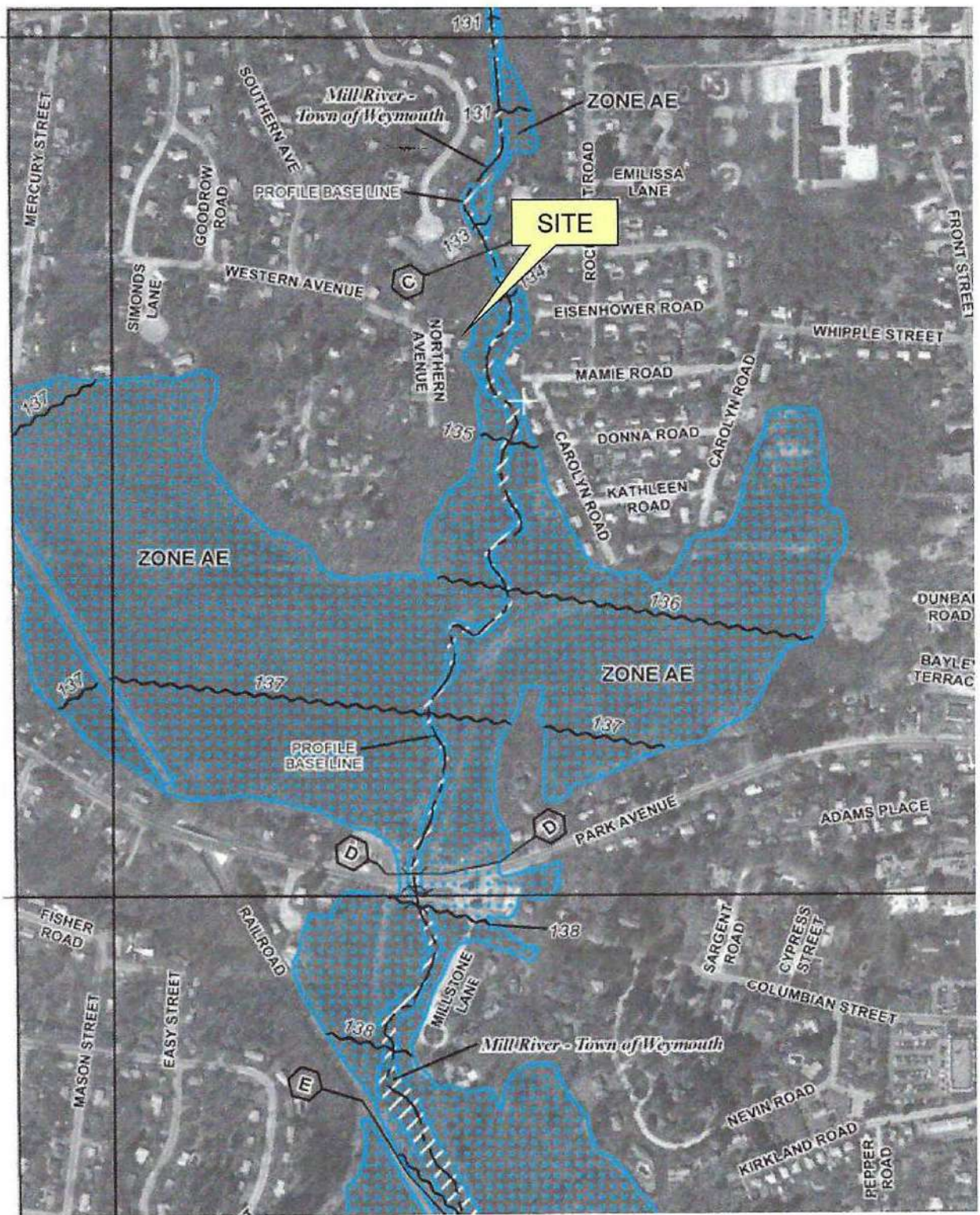
Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager



USGS SITE LOCUS MAP
73 Northern Avenue
Weymouth, Massachusetts

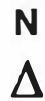
Source: MassGIS Oliver Viewer

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FEMA F.I.R.M
73 Northern Avenue
Weymouth, Massachusetts

Source: FEMA Map 25021C0237E Effective: 07/17/2012

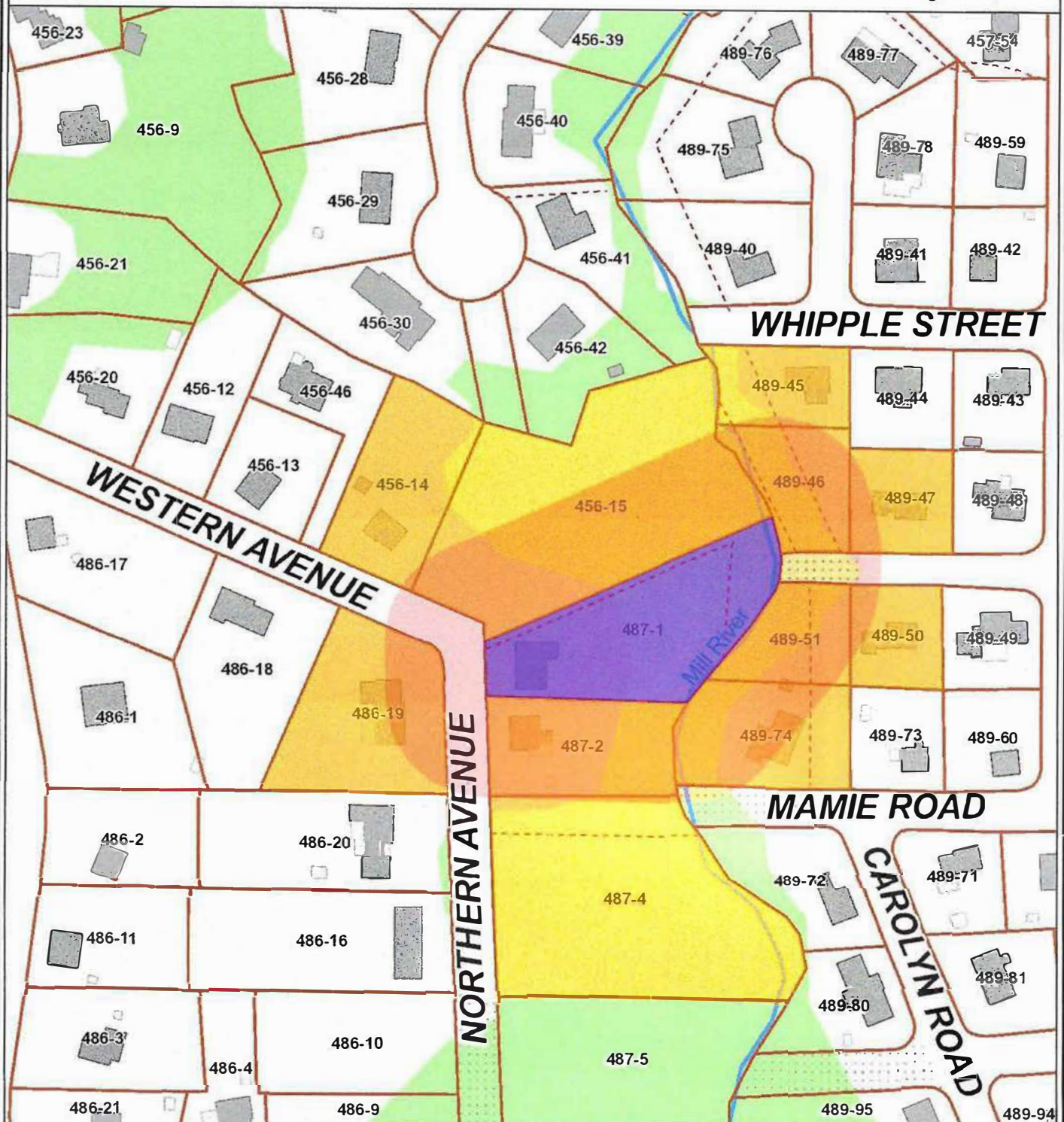




**Priority Habitats of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pools Map
73 Northern Avenue
Weymouth, Massachusetts**

Source: MassGIS Oliver Viewer





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

1" = 139 ft



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

8/12/2022

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 40 BLOCK: 489 LOT: 51 EXT: 0	0 EISENHOWER RD	TOWN OF WEYMOUTH CONSERVATION 75 MIDDLE STREET WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 489 LOT: 46 EXT: 0	0 EISENHOWER RD	FOLEY STEPHEN & MARIE V TBE 51 EISENHOWER RD S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 489 LOT: 50 EXT: 0	50 EISENHOWER RD	SATKEVICH LISA & ZION THOMAS 50 EISENHOWER RD WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 489 LOT: 47 EXT: 0	51 EISENHOWER RD	FOLEY STEPHEN & MARIE V TBE 51 EISENHOWER RD S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 489 LOT: 74 EXT: 0	71 MAMIE RD	CRAVEN MARK E & HELEN M TBE 71 MAMIE RD WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 487 LOT: 4 EXT: 0	0 NORTHERN AVE	TOWN OF WEYMOUTH NORTHERN AVE E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 487 LOT: 2 EXT: 0	67 NORTHERN AVE	MARTEL JAMES E & PAULA E TBE 67 NORTHERN AVE S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 486 LOT: 19 EXT: 0	70 NORTHERN AVE	ONEIL NICHOLAS J & CAROL D TR ONEIL NOMINEE TRUST 70 NORTHERN AVE WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 487 LOT: 1 EXT: 0	73 NORTHERN AVE	GAGNON JOHN & EHLERS LAURA M 73 NORTHERN AVE S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 456 LOT: 15 EXT: 0	0 WESTERN AVE	TOWN OF WEYMOUTH 75 MIDDLE STREET WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8/12/2022

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 40 BLOCK: 456 LOT: 14 EXT: 0	9 WESTERN AVE	CYR PERRY & MEGAN 9 WESTERN AVE WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 489 LOT: 45 EXT: 0	162 WHIPPLE ST	WILLIAMS II GEORGE EDWARD TRUSTEE 41 INDIAN TRAIL DUXBURY, MA, 02332	<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 May 2021.

Prepared by:

Reviewed by:

|

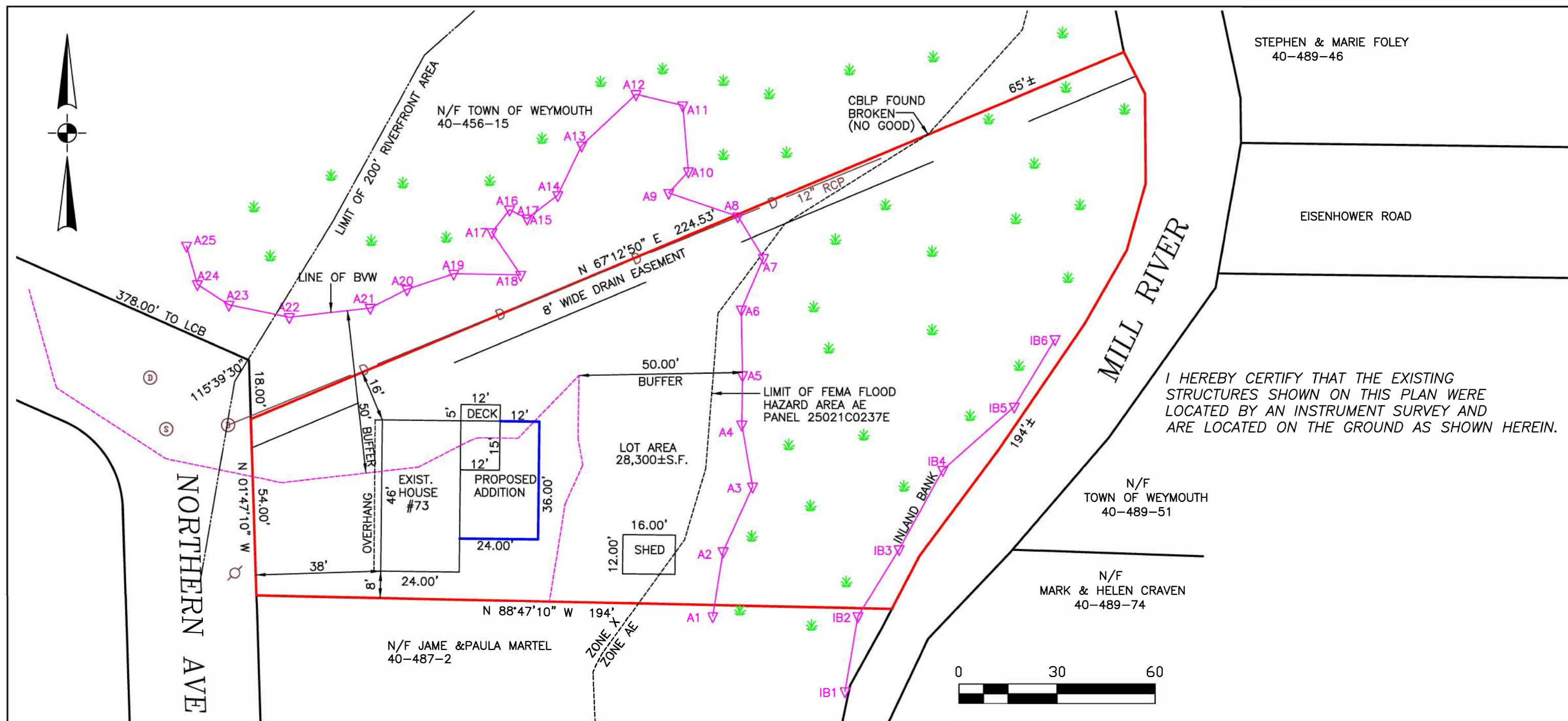
TOWN OF WEYMOUTH

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 John & Laura Gagnon
- 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:
- 73 Northern Avenue, Weymouth (Assessors Parcel ID#40.487.1) - Proposed addition to the rear of the single-family home. Proposed project occurs within the buffer zone to Bordering Vegetated Wetlands and the 200 foot Riverfront Area associated with the Mill River. Please refer to the application on file with the Weymouth Conservation Commission for more information.
- 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 617-529-3792 contact person ECR, LLC - Brad Holmes
- between the hours of: 9:00am-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. through 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.

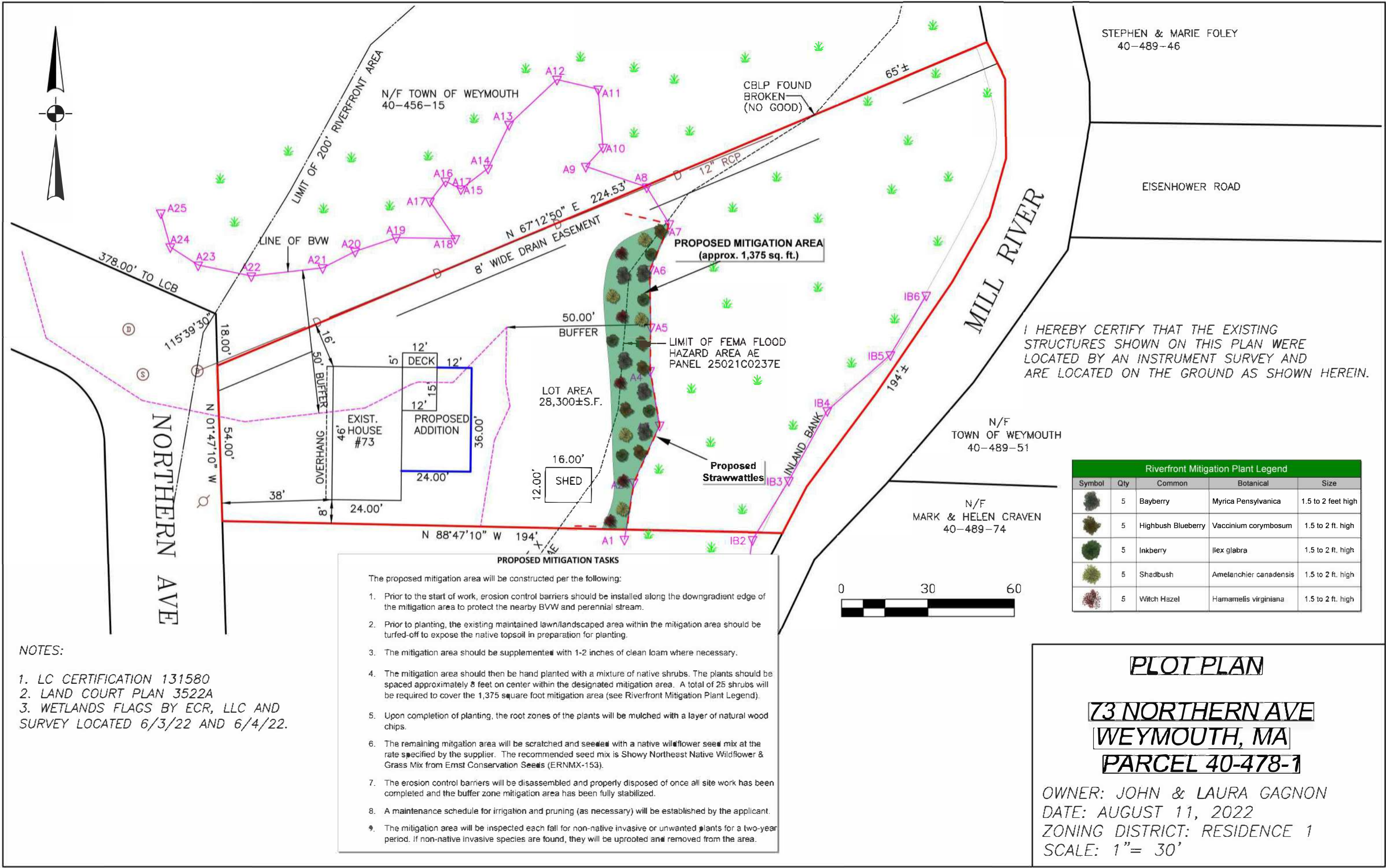


- NOTES:
1. LC CERTIFICATION 131580
 2. LAND COURT PLAN 3522A
 3. WETLANDS FLAGS BY ECR, LLC AND SURVEY LOCATED 6/3/22 AND 6/4/22.

PLOT PLAN

**73 NORTHERN AVE
WEYMOUTH, MA
PARCEL 40-478-1**


OWNER: JOHN & LAURA GAGNON
DATE: AUGUST 11, 2022
ZONING DISTRICT: RESIDENCE 1
SCALE: 1"= 30'



STEPHEN & MARIE FOLEY
40-489-46

EISENHOWER ROAD

I HEREBY CERTIFY THAT THE EXISTING
STRUCTURES SHOWN ON THIS PLAN WERE
LOCATED BY AN INSTRUMENT SURVEY AND
ARE LOCATED ON THE GROUND AS SHOWN HEREIN.

Riverfront Mitigation Plant Legend				
Symbol	Qty	Common	Botanical	Size
	5	Bayberry	Myrica Pensylvanica	1.5 to 2 feet high
	5	Highbush Blueberry	Vaccinium corymbosum	1.5 to 2 ft. high
	5	Inkberry	Ilex glabra	1.5 to 2 ft. high
	5	Shadbush	Amelanchier canadensis	1.5 to 2 ft. high
	5	Witch Hazel	Hamamelis virginiana	1.5 to 2 ft. high

PROPOSED MITIGATION TASKS

- The proposed mitigation area will be constructed per the following:
1. Prior to the start of work, erosion control barriers should be installed along the downgradient edge of the mitigation area to protect the nearby BVW and perennial stream.
 2. Prior to planting, the existing maintained lawn/landscaped area within the mitigation area should be turfed-off to expose the native topsoil in preparation for planting.
 3. The mitigation area should be supplemented with 1-2 inches of clean loam where necessary.
 4. The mitigation area should then be hand planted with a mixture of native shrubs. The plants should be spaced approximately 8 feet on center within the designated mitigation area. A total of 25 shrubs will be required to cover the 1,375 square foot mitigation area (see Riverfront Mitigation Plant Legend).
 5. Upon completion of planting, the root zones of the plants will be mulched with a layer of natural wood chips.
 6. The remaining mitigation area will be scratched and seeded with a native wildflower seed mix at the rate specified by the supplier. The recommended seed mix is Showy Northeast Native Wildflower & Grass Mix from Ernst Conservation Seeds (ERNMX-153).
 7. The erosion control barriers will be disassembled and properly disposed of once all site work has been completed and the buffer zone mitigation area has been fully stabilized.
 8. A maintenance schedule for irrigation and pruning (as necessary) will be established by the applicant.
 9. The mitigation area will be inspected each fall for non-native invasive or unwanted plants for a two-year period. If non-native invasive species are found, they will be uprooted and removed from the area.

- NOTES:
1. LC CERTIFICATION 131580
 2. LAND COURT PLAN 3522A
 3. WETLANDS FLAGS BY ECR, LLC AND SURVEY LOCATED 6/3/22 AND 6/4/22.

PLOT PLAN

73 NORTHERN AVE
WEYMOUTH, MA
PARCEL 40-478-1

OWNER: JOHN & LAURA GAGNON
DATE: AUGUST 11, 2022
ZONING DISTRICT: RESIDENCE 1
SCALE: 1"= 30'