



**Proposed Warehouse Building**  
1047 Washington Street / 0 Washington Street,  
Weymouth, Massachusetts  
Parcels: 30-402-5 / 30-402-4

## **NOTICE OF INTENT** PURSUANT TO:

## **THE MASSACHUSETTS WETLANDS PROTECTION ACT**

**JANUARY 8, 2021**

### **PREPARED FOR:**

Mr. Joe Gratta  
Atlantic Mechanical  
1047 Washington Street  
Weymouth, MA 02189

### **PREPARED BY:**

The Vertex Companies, Inc.  
400 Libbey Parkway  
Weymouth, Massachusetts 02189

**PHONE:** 781.952.6000

### **SUBMITTED TO:**

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

**VERTEX PROJECT NO:** 64380



January 8, 2021

Mr. Thomas Tanner, Chairman  
Weymouth Conservation Commission  
Weymouth Town Hall  
75 Middle Street  
Weymouth, MA 02189

Re: **Notice of Intent**  
Proposed Warehouse Building  
1047 Washington Street / 0 Washington Street  
Weymouth, Massachusetts  
**VERTEX Project No. 64380**

To Mr. Tanner and Members of the Commission:

The Vertex Companies, Inc. (VERTEX) is pleased to submit this Notice of Intent (NOI) for the above referenced property (the Site). The report will describe the work within the wetland buffer zone that is part of the proposed warehouse building at 1047 Washington Street / 0 Washington Street.

Included in this submission are the following materials:

- One (1) original of the NOI for the Site, including the NOI Form, Certified Abutter's List, Abutter Notification Information, and NOI Fees and Fee Transmittal Form, as well as six (6) hard copies, and an electronic PDF copy;
- One (1) original, six (6) hard copies, an electronic PDF copy of the NOI Plan Set;

Abutters to the subject property will be notified via certificates of mailing as provided for under 310 CMR 10.05(4)(a). Proof of mailing will be supplied at the public hearing.

Please contact us if you have any questions or comments regarding this report.

Sincerely,

The Vertex Companies, Inc.



John Ahern  
Project Engineer



Andrew Chagnon, P.E.  
Vice President

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## **SECTION 1:**


### **Administrative Documentation**



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

1. Project Location 1047 Washington Street / 0 Washington Street
2. Town of Weymouth Atlas Reference (Parcel #) 30-402-5 / 30-402-4
3. Project Description Proposed 2,500 S.F. Commercial Building Warehouse
4. County, Norfolk: Book 21533 Page 67
5. \*Applicant Joe Gratta, Atlantic Mechanical Contractors \*Telephone# 781-335-8635
6. \*Applicant Address jgratta@atlanticmechanical.com
7. Property Owner 1047 Washington Street, LLC
8. Representative Andrew Chagnon, The Vertex Companies, Inc. Telephone# 774-280-0163
9. Representative's Address 400 Libbey Industrial Parkway, Weymouth, MA 02189
10. Billing Party for Legal Notice (All info is required):  
Name: Andrew Chagnon  
Address: 400 Libby Industrial Parkway, Weymouth, MA 02189  
Home Phone: \_\_\_\_\_ Cell: 774-280-0163  
Email address achagnon@vertexeng.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

10/28/20  
\_\_\_\_\_  
Date

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



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

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

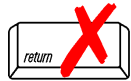
Document Transaction Number

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):

1047 Washington Street / 0 Washington Street

a. Street Address

Weymouth

b. City/Town

02189

c. Zip Code

Latitude and Longitude:

42°11'53.19"

d. Latitude

-70°56'01.75"

e. Longitude

Map 30, Block 402

f. Assessors Map/Plat Number

Lot 5 / Lot 4

g. Parcel /Lot Number

2. Applicant:

Joe

a. First Name

Gratta

b. Last Name

Atlantic Mechanical Contractors

c. Organization

1047 Washington Street

d. Street Address

Weymouth

e. City/Town

MA

f. State

02189

g. Zip Code

781-335-8635

h. Phone Number

i. Fax Number

jgratta@atlanticmechanical.com

j. Email Address

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

a. First Name

b. Last Name

1047 Washington Street LLC

c. Organization

1047 Washington Street

d. Street Address

Weymouth

e. City/Town

MA

f. State

02189

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Andrew

a. First Name

Chagnon

b. Last Name

The Vertex Companies, Inc.

c. Company

400 Libbey Industrial Parkway

d. Street Address

Weymouth

e. City/Town

MA

f. State

02189

g. Zip Code

(781) 952-6022

h. Phone Number

i. Fax Number

achagnon@vertexeng.com

j. Email address

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

1,050

a. Total Fee Paid

512.50

b. State Fee Paid

537.50

c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

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**A. General Information (continued)**

6. General Project Description:

Proposed 2,500 S.F. Commercial Warehouse Building within the 100' Wetland Buffer as well as other site improvements such as compacted gravel parking areas.

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

- |                                                                       |                                                           |
|-----------------------------------------------------------------------|-----------------------------------------------------------|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input checked="" 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

23666 / 37509

c. Book

b. Certificate # (if registered land)

287 / 493

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.



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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 type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4. ☐ Restoration/Enhancement

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

a. square feet of BVW \_\_\_\_\_

b. square feet of Salt Marsh \_\_\_\_\_

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_



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**C. Other Applicable Standards and Requirements**

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

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

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

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

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
  2. ☐ Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_
  3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. ☐ Not applicable – project is in inland resource area only      b. ☐ Yes    ☐ No

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

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

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

North Shore - Hull to New Hampshire border:

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

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



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth

City/Town

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

**Online Users:**

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

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

a. Plan Title

The VERTEX Companies, Inc.

Andrew J. Chagnon PE

b. Prepared By

c. Signed and Stamped by

12/02/2020

40

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:

3113

2. Municipal Check Number

10/28/2020

3. Check date

3112

4. State Check Number

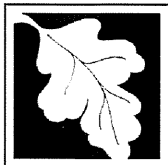
10/28/20

5. Check date

1047 Washington Street LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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**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:**

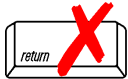
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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:

1047 Washington Street / 0 Washington Street

a. Street Address

Weymouth

b. City/Town

c. Check number

d. Fee amount

### 2. Applicant Mailing Address:

Joe

a. First Name

Gratta

b. Last Name

Atlantic Mechanical Contractors

c. Organization

1047 Washington Street

d. Mailing Address

Weymouth

e. City/Town

MA

f. State

02189

g. Zip Code

781-335-8635

h. Phone Number

781-337-7133

i. Fax Number

jgratta@atlanticmechanical.com

j. Email Address

### 3. Property Owner (if different):

a. First Name

b. Last Name

1047 Washington Street LLC

c. Organization

1047 Washington Street

d. Mailing Address

Weymouth

e. City/Town

MA

f. State

02189

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).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3b	1	\$1,050	\$1,050
Step 5/Total Project Fee:			\$1,050

Total Project Fee:	<u>\$1,050</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$512.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filling Fee:	<u>\$537.50</u>
	c. 1/2 Total Fee <b>plus</b> \$12.50

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.

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.

noifeetf.doc • Wetland Fee Transmittal Form • rev. 10/11

## ***SITE ACCESS AUTHORIZATION***

**DATE:** October 29, 2020

**PROJECT:** Proposed Warehouse Building


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

**FROM:** Joe Gratta, 1047 Washington Street, LLC

**LOCATION:** 1047 Washington Street / 0 Washington Street, Weymouth, MA 02189  
(Hereafter referred to as the property)

*I (We) hereby authorize the individual members of the Conservation Commission and its agents to enter upon the property for the purpose of gathering information prior to issuing a Determination of Applicability or an Order of Conditions and for the purpose of enforcing the Order of Conditions prior to the issuance of a Certificate of Compliance.*

**TIME: FROM THE PRESENT TO DATE OF ISSUANCE OF CERTIFICATE OF COMPLIANCE**

**PROPERTY OWNER:**  **DATE:** 10/28/20

## **SECTION 2:**

### **Abutter Notification Information**

## 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

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

For property located at \_\_\_\_\_

Shown on Assessors Map# \_\_\_\_\_ Block # \_\_\_\_\_ Lot# \_\_\_\_\_

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

TOWN OF WEYMOUTH

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

*Revision for Remote Meetings during COVID-19 State of Emergency*

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

- A. The name of the applicant is \_\_\_\_\_  
\_\_\_\_\_
- 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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- D. During the office closure for COVID-19, copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be examined on the Town of Weymouth website, on the Conservation Commission webpage, in the Current and Past Cases tab at:  
<https://www.weymouth.ma.us/conservation-commission/pages/project-documents>
- E. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be obtained from (check one):  
☐ the Applicant      **or**      ☐ the Applicant's Representative  
by calling this telephone number \_\_\_\_\_ contact person \_\_\_\_\_  
between the hours of: \_\_\_\_\_ on the following days of the week: \_\_\_\_\_
- F. Information regarding the date, time, and instructions for joining the REMOTE public hearing, to be held via the WebEx platform, may be obtained from:

**Weymouth Conservation Commission** \_\_\_\_\_

By calling this telephone number: **781-340-5007**

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

Instructions for joining the remote public hearing, via the WebEx website or via telephone, will be included on the meeting agenda, which will be posted on the Conservation Commission webpage at least 48 hours prior to the meeting, at:

<https://www.weymouth.ma.us/conservation-commission>

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



# Town of Weymouth



## ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 09/10/2020

1) Subject Identification  
(Address and Parcel #)

1047 Washington Street; Parcel ID: 30-402-5

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

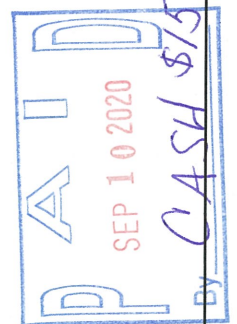
John J. Ahern III

4) Telephone Number

508-404-6053

### 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

9/11/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 30 BLOCK: 402 LOT: 4 EXT: 0	0 WASHINGTON ST	MANGNIELLO, MATTHEW N/O 1047 WASHINGTON STREET LLC  1047 WASHINGTON ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 16 EXT: 0	0 WASHINGTON ST	MOONEY JOHN W JR & JEAN M  1023 WASHINGTON ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 3 EXT: 0	1039 WASHINGTON ST	MATTHEW J MANAGIELLO  1039 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 392 LOT: 19 EXT: 0	1044 WASHINGTON ST	DEMKO PETER W & DEMKO CYNTHIA HUTCHINS TBE  1044 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 5 EXT: 0	1047 WASHINGTON ST	GRATTA LAUREN M TRUSTEE 1047 WASHINGTON STREET TRUST  1047 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 392 LOT: 18 EXT: 0	1048 WASHINGTON ST	HAZLETT LEI W  1048 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 392 LOT: 17 EXT: 0	1052 WASHINGTON ST	THE BIRCHES HOUSE, LLC  412 WASHINGTON ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 6 EXT: 0	1053 WASHINGTON ST	1047 WASHINGTON STREET LLC  1047 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 7 EXT: 0	1059 WASHINGTON ST	DEVEREAUX ROBERT J TR BRADMON REALTY TRUST  834 TEMPLE ST  DUXBURY, MA, 02331	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 8 EXT: 0	1065 WASHINGTON ST	DOUBLE D TRUST DEARTH DONNAMARIE & DARREN  1065 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9/11/2020

PARCEL #		LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
				YES	NO
MAP:	34	0 WASHINGTON ST REAR	STRAKA MELISSA TRUSTEE CARL F KELSO IRREVOCABLE TRUST  7 HILLCREST ROAD  HANSON, MA, 02341	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BLOCK:	402				
LOT:	12				
EXT:	0				

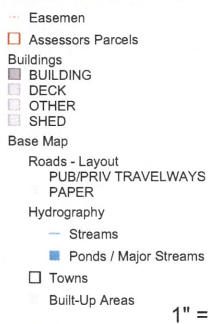
This list of abutters is a certified copy of the Town of Weymouth's tax records for fiscal year 2020.  
The record of ownership is accurate through April 2020.

Prepared by: *4/11/20*

Reviewed by:

|





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# Town of Weymouth



## ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 12/1/2020

1) Subject Identification  
(Address and Parcel #)

0 Washington Street; Parcel ID: 30-402-4

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

John J. Ahern III

4) Telephone Number

508-404-6053

### 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

12/2/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 30 BLOCK: 402 LOT: 1 EXT: 0	20 HADLEY ST	MOONEY JOHN W JR & JEAN M TBE  20 HADLEY ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 401 LOT: 17 EXT: 0	52 LAKEHURST AVE	VALDERRAMA CARLOS & FLOREZ LUISA JT  52 LAKEHURST AVE  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 401 LOT: 30 EXT: 0	64 LAKEHURST AVE	DONAHUE TERESA  64 LAKEHURST AVE  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 439 LOT: 1 EXT: 0	0 QUARRY AVE	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 439 LOT: 2 EXT: 0	25 QUARRY AVE	CIAVATTIERI MICHAEL F & TINA L N/O CIAVATTIERI MICHAEL F  25 QUARRY AVE  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 401 LOT: 29 EXT: 0	28 QUARRY AVE	EASTER DANIEL K & COVEN SHANIE E JT  28 QUARRY AVE  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 4 EXT: 0	0 WASHINGTON ST	MANGNIELLO, MATTHEW N/O 1047 WASHINGTON STREET LLC  1047 WASHINGTON ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 16 EXT: 0	0 WASHINGTON ST	MOONEY JOHN W JR & JEAN M  1023 WASHINGTON ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 2 EXT: 1	1025-1 WASHINGTON ST	WU JIAN WEN & WANG XIU ZHEN TBE  1025 WASHINGTON ST #1  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 2 EXT: 2	1025-2 WASHINGTON ST	HU SHOUBIN & KAN YAN TBE  1025 WASHINGTON ST #2  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12/2/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 30 BLOCK: 392 LOT: 22 EXT: 0	1028 WASHINGTON ST	GILLETTE PETER S  1028 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 14 EXT: 0	1031 WASHINGTON ST	SIY-WAN FELISA Y & WAN LEONARD C C TRUSTEES  858 W ROXBURY PARKWAY  CHESTNUT HILL, MA, 02467	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 392 LOT: 21 EXT: 0	1034 WASHINGTON ST	SPRAGUE BRANDON C  1034 WASHINGTON ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 3 EXT: 0	1039 WASHINGTON ST	MATTHEW J MANAGIELLO  1039 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 392 LOT: 20 EXT: 0	1040 WASHINGTON ST	SMITH GRACE LIFE ESTATE FANNING DIAN R  1040 WASHINGTON ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 392 LOT: 19 EXT: 0	1044 WASHINGTON ST	DEMKO PETER W & DEMKO CYNTHIA HUTCHINS TBE  1044 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 5 EXT: 0	1047 WASHINGTON ST	GRATTA LAUREN M TRUSTEE 1047 WASHINGTON STREET TRUST  1047 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 392 LOT: 18 EXT: 0	1048 WASHINGTON ST	HAZLETT LEI W  1048 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 392 LOT: 17 EXT: 0	1052 WASHINGTON ST	THE BIRCHES HOUSE, LLC  412 WASHINGTON ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 30 BLOCK: 402 LOT: 6 EXT: 0	1053 WASHINGTON ST	1047 WASHINGTON STREET LLC  1047 WASHINGTON ST  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

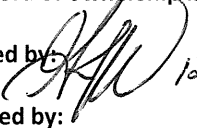
12/2/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 30 BLOCK: 402 LOT: 7 EXT: 0	1059 WASHINGTON ST	DEVEREAUX ROBERT J TR BRADMON REALTY TRUST  834 TEMPLE ST  DUXBURY, MA, 02331	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 34 BLOCK: 402 LOT: 12 EXT: 0	0 WASHINGTON ST REAR	STRAKA MELISSA TRUSTEE CARL F KELSO IRREVOCABLE TRUST  7 HILLCREST ROAD  HANSON, MA, 02341	<input checked="" type="checkbox"/>	<input type="checkbox"/>

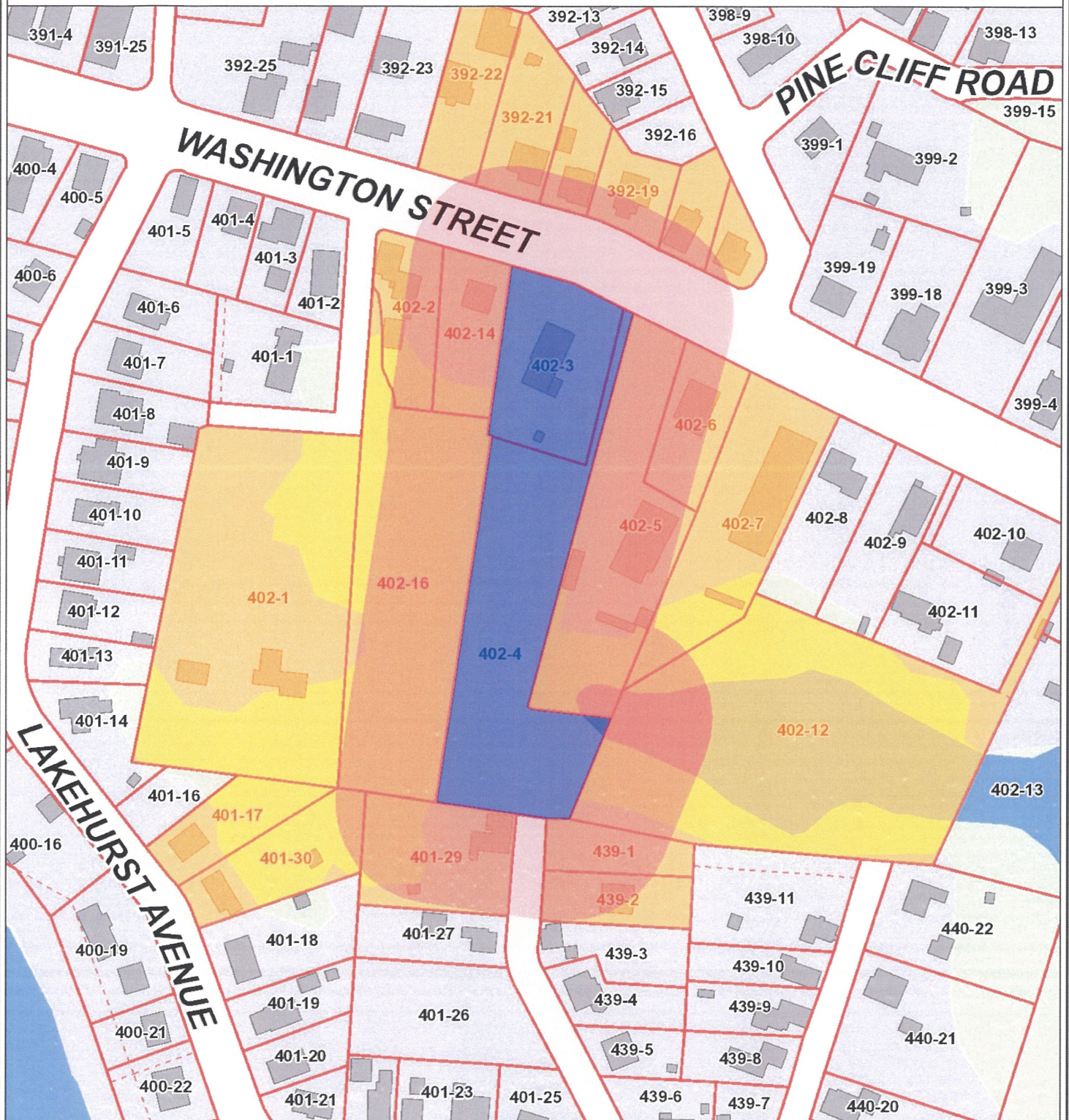
This list of abutters is a certified copy of the Town of Weymouth's tax records for fiscal year 2020.  
The record of ownership is accurate through April 2020.

Prepared by:

Reviewed by:

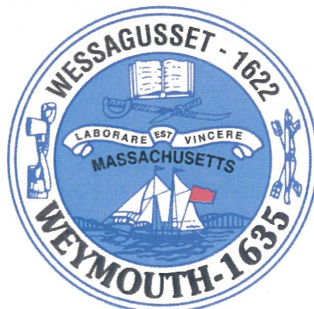
 12/2/2020





- 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



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## **SECTION 3:**

### **Figures**

**USGS Locus Plan**

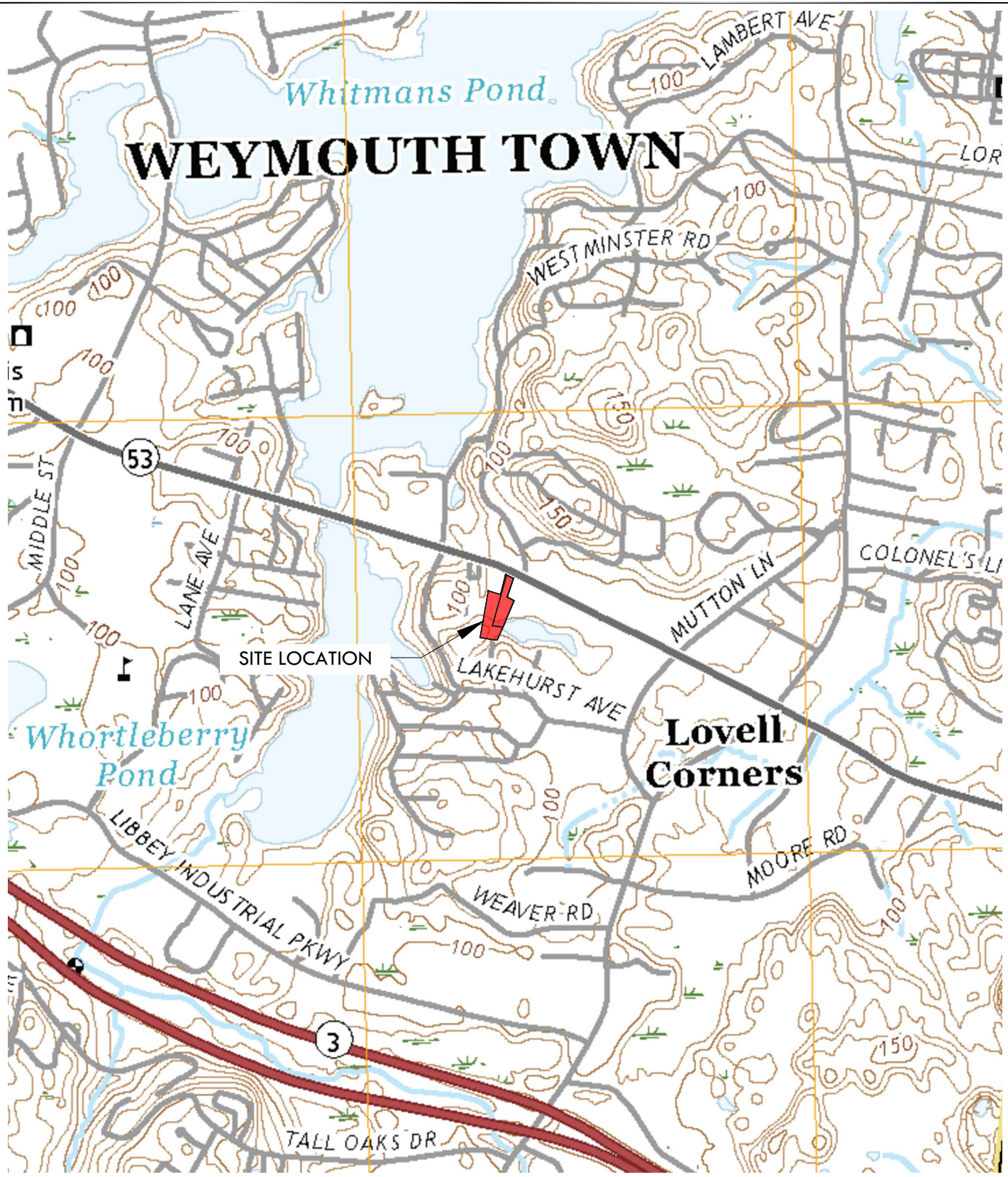
**Priority Resource Map**

**FEMA Flood Insurance Rate Map**

**USGS Soil Survey Map**



Z:\Shared\Projects\64380\64380-PA\Graticule\Weymouth, MA\05-Engineering\Vertex Drawings\Report Figures\64380 - Figure 1 - Locus Map.dwg Tuesday, November 24, 2020 11:44:31 AM  
Copyright 2020 The Vertex Companies, Inc.



0 1,000'  
SCALE: 1" = 1,000'

NOTES:  
SOURCE: UNITED STATES GEOLOGICAL SURVEY MAP  
WEYMOUTH, MA QUADRANGLE 7.5 MINUTES SERIES (2018)

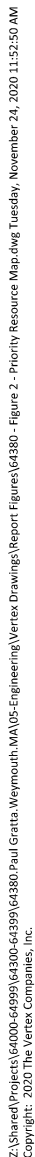
## USGS LOCUS PLAN

SITE: PROPOSED BUILDING EXPANSION 1047 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189	DATE: 11/25/2020	FIGURE <b>1</b>
	DRAWN BY: JJA	
	CHECKED BY: AJC	
	VERTEX PROJ NO.: 64380	

# VERTEX®

400 Libbey Parkway | Weymouth, MA 02189  
Main: 781.952.6000 | VERTEXENG.COM





SITE: PROPOSED BUILDING EXPANSION 1047 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189	DATE: 11/25/2020	FIGURE  <div style="font-size: 2em; text-align: center;">2</div>
	DRAWN BY: JJA	
	CHECKED BY: AJC	
	VERTEX PROJ NO.: 64380	

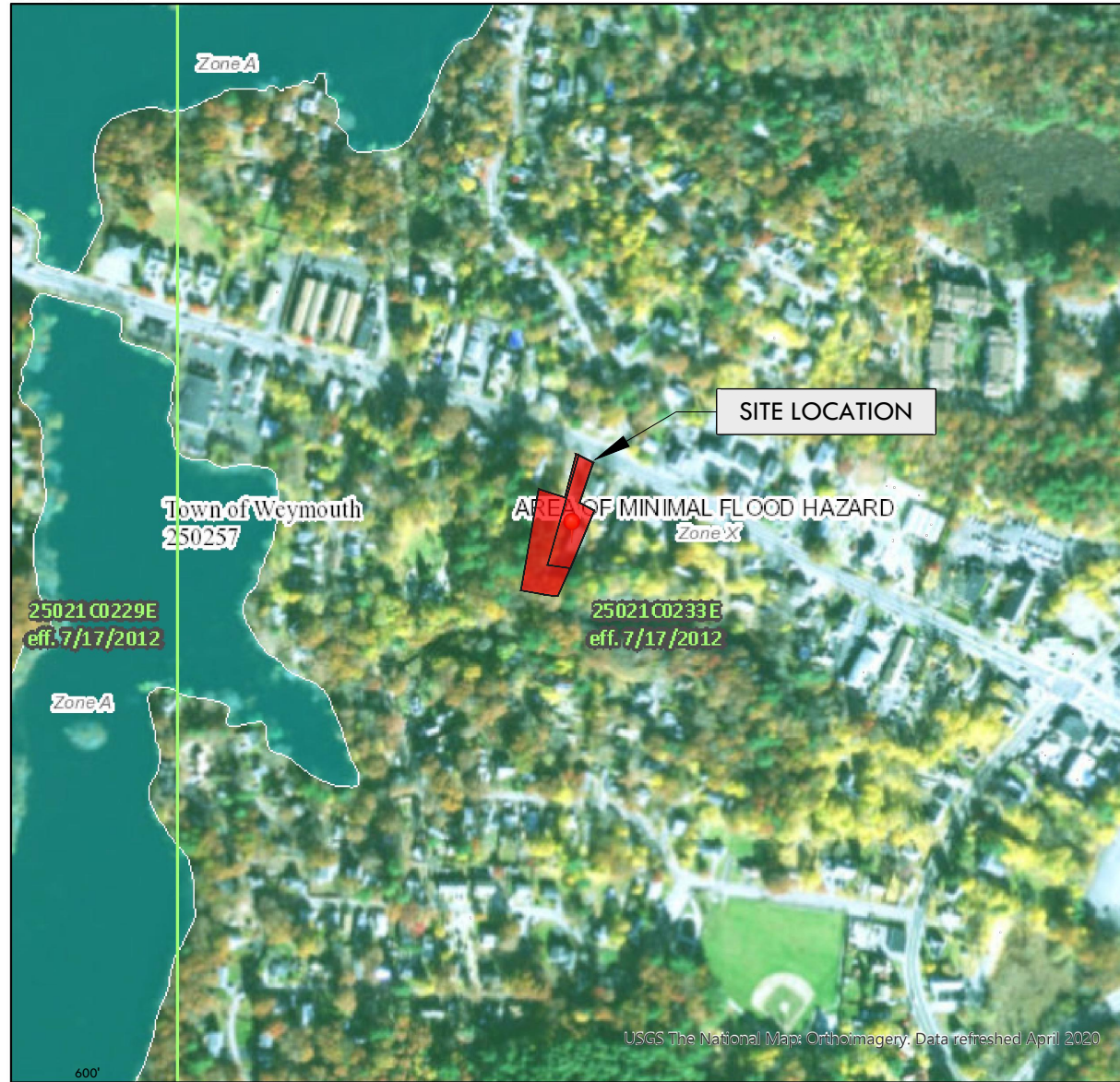
400 Libbey Parkway | Weymouth, MA 02189  
Main: 781.952.6000 | VERTEXENG.COM



# National Flood Hazard Layer FIRMette



70°56'21"W 42°12'6"N



## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AB9
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/9/2020 at 3:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

## FEMA FLOOD MAP

SITE: PROPOSED BUILDING EXPANSION  
1047 WASHINGTON STREET  
WEYMOUTH, MASSACHUSETTS 02189

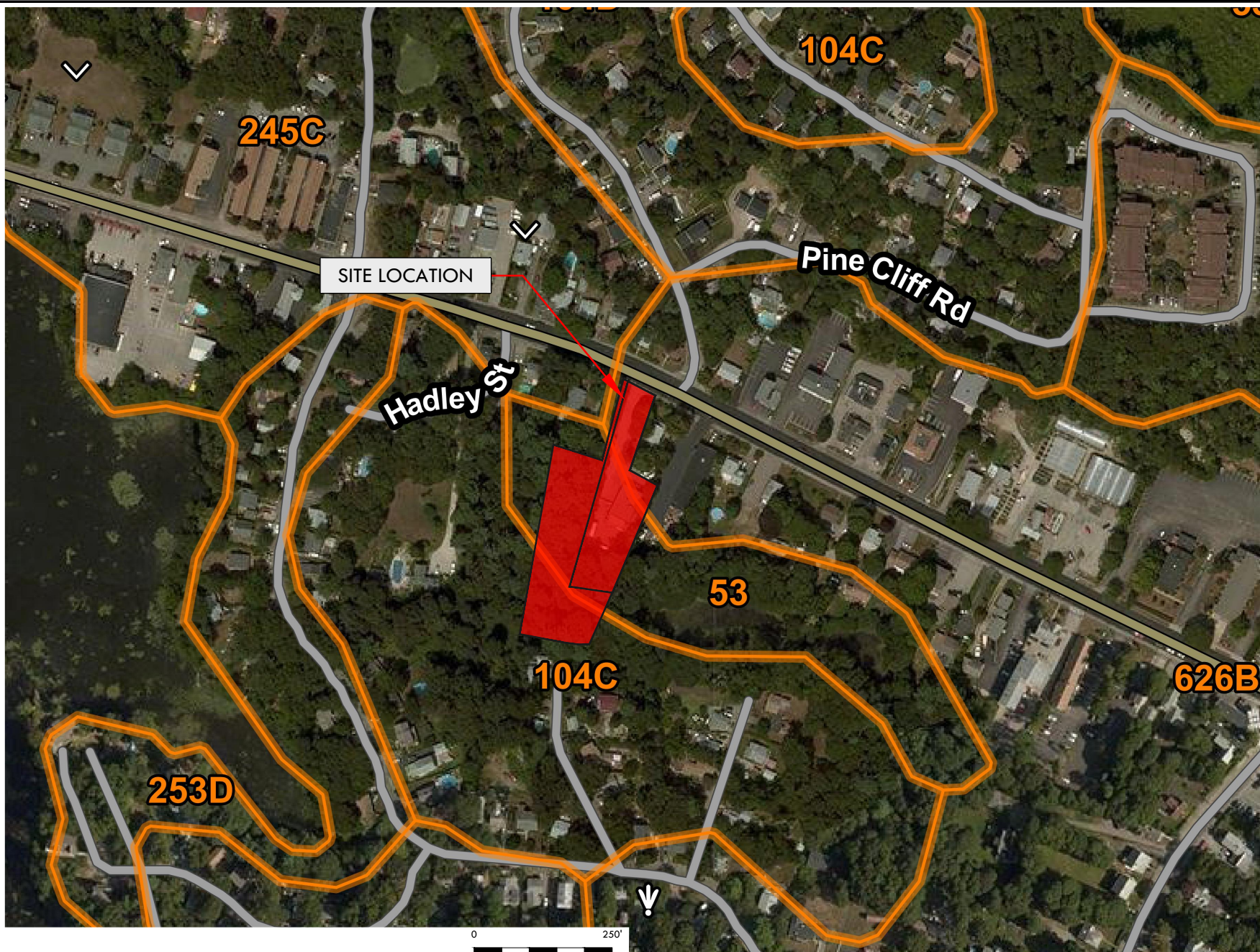
DATE: 11/25/2020  
DRAWN BY: JJA  
CHECKED BY: AJC  
VERTEX PROJ NO.: 64380

FIGURE  
3

# VERTEX®

400 Libbey Parkway | Weymouth, MA 02189  
Main: 781.952.6000 | VERTEXENG.COM





# USGS SOIL SURVEY MAP

SCALE: 1" = 250'

SITE: PROPOSED BUILDING EXPANSION  
1047 WASHINGTON STREET  
WEYMOUTH, MASSACHUSETTS 02189

DATE: 11/25/2020  
DRAWN BY: JJA  
CHECKED BY: AJC  
VERTEX PROJ NO.: 64380

FIGURE

4

# VERTEX®

400 Libbey Parkway | Weymouth, MA 02189  
Main: 781.952.6000 | VERTEXENG.COM

## **SECTION 4:**

### **Narrative Project Description**

## Proposed Warehouse Building

On behalf of our client, Mr. Joe Gratta, The Vertex Companies, Inc. (VERTEX) is submitting this Notice of Intent (NOI) to the Weymouth Conservation Commission and Department of Environmental Protection (DEP) pursuant to the Massachusetts Wetlands Protection Act (MGL c. 131, s. 40), Regulations (310 CMR 10.00), as well as Town of Weymouth – Code of Ordinances (Ch. 7, Sec. 7-300. B). The purpose of the NOI is to seek permission to perform work in a 100-foot buffer zone to a delineated wetland, as well as a 100-foot buffer zone of a potential vernal pool resource area, subject to protection under the Wetlands Protection Act (WPA).

Our client is proposing to construct a 2,500 square foot warehouse building on the Site, which falls within the 100-foot Buffer Zone of a Bordering Vegetated Wetland (BVW), as well as the 100-foot Buffer Zone of a Potential Vernal Pool (PVP) Resource Area. The proposed building is to be located at the western portion of the property. The proposed building is to be constructed on a preexisting wooded area. Also, the Site has been improved with a gravel parking area at the western portion of the site which falls within the 100-foot buffer zone of the bordering vegetated wetland, as well as the 100-foot buffer of the potential vernal pool resource area. In addition, a vegetated filter strip and landscape area are proposed at the southern portion of the property closest to the wetland area.

The existing site does not have any stormwater management structures or systems. Current conditions allow stormwater runoff to flow offsite and onto abutting properties at various locations across the Site. The proposed project will result in an increase in total impervious area coverage, however, due to the proposed roof drain infiltration system and proposed vegetated filter strip, there is a decrease in the total volume of runoff that reaches the bordering vegetated wetland and potential vernal pool resource area. The proposed project is shown on the plans entitled “Proposed Warehouse Building”, dated January 8<sup>th</sup>, 2021, that accompany this Notice of Intent.

### **Introduction**

The Site consists of two adjoining parcels located at 1047 Washington Street (Parcel ID 30-402-5) & 0 Washington Street (Parcel ID 30-402-4), Weymouth, MA. The sites consist of a combined





## Proposed Warehouse Building

1.65 ± acres of land that is split zoned as Highway Transition District (HT) and Residence District (R-1) with Commercial Corridor Overlay (CCOD) and is occupied by a commercial building. An Aerial Plan is included as Figure 1 in Section 3. This Notice of Intent is to seek permission for the proposed warehouse building and gravel parking area improvements within the 100-foot buffer zone to the delineated wetland, as well to the 100-foot buffer zone of a potential vernal pool resource area.

The project sites are bounded by a commercial building to the east, a series of residential lots to the south and to the west, a residential home to the northwest, and a series of residential homes to the north across Washington Street.

### **Wetlands and Topography**

The topography of the Site has the highest elevations near the existing building at the eastern portion of the Site. From the vantagepoint of the existing building, the topography of the site slopes downwards at varying slopes off the site. The topography within the area of the proposed building expansion slopes downward to the south-southeast towards the delineated wetland and potential vernal pool resource area. The topography within the gravel parking area improvements is varied, with a large majority of the topography sloping downward to the west, and off the site. A small portion of the most southern portion of the gravel parking area improvements slopes downward to the south, towards the delineated wetland and potential vernal pool resource area. The topography from the center of the site slopes downward to the north towards Washington Street.

The survey plan for the site depict a wetland delineation through a series of wetland flags (WLF 1-A through WLF 10-A). The shown 50-foot and 100-foot wetland buffer zone lines are derived from the locations of the ten wetland flags.

After a review of the MassGIS layers, there is a listed potential vernal pool resource area within the same area as the delineated wetland. According to the Town of Weymouth Code of Ordinances, Ch. 7, Sec. 7-300. B, a 100-foot perimeter from the potential vernal pool is identified

## Proposed Warehouse Building

as the resource area. From that resource area, there then is an additional 100-foot resource area buffer zone.

In further review of the MassGIS layers, the project site does not have other critical resources such as aquifers, public water supply protection areas, or estimated / priority habitats in the vicinity of the project site. According to the Flood Insurance Rate Maps available through FEMA (Federal Emergency Management Agency), the project is located entirely outside of the 0.2% annual chance flood. None of the proposed project lies within this graphically determined area. A FEMA FIRMette map can be found in Section 3.

### **Proposed Work**

The purpose of this project is to construct an independent warehouse building at the western portion of the property. The proposed building will total 2,500 square feet in area and will be constructed in a preexisting wooded area, as shown on the site plan. With the proposed roof drain infiltration system, the conditions proposed improve the existing runoff conditions of the Site by allowing a certain percentage of runoff to infiltrate into the ground, rather than flowing offsite.

This project also accounts for improvements made to the site that fall within the 100-foot buffer zone to the bordering vegetated wetland as well as the 100-foot buffer zone to the potential vernal pool resource area, specifically the gravel parking area improvement at the western portion of the site. The topography in this area indicates that the stormwater runoff flows off the site and into the wooded area at the far western edge. There is a small portion of the gravel parking area where the topography indicates the stormwater runoff flows to the south-southeast. To account for this flow of runoff from the gravel parking area, a vegetated filter strip and small landscape area is proposed to collect any silts, suspended solids, or suspended oils prior to reaching the wetland and potential vernal pool resource area. The proposed vegetated filter strip extends along the southern portion of the site to also collect any stormwater runoff from the existing asphalt. This is to further decrease the total suspended solids (TSS) of the existing stormwater runoff into the wetland and potential vernal pool resource area.

### **Wetland Protection and Erosion Control**

No alteration to wetland resource areas is proposed under this filing. The proposed building expansion and gravel parking area improvements will occur within the 100-foot buffer zone to the bordering vegetated wetlands and within the 100-foot buffer zone to the potential vernal pool resource area located to the southeast of the site. A temporary erosion control barrier is proposed to prevent siltation from entering the wetland and resource area directly.

## **SECTION 5:**

### **Wetland Delineation Documentation**

# *Wetland Strategies, Inc.*

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64 Court Street, Unit 5  
Plymouth, MA 02360

Phone: 508.747.4266  
FAX: 781.723.0406

August 11, 2020

Joe Gratta  
Atlantic Mechanical  
1047 Washington Street  
Weymouth, MA 02189

RE: Professional Wetland Services  
1047 Washington Street  
Weymouth, MA

Dear Joe:

Wetland Strategies, Inc, (WSI) is pleased to present this report regarding the wetland resource areas located on a property at 1047 Washington Street in Weymouth, MA (the "site"). WSI has evaluated the site, flagged the wetland resource areas, and reviewed the publicly available site information. Pursuant to the review, WSI offers the following site information.

WSI conducted a site reconnaissance on March 10, 2020. The site is located on the south side of Washington Street and includes an industrial building, driveway, and parking areas. A natural forested area exists to the rear of the site and slopes down towards a pond. A narrow corridor of Bordering Vegetated Wetlands (BVW) abuts the pond as described below

## **Wetland series A1 through A10:**

Wetland A is located to the rear of the site abutting a pond. The wetland boundary was established using vegetation, slope, and water staining. Predominant wetland plants used to determine the boundary included American elm (*Ulmus americana*), sweet pepper bush (*Clethra alnifolia*), common briar (*Smilax sp.*), and dogwood (*Cornus amomum*) shrubs. The BVW flagged by WSI is consistent with the MA GIS wetland overlay maps, as shown below.

MA GIS wetland overlay map



There are no other wetland resource areas noted on the site.

## **MA GIS Research:**

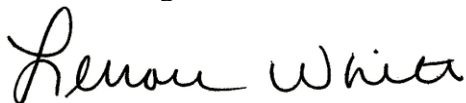
WSI also reviewed the publicly available site information. According to FEMA, there is no flood zone or Bordering Lands Subject to Flooding (BLSF) at the site. The MA Natural Heritage and Endangered Species Program does not identify any rare or endangered species habitats on the site but does identify the pond as a Potential Vernal Pool.

Potential vernal pools are not regulated by the MA Wetlands Protection Act. Only Certified vernal pools are protected as Outstanding Water Resources. Moreover, under the MA wetland regulations, a pond is not a vernal pool. Vernal pools are considered part of Bordering Land Subject at 310 CMR 10.57. There is no BLSF at the site and thus there is no vernal pool. In addition, the pond is shown on the most recent USGS map. Ponds cannot be vernal pools as they do not dry up during the summer months and likely contain a fish population. Fish prey upon salamander larvae and egg masses, thus are not found in vernal pools. Based on these criteria, the pond could not be certified as vernal pool by the MA Natural Heritage Program.

The Town of Weymouth has wetland bylaws and regulations which are more stringent than MA wetland regulations. In Weymouth, the Conservation Commission may restrict development within 25 feet of any wetland, per their wetland regulations. In addition, vernal pools are defined to include those that have not been certified by the Natural Heritage Program. Their definition of vernal pools however does require an absence of fish. Based on observations of size, WSI finds that fish are likely to inhabit the pond and thus it cannot also be a vernal pool. MA Natural Heritage will not certify vernal pools without photographs of it dry. For these reasons, WSI finds that the pond is not a vernal pool.

Thank you for using Wetland Strategies, Inc. for your professional wetland services. WSI is available to assist you in confirming the wetland boundaries should you wish to do so. Please contact this office with any further questions.

Sincerely,  
Wetland Strategies, Inc.

A handwritten signature in cursive script that reads "Lenore White".

Lenore White, PWS  
Principal

**SECTION 6:**  
**Stormwater Management Report**  
**(Bound Separately)**



**SECTION 7:**  
**Project Plans**  
**(Bound Separately)**