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April 8, 2021

Mary Ellen Schloss, Conservation Administrator  
Conservation Commission  
Town of Weymouth  
75 Middle Street  
Weymouth, MA 02189

***Re: Notice of Intent Submittal -Driveway Improvement; Charlotte Street and 0 Finnell Drive,  
Weymouth, MA***

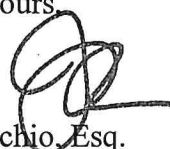
Dear Ms. Schloss:

This office represents Bristol Brothers Development Corp. (“Bristol”) in connection with its proposed Driveway Improvement Project located at Charlotte Street and 0 Finnell Drive, Weymouth, MA (the “Bristol Property”). Enclosed for filing please find the following:

1. Notice of Intent, prepared by South River Environmental (the “NOI”);
2. Checks Submitted for the Notice of Intent and City filing fees in the amount of \$1,804.50
3. Legal Opinion regarding Bristol’s rights in Charlotte Street, appurtenant to the Bristol Property (the “Legal Opinion”).

The attached NOI filing seeks only to improve Charlotte Street so as to create a driveway to access the Bristol Property. Bristol possesses all legal rights required to exercise such access without obtaining approval from or signatures of abutters. See accompanying Legal Opinion. The proposed Driveway Improvement Project does not propose a use that would require issuance of a Special Permit, and we foresee no bar to scheduling a hearing by the Conservation Commission in the usual course. Any future application relating to potential uses is not implicated at this time and can be appropriately addressed when and if filed. Any work performed by Bristol to complete the Driveway Improvement Project under an Order of Conditions is acknowledged to be entirely at Bristol’s cost and risk as to how the land may ultimately be permitted for a specific use. Accordingly, we assert that the submitted NOI filing does not implicate any issues regarding the 20 117-Town Council Zoning Ordinance Amendment to Section 120-64.7.1, section E.

Respectfully yours,



Jeffery A. Tocchio, Esq.  
Drohan Tocchio & Morgan, P.C.

# ***NOTICE OF INTENT***

*Filed under*

*Massachusetts Wetlands Protection Act (M.G.L. Ch. 131 § 40)*

*and*

*Weymouth Wetlands Protection Bylaw*

## ***Driveway Improvements***

***Charlotte Street & 0 Finnell Drive  
Weymouth, MA***

### **APPLICANT:**

Bristol Brothers Development Corp.  
190 Old Derby Street  
Hingham, MA 02043

### **PREPARED BY:**

**SRE**

South River Environmental  
61 Meetinghouse Lane  
Marshfield, MA 02050

April 2021

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**SECTION I**

*NOTICE OF INTENT FORM*





**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):

<u>Charlotte Street and 0 Finnell Drive</u>	<u>Weymouth</u>	<u>02189</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42 11' 40.416"N</u>	<u>70 57' 36.432"W</u>	
d. Latitude	e. Longitude	
<u>Block 36</u>	<u>Lots 452-9 and 423-4</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>James</u>	<u>Bristol III</u>	
a. First Name	b. Last Name	
<u>Bristol Brothers Development Corp.</u>		
c. Organization		
<u>190 Old Derby Street</u>		
d. Street Address		
<u>Hingham</u>	<u>MA</u>	<u>02043</u>
e. City/Town	f. State	g. Zip Code
<u>781-249-2010</u>	<u>jb3@weathervancecompanies.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

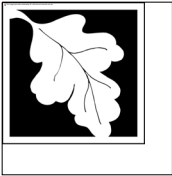
<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>John</u>	<u>Zimmer</u>	
a. First Name	b. Last Name	
<u>South River Environmental</u>		
c. Company		
<u>61 Meetinghouse Lane</u>		
d. Street Address		
<u>Marshfield</u>	<u>MA</u>	<u>02050</u>
e. City/Town	f. State	g. Zip Code
<u>978-697-0854</u>	<u>southriverenvironmental@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$750.00</u>	<u>\$362.50</u>	<u>\$387.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

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Weymouth

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City/Town

**A. General Information (continued)**

6. General Project Description:

Construction of a new access driveway.

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

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

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

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

2. Limited Project Type

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

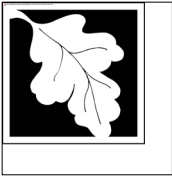
8. Property recorded at the Registry of Deeds for:

Norfolk	198907
a. County	b. Certificate # (if registered land)
36280	537
c. Book	d. Page Number

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

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

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	<u>20</u> 1. linear feet	<u>0</u> 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.  Riverfront Area
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: 59,109  
square feet

4. Proposed alteration of the Riverfront Area:

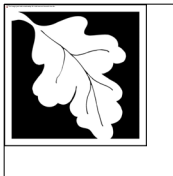
<u>570</u>	<u>570</u>	<u>0</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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

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

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





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### 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**

MAGIS  
March 2021

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

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area

\_\_\_\_\_ percentage/acreage

(b) outside Resource Area

\_\_\_\_\_ percentage/acreage

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

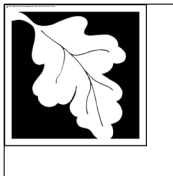
2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

- (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b)  Photographs representative of the site

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

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

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



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

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

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

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

- (d)  Vegetation cover type map of site

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

- (f) OR Check One of the Following

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

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

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

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

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

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

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

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

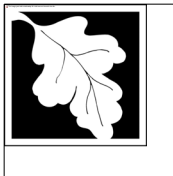
North Shore - Hull to New Hampshire border:

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

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

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

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



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Provided by MassDEP:
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Document Transaction Number
Weymouth
City/Town

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

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

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

**D. Additional Information**

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

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

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

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



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Bureau of Resource Protection - Wetlands

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**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.

Driveway Improvements

a. Plan Title

Crocker Design Group

Gabriel Crocker

b. Prepared By

c. Signed and Stamped by

3-31-21

Various

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:

16863

April 2, 2021

2. Municipal Check Number

3. Check date

16861

April 2, 2021

4. State Check Number

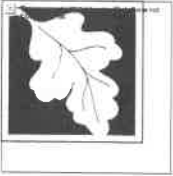
5. Check date

Bristol Brothers Development Corp.

6. Payor name on check: First Name

7. Payor name on check: Last Name





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

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Document Transaction Number


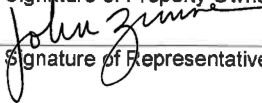
Weymouth

City/Town

**F. Signatures and Submittal Requirements**

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

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

	
1. Signature of Applicant	2. Date <u>4/8/2021</u>
3. Signature of Property Owner (if different)	4. Date
	5. Date <u>4/8/2021</u>
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:**

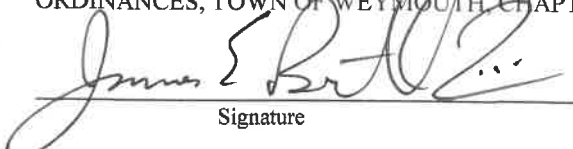
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.

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

1. Project Location Charlotte Street and 0 Finnell Drive
2. Town of Weymouth Atlas Reference (Parcel #) Block 36 Lots 452-9 and 423-4
3. Project Description Driveway
4. County, Norfolk: Book 36280 Page 537
5. \*Applicant Bristol Brothers Development Corp. \*Telephone# 781-249-2010
6. \*Applicant Address 190 Old Derby Street - Suite 300
7. Property Owner Same as Applicant
8. Representative John Zimmer - South River Environmental Telephone# 978-697-0854
9. Representative's Address 61 Meetinghouse Lane - Marshfield, MA 02050
10. **Billing Party for Legal Notice (All info is required):**  
Name: James Bristol III  
Address: 190 Old Derby Street - Suite 300 - Hingham, MA 02043  
Home Phone: \_\_\_\_\_ Cell: 781-249-2010  
Email address jb3@weathervanecompanies.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  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

4/8/2021  
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.

## **SECTION II**

*PROJECT NARRATIVE*

# PROJECT NARRATIVE

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## **1.0 INTRODUCTION**

Bristol Brothers Development Corp. (the applicant) is proposing to install a new gravel access driveway into the property located at 0 Finnell Drive in Weymouth, Massachusetts (See Section III, Figures 1 and 2). The driveway will extend from Front Street to the west within the Charlotte Street right-of-way and then into the subject property. The purpose of the driveway is to provide vehicle access to upland areas within the eastern portion of the property. A portion of the proposed work associated with the project will occur within areas subject to protection under the MA Wetlands Protection Act (M.G.L. Ch. 131 § 40) (“Act”) and the Weymouth Wetlands Protection Bylaw (“Bylaw”). No other activities aside from the driveway are proposed within areas subject to the jurisdiction of the Conservation Commission at this time.

## **2.0 EXISTING CONDITIONS**

The site (0 Finnell Drive) is located at the end of Finnell Drive, and the two parcels combined are approximately 45 acres in area. The property has frontage on Finnell Drive to the south and is bound to the east by residential development (apartment / condominium complexes) and commercial development to the south. There is an existing electric transmission easement located along the western property boundary, and Route 3 is located along the northern property border. The property is currently undeveloped, although there is evidence of historic disturbance within the northern third of the property (See Section III, Figure 2). The Mill River flows along the southeast property boundary and extends away from the site further to the east. The Finnell Drive right-of-way extends into the subject property to a cul-de-sac south of Route 3 (See Section VI).

The property also has frontage on Charlotte Street which is a paper street / right-of-way that extends west from Front Street between two residential properties (761 Front Street to the north and 769 Front Street to the south). The existing paved driveway for 761 Front Street is located in the Charlotte Street layout as is a fence associated with a pool located on 769 Front Street. There is an existing culvert outlet associated with the Mill River located along the northern edge of the street layout. The western half of the street layout is comprised of upland forest and forested wetland as described below.

The property consists of mixed upland and palustrine wetland forest with areas of disturbance associated with the utility easement. The topography of the site is relatively flat throughout with a slight rise in elevation within the northern half of the site as it grades upward toward Route 3. The majority of the soils within the property are mapped by the Natural Resource Conservation Service as Charlton-Hollis Rock Outcrop with 8 to 15 percent slopes. Other soil types present within the site include Udorthents (loamy) and Ridgebury fine sandy loam with 3 to 8 percent

slopes and very stony. Field investigations confirmed that the majority of soil conditions within the site were consistent with the soil mapping, although the extent of Ridgebury fine sandy loam is greater than depicted on the soil survey mapping.

The forested uplands are dominated by a vegetation community comprised of red oak (*Quercus rubra*), white oak (*Quercus alba*), Eastern white pine (*Pinus strobus*), black cherry (*Prunus serotina*), American beech (*Fagus grandifolia*) in the overstory with an understory containing tree clubmoss (*Lycopodium obscurum*), lowbush blueberry (*Vaccinium angustifolium*), sweet pepperbush (*Clethra alnifolia*), Canada mayflower (*Mianthemum canadense*) witch hazel (*Hamammelis virginiana*) and common greenbriar (*Smilax rotundifolia*). Other species present within the property include multiflora rose (*Rosa multiflora*), honeysuckle (*Lonicera tartarica*), Asiatic bittersweet (*Celastrus orbiculata*) and Japanese barberry (*Berberis thunbergii*).

A review of the Massachusetts Natural Heritage Atlas datalayers (MAGIS 2021) indicate that there are no estimated habitats of rare upland or wetland wildlife, plants or certified vernal pools located in the area or on-site (See Section III, Figure 3). According to the FEMA floodplain datalayers, a small portion of the site is located within the 100-year floodplain (bordering land subject to flooding) associated with the Mill River (See Section III, Figure 4). The floodplain is not located within the vicinity of the proposed project.

### **3.0 WETLAND RESOURCE AREAS**

In 2017, a South River Environmental (“SRE”) wetland scientist delineated the boundary of the wetland resource areas within the 0 Finnell Drive property. The resource areas were subsequently reviewed and confirmed through the Abbreviated Notice of Resource Area Delineation process with the Weymouth Conservation Commission. An Order of Resource Area Delineation was issued by the Commission in December 2017 and subsequently extended in 2020 such that it remains in effect.

In January 2021, wetland resource areas within and adjacent to the Charlotte Street layout were identified and delineated by South River Environmental. These resources included an extension of the E Series wetland from 0 Finnell Drive as well as the location of the downgradient inland bank associated with the Mill River. The wetland delineation was conducted in accordance with the Massachusetts Wetlands Protection Act and the Weymouth Wetlands Protection Bylaw.

#### **3.1 Bordering Vegetated Wetland**

##### ***Wetland Series E***

The E series is located within the northeast corner of the property and borders an intermittent stream that discharges to the east from the G series wetland. The wetland extends offsite to the north and south and directly abuts Route 3. The wetland is delineated with a series of survey

flags labeled WF-E1 through WF-E18. The BVW continues south off property into the Charlotte Street layout, and the wetland boundary was extended with flags WF-1 through WF-9 which ties into flag E-18. The vegetation within the wetland is dominated by red maple (*Acer rubrum*) and American elm (*Ulmus americana*) in the overstory. Highbush blueberry (*Vaccinium corymbosum*), sweet pepperbush (*Clethra alnifolia*), and northern arrowwood (*Viburnum dentatum*) comprised the most prevalent shrub species. Common greenbriar (*Smilax rotundifolia*), cinnamon fern (*Osmunda cinnamomea*), goldthread (*Coptis trifolia*), skunk cabbage (*Symplocarpus foetidus*), sensitive fern (*Onoclea sensibilis*), royal fern (*Osmunda regalis*) and tussock sedge (*Carex stricta*) were all dominant in the vine / herbaceous layers. Soils within the wetland were characterized by muck, saturated to surface in most areas and contained both mottles and oxidized rhizopheres.

### **3.2 Inland Bank / Riverfront Area**

#### ***Perennial Tributary to the Mill River***

The Mill River is identified as perennial on the USGS topographic map and therefore has an associated 200-foot Riverfront Area. The limit of the Riverfront Area is based on the mean annual high-water line (“MAHW”) associated with the stream. Based on field indicators such as incised banks and extent of non-aquatic vegetation, the MAHW for the river is coincident with the first observable break in slope (top of bank). There is a perennial tributary that extends off the Mill River outside of the subject property and continues to the north. The stream is directed into a culvert within the property located at 134 Mill Street for approximately 550 feet to an outlet just north of and adjacent to Charlotte Street. The associated Riverfront Area commences at the outlet since the culvert is greater than 200 feet in length.

#### ***Unnamed Intermittent Stream***

There is an unnamed intermittent stream that discharges from the G series wetland and flows east downgradient to the E series wetland. The stream has a defined bed and bank and is approximately one to two feet in width. The banks of the stream were delineated with survey flags labeled IB-A1 through IB-A12 (north bank) and IB-B1 through IB-B13 (south bank).

### **3.3 Bordering Land Subject to Flooding**

The Mill River has an associated 100-year floodplain which extends into the subject property. The extent of the floodplain and base flood elevation could not be determined or delineated in the field. Therefore, the extent of BLSF was determined through the use of the applicable FEMA Flood Mapping available for the Town of Weymouth in accordance with the WPA regulatory definition (310 CMR 10.57). Floodplain within the 0 Finnell Drive is limited to the southeast corner and does not extend into the proposed project area.

#### **4.0 PROPOSED ACTIVITIES**

The applicant is proposing to construct a new gravel access driveway extending from Front Street to the west within the Charlotte Street layout and into the 0 Finnell Drive property where it will turn to the north and continue into the eastern third of the property. A portion of the proposed driveway is located within areas subject to the jurisdiction of the Commission. Details of the proposed activities within jurisdictional areas include:

- Installation of erosion controls (12-inch compost filter sock or equivalent) at the limits of work;
- Limited vegetation removal and grading sufficient for installation of the driveway. Excess material will be removed from the site or stockpiled outside of any jurisdictional areas;
- Construction of the gravel access driveway. The driveway will be approximately 860 linear feet in length and will be gravel / crushed stone comprised of 8-inches of 3 to 5-inch stone overlain by 4 inches of 1-inch stone. The driveway has been designed to allow for infiltration of stormwater such that structural stormwater management facilities are not required. Please refer to Section VI for the Stormwater Management Report;
- Installation of electric distribution within the roadway layout;
- Installation of a pre-cast concrete culvert across the intermittent stream. The culvert will have an open bottom and has been sized to avoid direct alteration of the stream bank. The culvert / stream crossing design was completed in accordance with the MA River and Stream Crossing Standards (MADEP 2011). Please refer to the culvert detail provided in Section VII – Project Plans for additional details; and
- Post-construction stabilization and revegetation of disturbed areas. As necessary, the road shoulders and workspace will be regraded, topsoiled and planted with an erosion control seed-mix or equivalent.

#### **5.0 RIVERFRONT AREA ALTERNATIVES ANALYSIS**

In accordance with the performance standards for activities within the 200-foot Riverfront Area, the applicant has undertaken an alternatives analysis to evaluate whether the proposed activity has minimized project-related impacts to the extent practicable. There is a secondary access point into the 0 Finnell Drive property located at the end of Finnell Drive, approximately 1,900 linear feet to the west. Developing an access driveway is possible from this point but would cross multiple wetland resource areas and associated buffer zones and result in a significantly greater amount of tree / vegetation removal. Potential impacts associated with a driveway from the end of Finnell Drive include:

- Length of roadway within areas subject to jurisdiction – 2,249 linear feet
- Impacts within 100-foot buffer zone – 22,700 square feet
- Impacts within 50-foot no disturbance buffer – 11,100 square feet
- Bordering vegetated wetland alteration – 12,664 square feet
- No Riverfront Area alteration

Based on the extensive impacts to BVW as well as the increased buffer zone alteration, this alternative was determined to be less favorable than the proposed driveway alignment. In addition, the driveway would result in significant land alteration outside of jurisdictional areas including grading, blasting of ledge and removal of overstory vegetation. While the proposed project is located within the Riverfront Area, the overall project-related impacts have been minimized.

## **6.0 IMPACT AVOIDANCE AND MINIMIZATION MEASURES**

The proposed project has been designed to avoid direct wetland impacts and minimize activities within the Riverfront Area. The driveway has been sited within the existing layout of Charlotte Street which has a cleared right-of-way and an existing cart path that extends into the 0 Finnell Drive property. The design also used the existing crossing of the perennial tributary to the Mill River and crosses the intermittent stream in accordance with the MA Stream Crossing Guidelines.

Although the project does not require any mitigation under the MA Wetlands Protection Act Regulations, it is located within the locally jurisdictional 50-foot buffer zone (approximately 9,800 square feet). The applicant is requesting a variance from the associated performance standards since the gravel access represents the least impactful alternative to gain access to the eastern portion of the property. The applicant is open to a discussion with the Commission regarding potential mitigation for the impacts within the 50-foot buffer zone through restoration and / or preservation measures. Should a mitigation strategy be agreed upon with the Commission during the review process, supplemental information will be prepared and submitted to the Commission for review and approval.

### **6.1 Erosion Controls**

Temporary erosion controls consisting of compost filter sock or equivalent will be installed prior to commencement of construction activities along the limit of work. For complete erosion control details, please refer to the Grading and Drainage sheet in Section VII – Project Plans. All temporary erosion control devices will be inspected daily in areas of active construction to ensure proper functioning and maintenance. The erosion controls shall remain in place until either a Certificate of Compliance is received or with the written approval of the Commission.



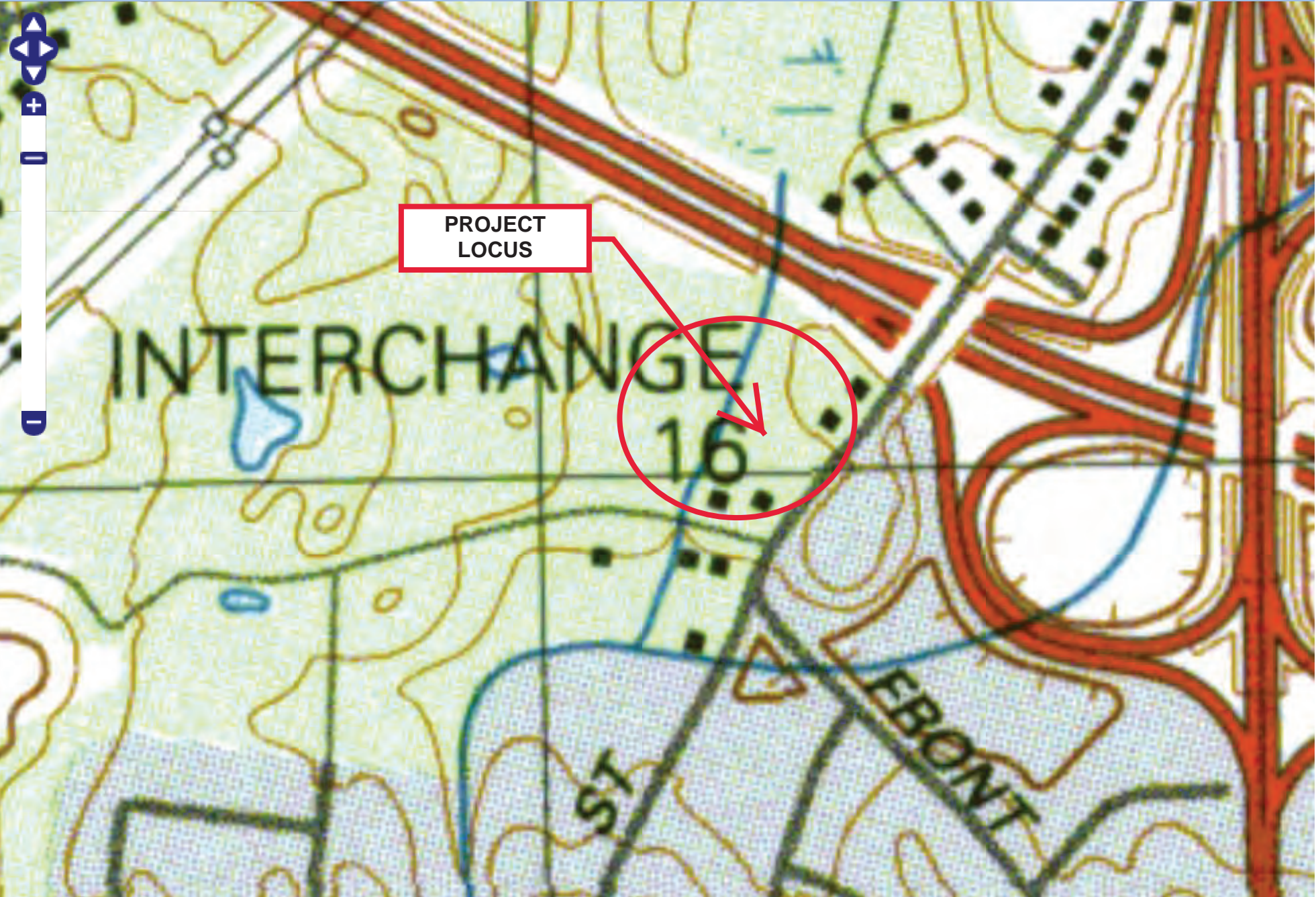
## 6.2 Site Stabilization

The final phase of the project is the restoration and stabilization of all exposed surfaces. Disturbed areas will be reseeded. Permanent restoration and revegetation measures serve to control erosion and sedimentation by establishing a vegetative cover. In the event that weather conditions prevent final restoration, temporary erosion and sedimentation measures will be employed until the weather is suitable for final cleanup. A final inspection will ensure that the project site has been permanently stabilized. Erosion controls will not be removed until the site is stabilized, and the final inspection is complete.

## **SECTION III**

*FIGURES*

**FIGURE 1 - USGS TOPOGRAPHIC LOCUS MAP  
CHARLOTTE STREET & 0 FINNELL DRIVE - WEYMOUTH**





# FIGURE 2 - AERIAL LOCUS MAP CHARLOTTE STREET & 0 FINNELL DRIVE - WEYMOUTH



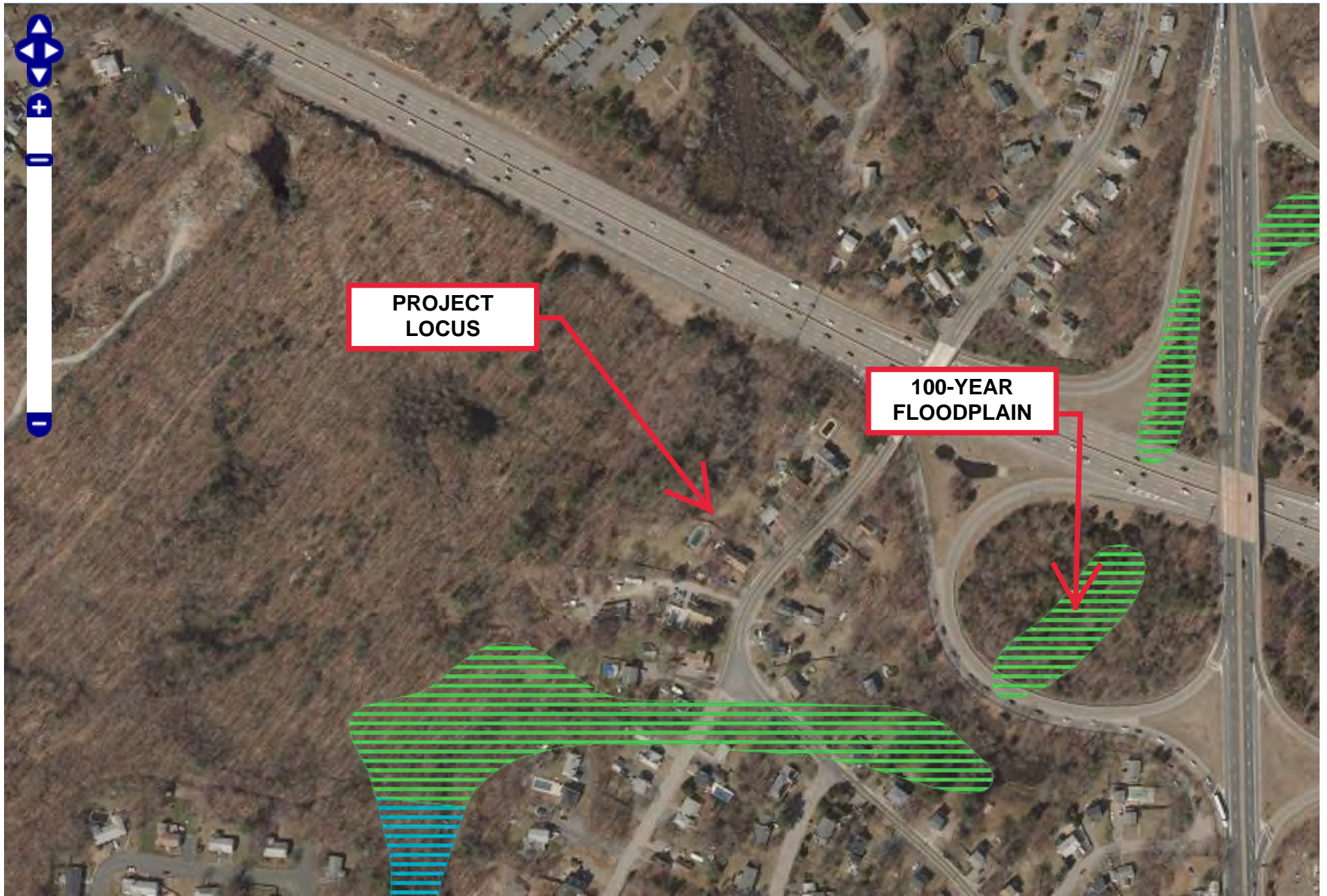


**FIGURE 3 - NHESP RARE SPECIES MAP  
CHARLOTTE STREET & 0 FINNELL DRIVE - WEYMOUTH**



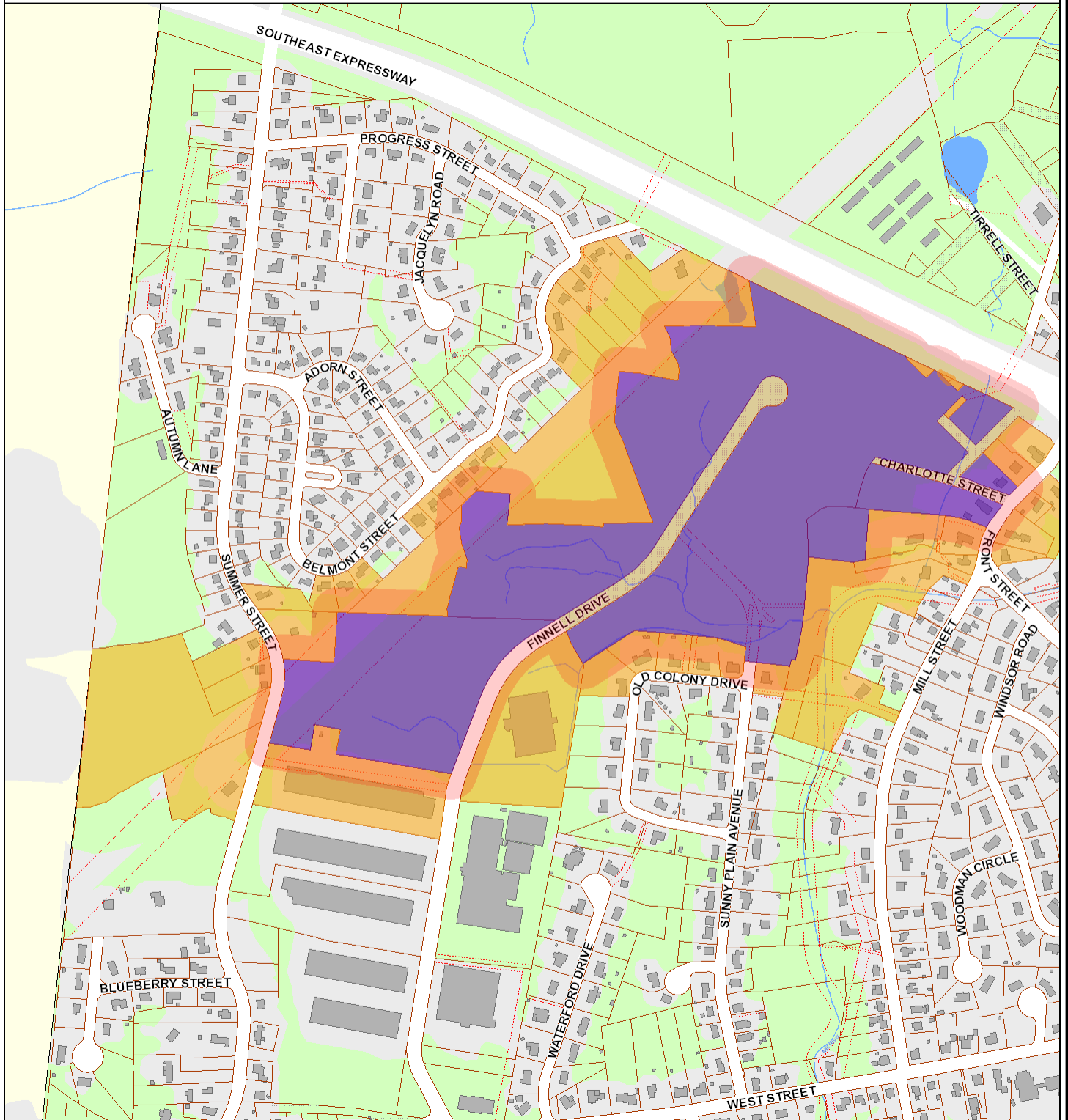


**FIGURE 4 - FLOODPLAIN MAP  
CHARLOTTE STREET & 0 FINNELL DRIVE - WEYMOUTH**



## **SECTION IV**

### *ABUTTER LIST AND NOTIFICATION INFORMATION*



- Easemen
- Assessors Parcels
- Buildings
  - BUILDING
  - DECK
  - OTHER
  - SHED

Base Map

- Roads - Layout
  - PUB/PRIV TRAVELWAYS
  - PAPER
- Hydrography
  - Streams
  - Ponds / Major Streams
- Towns
- Built-Up Areas

1" = 557 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.



2/26/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 32 BLOCK: 410 LOT: 10 EXT: 0	0 BELMONT ST	TOWN OF WEYMOUTH PARK DEPT  BELMONT ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 163 EXT: 0	0 BELMONT ST	TOWN OF WEYMOUTH PARK DEPT  BELMONT ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 410 LOT: 34 EXT: 0	69 BELMONT ST	SCOPELLETI MARC A & FARINA JESSICA A TBE  69 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 410 LOT: 33 EXT: 0	71 BELMONT ST	FAHY JOSEPH P  71 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 410 LOT: 50 EXT: 0	79 BELMONT ST	KELLY SHAUN & MCKINNON BROOKE  79 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 410 LOT: 54 EXT: 0	95 BELMONT ST	HANSON BARBARA J  95 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 80 EXT: 0	101 BELMONT ST	DECRISTOFARO RICHARD JR  101 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 81 EXT: 0	103 BELMONT ST	FRANE THOMAS W JR & DANIELLE M TBE  103 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 82 EXT: 0	111 BELMONT ST	CALLAHAN PAUL F LIFE ESTATE CALLAHAN CATHERINE F TR  111 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 83 EXT: 0	115 BELMONT ST	KERRISSEY DANIEL G & JOYCE M TRS KERRISSEY TRUST  115 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2/26/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 32 BLOCK: 410 LOT: 87 EXT: 0	121 BELMONT ST	DESRUISSEAU KENNETH J  121 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 107 EXT: 0	163 BELMONT ST	KING DONALD J & LILLIAN  163 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 108 EXT: 0	177 BELMONT ST	MACDONALD SCOTT C & RYAN L JT  177 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 135 EXT: 0	185 BELMONT ST	KELLY KELLY A  185 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 104 EXT: 0	187 BELMONT ST	TWOMBLY JOSEPH C  187 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 139 EXT: 0	193 BELMONT ST	VILLARREAL RAY J & JOAN M TBE  193 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 140 EXT: 0	201 BELMONT ST	GAGOSIAN PAUL A  555 HIGH ST  MEDFORD, MA, 02155	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 410 LOT: 161 EXT: 0	209 BELMONT ST	CAMPBELL PAUL F  209 BELMONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 423 LOT: 15 EXT: 0	0 DUDLEY ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 423 LOT: 21 EXT: 0	0 DUDLEY ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2/26/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 32 BLOCK: 423 LOT: 27 EXT: 0	0-REAR DUDLEY ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 423 LOT: 28 EXT: 0	0-OFF DUDLEY ST	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 423 LOT: 4 EXT: 0	0 FINNELL DR	BRISTOL BROS DEVELOPMENT CORP  190 OLD DERBY ST SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 452 LOT: 12 EXT: 0	0 FINNELL DR	FINNELL DRIVE REALTY LLC  75 FINNELL DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 452 LOT: 9 EXT: 0	0 FINNELL DR	BRISTOL BROS. DEVELOPMENT CORP  190 OLD DERBY ST STE 311  HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 452 LOT: 2 EXT: 0	106 FINNELL DR	RPI FINNELL DRIVE LLC C/O RIVERSIDE PROPERTIES  SUITE 201 27 MICA LANE WELLESLEY, MA, 02481	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 423 LOT: 3 EXT: 0	747 FRONT ST	HANKERSON ANDREW & GINA M  747 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 422 LOT: 5 EXT: 0	752 FRONT ST	HOLMES JOSEPH W III  752 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 422 LOT: 37 EXT: 0	754 FRONT ST	JOYCE J STEVEN & WENDY L  754 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 423 LOT: 55 EXT: 0	755 FRONT ST	DROGIN ERIC Y & YEISLEY-DROGIN LAURIEANN TBE  755 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2/26/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 32 BLOCK: 423 LOT: 1 EXT: 0	761 FRONT ST	DEPAOLO ROGER  761 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 421 LOT: 2 EXT: 0	769 FRONT ST	GOLDEN JOSEPH P & ALICE M  769 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 422 LOT: 1 EXT: 0	774 FRONT ST	MIRABELLI DAVID J & JENNIFER TBE  774 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 421 LOT: 3 EXT: 0	775 FRONT ST	PELRINE THOMAS J  6 ALPINE ST  ROCKLAND, MA, 02370	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 421 LOT: 1 EXT: 0	775--REAR FRONT ST	BRISTOL BROS DEVELOPMENT CORP  199 OLD DERBY ST SUITE 311 HINGHAM, MA, 02043	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 421 LOT: 22 EXT: 0	779 FRONT ST	PELRINE DOUGLAS & LOVELL LAURISE JT  779 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 33 BLOCK: 422 LOT: 8 EXT: 0	784 FRONT ST	MOTTA ROMILDO S & MARIA G TBE  784 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 421 LOT: 4 EXT: 0	785 FRONT ST	SWAIN RICHARD J & SUSAN M  785 FRONT ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 45 EXT: 0	92 MILL ST	HAMMEL DEBRA A & JOHN J JR TBE  92 MILL ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 32 BLOCK: 421 LOT: 54 EXT: 0	134 MILL ST	SWAIN KATHLEEN L & DELOREY MARY K JT  134 MILL ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2/26/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 36 BLOCK: 421 LOT: 34 EXT: 0	68 OLD COLONY DR	SALTMARSH GARY & CAROL  100 OLD STONE WAY # 302  WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 35 EXT: 0	76 OLD COLONY DR	BRENTON EDWIN R & PATRICIA T TBE  76 OLD COLONY DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 36 EXT: 0	84 OLD COLONY DR	VENUTO SEBASTIANO  84 OLD COLONY DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 37 EXT: 0	96 OLD COLONY DR	MCCANN MICHAEL J  96 OLD COLONY DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 38 EXT: 0	104 OLD COLONY DR	MURRAY JOHN J JR & HELENA F  104 OLD COLONY DR  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 450 LOT: 1 EXT: 0	0 SUMMER ST	MESSINA RESIDENTIAL PROPERTIES LLC  400 FRANKLIN ST P O BOX 859059 BRAintree, MA, 02185-9059	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 410 LOT: 5 EXT: 0	556 SUMMER ST	WHITCOMB DONNA L  556 SUMMER ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 450 LOT: 3 EXT: 0	567 SUMMER ST	TIERNEY MATTHEW M & KAREN E TBE  567 SUMMER ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 452 LOT: 11 EXT: 0	574 SUMMER ST	SLYMAN MICHAEL J & SUSAN M  574 SUMMER ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 450 LOT: 6 EXT: 0	577 SUMMER ST	DECHELLIS FRANK W & HILL DIANE TBE  577 SUMMER ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2/26/2021

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 36 BLOCK: 450 LOT: 4 EXT: 0	611 SUMMER ST	NG WILLIAM R  611 SUMMER ST  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 36 BLOCK: 421 LOT: 32 EXT: 0	131 SUNNY PLAIN AVE	DUTCHER SETH T & VICTORIA N TBE  131 SUNNY PLAIN AVE  WEYMOUTH, MA, 02188	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This list of abutters is a certified copy of the Town of Weymouth's tax records for fiscal year 2021.  
The record of ownership is accurate through October 2020.

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

*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 Bristol Brothers Development
- 
- 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:
- Charlotte Street and 0 Finnell Drive
- 
- Driveway improvements to provide access into upland portions of the 0 Finnell Drive property.
- 
- D. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be examined at Town Hall, 75 Middle Street, Conservation Office, 3<sup>rd</sup> floor (it is recommended to call for an appointment first at 781-340-5007). Copies may also be viewed on the Town of Weymouth website, on the Conservation Commission webpage, in the Current and Past Cases tab at:  
<https://www.weymouth.ma.us/conservation-commission/pages/project-documents>
- E. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be obtained from (check one):
- the Applicant **or**  the Applicant's Representative
- by calling this telephone number 978-697-0854 contact person John Zimmer
- between the hours of: 9am and 5pm on the following days of the week: Mon - Fri
- F. Information regarding the date, time, and instructions for joining the REMOTE public hearing, to be held via the WebEx platform, may be obtained from:

**Weymouth Conservation Commission**

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

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

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

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 John Zimmer hereby certify under the pains and penalties of perjury that on 4/15/21 (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

Bristol Brothers Development

With the **Town of Weymouth Conservation Commission** on 4/8/21 (date)

For property located at Charlotte Street and 0 Finnell Drive

Shown on Assessors Map# 36 Block # 452 / 423 Lot# 9 / 4

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.

John Zimmer  
Name

4/8/2021  
Date



**SECTION V**

*FILING FEE INFORMATION*

## **FILING FEE STATEMENT**

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The proposed project is being filed under the Wetlands Protection Act and the Town of Weymouth Wetlands Protection Bylaw. Therefore, the following fees apply:

### **Wetlands Protection Act**

The project is reviewable under Category 2(j.) – Any other activity not in Category 1, 3, 4 or 5. The filing fee for this project under the Wetlands Protection Act is \$500.00. Total under the Wetlands Protection Act is \$500.00.

### **Weymouth Wetlands Protection Bylaw**

The project is reviewable under Category 2(e) – Commercial and Industrial projects which requires a \$750.00 filing fee plus \$0.04 per square foot of buffer zone disturbance.

Buffer Zone Disturbance = 16,675 square feet x \$0.04 = \$667.00

Total filing fee under the Weymouth Wetlands Protection Bylaw is \$1,417.00.

### **Riverfront Area**

Filing fees are multiplied by 1.5 since the project is located within Riverfront Area.

### **Summary**

\$500.00 x 1.5 Riverfront Area Fee = \$750.00

MA Department of Environmental Protection / Commonwealth of Massachusetts  
\$750 / 2 - \$12.50 = \$362.50

City of Weymouth  
\$750 / 2 + \$12.50 = \$387.50

City of Weymouth Notice of Intent Fee - \$1,417.00

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:

Charlotte Street and 0 Finnell Drive

a. Street Address

Weymouth

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

James

a. First Name

Bristol III

b. Last Name

Bristol Brothers Development Corp.

c. Organization

190 Old Derby Street

d. Mailing Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

781-249-2010

h. Phone Number

i. Fax Number

jb3@weathervanecompanies.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

**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.



## **SECTION VI**

### ***CHARLOTTE STREET ACCESS / OWNERSHIP INFORMATION***

# DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW  
175 DERBY STREET, SUITE 30  
HINGHAM, MASSACHUSETTS 02043  
Telephone: (781) 749-7200 ~ Facsimile: (781) 741-8865

MARK S. BOURBEAU  
[mbourbeau@dtm-law.com](mailto:mbourbeau@dtm-law.com)

April 6, 2021

Mr. James Bristol III  
Bristol Brothers Development Corp.  
190 Old Derby Street  
Suite 311  
Hingham, MA 02043

***Re: Rights of Bristol Brothers Development Corp. in Charlotte Street, Weymouth, Massachusetts***

Dear Mr. Bristol:

We have been asked to research and provide a legal opinion concerning what rights Bristol Brothers Development Corp. (“Bristol”) has in Charlotte Street, Weymouth that are appurtenant to its property at Finnell Drive, and whether permission from abutters is needed to use the deeded rights for right-of-way purposes. Based on our substantial research, as set forth below, we conclude that Bristol has a deeded right-of-way easement to use the entirety of Charlotte Street appurtenant to all of its Finnell Property, with no need to obtain the permission or signature of the abutters.

**I. Bristol has a Deeded Right-of-Way Easement to use Charlotte Street appurtenant to its land.**

Bristol has a deeded record title right-of-way in Charlotte Street going back to Linn Realty Service Co. (developers of the Weymouth Gables subdivision in the mid-1920s) and/or to the Tirrell family, who owned the area going back to the 1800s. The Bristol locus as currently configured was assembled during the 1960s and 1970s from various deeds by Thomas Flatley. Through subsequent conveyances the land assembled by Flatley is now owned by Bristol, including all the Weymouth Gables lots<sup>1</sup> along the north side of Charlotte Street up to Duke Street going east.

All of the relevant deeds conveying lots into Bristol’s chain of title expressly grant rights-of-way in Charlotte Street, which “run with the land,”<sup>2</sup> as easements appurtenant to the locus now

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<sup>1</sup> The relevant 1926 Weymouth Gables Plan #3, showing these lots, is recorded at the Norfolk Registry of Deeds in Plan Book 1685 Page 900.

<sup>2</sup> An easement is appurtenant to land where it is created to benefit the land and benefits the possessor in the use of that land. Denardo v. Stanton, 74 Mass. App. Ct. 358, 361 (2009). Appurtenant easements attach to and run with the land

Mr. James Bristol III

April 6, 2021

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owned by Bristol. For example, the Bristol land along the north side of Charlotte Street, up to Duke Street, which is composed of lots on the Weymouth Gables 1926 plan, was acquired by Flatley in three deeds:

1. Lots 181 & 182, from Jordan in 1965, recorded in Book 4309 Page 389;
2. Lots 183 & 184, from Lundy in 1966, recorded in Book 4392 Page 244; and
3. Lots 185, 186, and 187, from the Weymouth Sportsmen's Club in 1966, recorded in Book 4337 Page 348.

All three of these deeds include similar language expressly including the grant of all right, title, and interest in the various streets on the plan, and expressly Charlotte Street.

The bulk of the locus off the end of Charlotte Street and up to the Southeast Expressway, three parcels containing approximately 29 acres, was acquired by Flatley from Mahony in 1965. See Norfolk Registry of Deeds, Book 4314 Page 35. This deed also expressly grants all right, title, and interest in Charlotte Street to benefit all parcels.

## **II. Rights of the Abutters to Charlotte Street are Servient to Bristol's Appurtenant Right-of-Way.**

Abutter DePaolo's land, running along the north side of Charlotte Street from Duke Street to Front Street, is composed of Weymouth Gables Lots 157, 158, and 159, and 177 through 180. Neither DePaolo's deeds, nor the immediately preceding deeds in his title chain make any reference to granting him any rights in Charlotte Street.

Nevertheless, the "derelict fee statute," M.G.L. ch. 183 sec. 58, provides that a deed passing title to real estate abutting a way shall be construed to include any fee interest of the grantor in such way. Since the lots were conveyed into his chain with reference to the Weymouth Gables plan of which Charlotte Street is a part, it would appear that under that statute, DePaolo may own title to the middle of the way where it abuts his lots, with an implied right-of-way to use the rest of the width of the way, subject to the right-of-way easement held by Bristol as appurtenant to its land, and any others so endowed.

Any ownership rights DePaolo has in Charlotte Street are thus servient to Bristol's right-of-way, and he can only use part of the way to which he may own the fee in a manner which is not inconsistent – i.e., does not interfere with – Bristol's use. The owner of land burdened by an easement "retains the right to make all uses of the land **that do not unreasonably interfere with exercise of the rights granted by the servitude.**" Martin v. Simmons Props., LLC, 467 Mass. 1, 8 (2014). [Emphasis added].

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intended to benefit thereby (the dominant estate), and consequently benefit subsequent possessors of that property. Schwartzman v. Schoening, 41 Mass. App. Ct. 220, 223 (1996).

Thus, at best DePaulo only owns half-way across the way in fee adjoining his lots. Assuming he does, he would also share an easement in the remaining portions of the road beyond his individual fee ownership, and must “[...] act reasonably in the exercise of [his] privileges so as not to interfere unreasonably with the rights of other easement holders.” Cannata v. Berkshire Natural Resources Council, 73 Mass. App. Ct. 789, 797 (2009) (citing to Restatement (Third) of Property (Servitudes) § 4.12 comment b, at 626-27 (2000)).

The owner on the south side of Charlotte Street, opposite all of DePaulo’s lots and Bristol’s lots is Golden. Golden’s title does not come from the Weymouth Gables Lots. Like those in DePaulo’s title chain, none of the deeds in the chain to Golden mention any rights in Charlotte Street, but all describe it as abutting Charlotte Street.

Because Golden’s land is described as bounded by Charlotte Street, like DePaulo, under the derelict fee statute he may own to the middle of Charlotte Street. Similarly, Bristol owns to the center of the way for the length its property as opposite Golden. Just as is the case with DePaulo, assuming Golden does own the fee to the middle of the way, his ownership is subject to Bristol’s deeded right-of-way over the entire length of Charlotte.

**III. Bristol does not need permission of either abutter to use its deeded right-of-way easement in Charlotte Street over its entire length.**

An easement is an interest in land which grants to one person the right to use or enjoy land owned by another. Commercial Wharf East Condominium Ass’n v. Waterfront Parking Corp., 407 Mass. 123, 133 (1990), citing Baseball Publishing Co. v. Bruton, 302 Mass. 54, 57-58, (1938); 3 R.R. Powell, Real Property, par. 404, at 34-3 (1989 ed.). It is “a right, which one proprietor has to some profit, benefit, or beneficial use, out of, in, or over the estate of another proprietor.” Id., citing Ritger v. Parker, 8 Cush. 145, 147 (1851).

“An easement...entitles the owner of the easement interest to a limited use or enjoyment of the land **that is not subject to the will of the possessor of the land.**” Entine v. Reilly ( Mass. Land Court 2015), citing, e.g., Commercial Wharf at 133; Baseball Publishing Co. [Emphasis added].

Therefore, Bristol does not need permission from either DePaulo or Golden to make full use of its right-of-way in Charlotte Street.

Moreover, the abutters do not have any legal basis for complaint. The original grantor of Bristol’s lots along Charlotte Street, who granted rights in it (Linn Realty Service), is the same original grantor of the Lots owned by DePaulo, and all were originally conveyed with reference to the Weymouth Gables plan. “[W]hen a grantor conveys land bounded on a street or way, he and those claiming under him are estopped to deny the existence of such street or way, and the right thus acquired by the grantee (an easement of way) is not only coextensive with the land conveyed, but embraces the entire length of the way, as it is then laid out or clearly indicated and prescribed.” Murphy v. Mart Realty of Brockton, Inc., 348 Mass. 675, 677-78 (1965). Similarly, “where land situated on a street is conveyed according to a recorded plan on which the street is shown, the



Mr. James Bristol III

April 6, 2021

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grantor and those claiming under him are estopped to deny the existence of the street for the entire distance as shown on the plan.” Goldstein v. Beal, 317 Mass. 750, 755 (1945). Thus, DePaulo, who claims under the same original grantor, is estopped to deny the existence of Charlotte Street, or the right-of-way easement held by Bristol in it. The same principle applies to Golden, because the original grantor of Bristol’s land at the end of Charlotte Road, Tirrell, who granted into the Bristol chain a right-of-way in it, is the same original grantor of the Golden parcel.

Nor is there any valid objection that using an easement granted with respect to certain lots would be “overburdened” were Bristol to use it to access land beyond those lots. While an easement can be overburdened when it is used to access land “other than the land to which it is appurtenant[.]” Southwick v. Planning Bd. of Plymouth, 65 Mass. App. Ct. 315, 319 n. 12 (2005), such an argument is unavailing here, because the grants of the Weymouth Gables lots into Bristol’s chain specifically included the rights to use all the streets on the related plans, which demonstrates that the right-of-way in Charlotte was not limited to certain lots. Similarly, the deeds granting the large acreage off the end of Charlotte Street into Bristol’s chain, originally from Tirrell, specifically granted the rights in Charlotte Street in conjunction with all that land.

Based upon the foregoing, it is my legal opinion that Bristol has a deeded right-of-way easement to use the entirety of Charlotte Street appurtenant to all of its Finnell land, with no need to obtain the permission or signature of the abutters.

Sincerely,

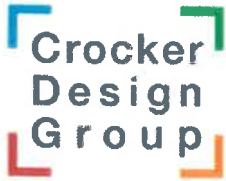
*Mark S. Bourbeau*

Mark S. Bourbeau

cc: Joseph Callanan, Town Solicitor

**SECTION VII**

**STORMWATER MANAGEMENT REPORT**



**Stormwater Management Report  
For**

**ACCESS DRIVE IMPROVEMENTS  
0 Finnell Drive  
Weymouth, MA**

**March 30,2021**

**Prepared for:  
Bristol Bros. Development Corp.  
190 Old Derby Street, Suite 311  
Hingham, MA 02043**

**Prepared by:  
Crocker Design Group, LLC  
2 Sharp Street, Unit B  
Hingham, MA 02043  
781-919-0808**



*Gabe Crocker*  
3-30-2021

Gabe Crocker

Massachusetts P.E. License #47917



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## 1.1 EXECUTIVE SUMMARY

In accordance with the provisions of the Town of Weymouth Zoning Bylaws, the Applicant, Bristol Bros. Development Corp., proposes to construct an approximately 1,100'± gravel driveway from 0 Charlotte Street to a location abutting Route 3 South on the subject property at 0 Finnell Drive in Weymouth, Massachusetts.

The site (0 Finnell Drive) is located at the end of Finnell Drive. The property has frontage on Finnell Drive to the south and is bound to the east by residential development (apartment/condominium complexes) and commercial development to the south. There is an existing electric transmission easement located along the western property boundary, and Route 3 is located along the northern property border. The property is currently undeveloped, although there is evidence of historic disturbance within the northern third of the property. The Mill River flows along the southeast property boundary and extends away from the site further to the east. The Finnell Drive right-of-way extends into the subject property to a cul-de-sac south of Route 3.

The property also has frontage on Charlotte Street which is a paper street / right-of-way that extends west from Front Street between two residential properties (761 Front Street to the north and 769 Front Street to the south). The existing paved driveway for 761 Front Street is located in the Charlotte Street layout as is a fence associated with a pool located on 769 Front Street.

The properties (totaling 45.47 acres) included in the project are as follows:

- 0 Finnell Drive, Parcel 32-423-4, 34.64 acres
- 0 Finnell Drive, Parcel 36-452-9, 9.67 acres
- 775 Front Street, Parcel 32-421-1, 1.16 acres
- Charlotte Street (Private Way)

The properties (to be referred to as “the site”) are located within the Limited Industrial (I-1) Zoning District as well as the Groundwater Protection district, and the Billboard Relocation Overlay District. Please refer to Section 1.11, Figure 6 for the Zoning Map.

This Stormwater Report will accompany a Notice of Intent (NOI) which is being filed with the Town of Weymouth Conservation Commission and the Massachusetts Department of Environmental Protection (MA DEP) for the proposed work.

## 1.2 APPROVALS BEING SOUGHT

A Notice of Intent (NOI) is being filed with the Town of Weymouth Conservation Commission and the Massachusetts Department of Environmental Protection (MA DEP) for the proposed work. The applicant requests that the permit approvals encompass the entirety of the scope listed below, and as shown in the accompanying plan set:



- The construction of a new 1100'± gravel access/service drive providing vehicle access from Charlotte Street to the property line at the Southeast Expressway
- A 12.5' long, 16' wide culvert crossing over an intermittent stream and associated BVW

An Order of Resource Area Delineation (ORAD) (MA DEP# 81-1204) was issued on December 26, 2017 and is enclosed with this submission in Section 6. The ORAD was granted an extension until December 26, 2021.

### 1.3 FEMA – FLOODPLAIN SUMMARY

The parcel is shown on FEMA Flood Insurance Rate Map Panel 25021C0229, effective 7/17/2012. The site is located within Zone X, which is defined as areas determined to be outside the 500-year floodplain and determined to be outside the 1% and 0.2% annual chance floodplain. Please refer to Section 1.11, Figure 4.

### 1.4 ON-SITE SOIL INFORMATION

The Natural Resource Conservation Service (NRCS) maps the majority of on-site soil as Charlton-Hollis-Rock outcrop complex, Soil Map Unit 103C, classified as Hydrologic Soil Group (HSG) "B." This soil is primarily representative in the location of the proposed driveway improvements. According to the NRCS mapping, there is also one (1) other soil present in the northern area of the parcel; Udorthents, loamy, Soil Map Unit 654, with HSG Ratings "A."

According to the NRCS Maps, it appears that the proposed access drive area is located fully within the limits of the HSG B soils therefore an infiltration rate of 1.02 inches per hour was used in the design and hydrologic models. An assumed depth to groundwater of 80 inches, was used based on the NRCS soil descriptions.

Refer to Section 6 for complete soil information.

### 1.5 WETLANDS AND ENVIRONMENTAL RESOURCE AREAS ANALYSIS

The project contains several environmental resource areas, and therefore the project must be permitted through MassDEP and the Weymouth Conservation Commission.

The property consists of mixed upland and palustrine wetland forest with areas of disturbance associated with the utility easement. The forested uplands are dominated by a vegetation community comprised of red oak (*Quercus rubra*), white oak (*Quercus alba*), Eastern white pine (*Pinus strobus*), black cherry (*Prunus serotina*), American beech (*Fagus grandifolia*) in the overstory with an understory containing tree clubmoss (*Lycopodium obscurum*), lowbush blueberry (*Vaccinium angustifolium*), sweet pepperbush (*Clethra alnifolia*), Canada mayflower (*Mianthemum canadense*) witch hazel (*Hamammelis virginiana*) and common greenbriar (*Smilax rotundifolia*). Other species present within the property include multiflora rose (*Rosa multiflora*), honeysuckle (*Lonicera tartarica*), Asiatic bittersweet (*Celastrus orbiculata*) and Japanese barberry (*Berberis thunbergii*).



In 2017, a South River Environmental (“SRE”) wetland scientist delineated the boundary of the wetland resource areas within the 0 Finnell Drive property. The resource areas were subsequently reviewed and confirmed through the Abbreviated Notice of Resource Area Delineation process with the Weymouth Conservation Commission. An Order of Resource Area Delineation was issued by the Commission in December 2017 and subsequently extended in 2020 such that it remains in effect.

In January 2021, wetland resource areas within and adjacent to the Charlotte Street layout were identified and delineated by South River Environmental. These resources included an extension of the E Series wetland from 0 Finnell Drive as well as the location of the downgradient inland bank associated with the Mill River. The wetland delineation was conducted in accordance with the Massachusetts Wetlands Protection Act and the Weymouth Wetlands Protection Bylaw.

A review of the Massachusetts Natural Heritage Atlas datalayers (MAGIS 2021) indicate that there are no estimated habitats of rare upland or wetland wildlife, plants or certified vernal pools located in the area or on-site. According to the FEMA floodplain datalayers, a small portion of the site is located within the 100-year floodplain (bordering land subject to flooding) associated with the Mill River. The floodplain is not located within the vicinity of the proposed project.

The following is a summary of the wetland resource areas in the vicinity of the proposed project:

### **Bordering Vegetated Wetland**

#### ***Wetland Series E***

The E series is located within the northeast corner of the property and borders an intermittent stream that discharges to the east from the G series wetland. The wetland extends offsite to the north and south and directly abuts Route 3. The wetland is delineated with a series of survey flags labeled WF-E1 through WF-E18. The BVW continues south off property into the Charlotte Street layout, and the wetland boundary was extended with flags WF-1 through WF-9 which ties into flag E-18. The vegetation within the wetland is dominated by red maple (*Acer rubrum*) and American elm (*Ulmus americana*) in the overstory. Highbush blueberry (*Vaccinium corymbosum*), sweet pepperbush (*Clethra alnifolia*), and northern arrowwood (*Viburnum dentatum*) comprised the most prevalent shrub species. Common greenbriar (*Smilax rotundifolia*), cinnamon fern (*Osmunda cinnamomea*), goldthread (*Coptis trifolia*), skunk cabbage (*Symplocarpus foetidus*), sensitive fern (*Onoclea sensibilis*), royal fern (*Osmunda regalis*) and tussock sedge (*Carex stricta*) were all dominant in the vine / herbaceous layers. Soils within the wetland were characterized by muck, saturated to surface in most areas and contained both mottles and oxidized rhizospheres.

### **Inland Bank / Riverfront Area**

#### ***Perennial Tributary to the Mill River***

The Mill River is identified as perennial on the USGS topographic map and therefore has an associated 200-foot Riverfront Area. The limit of the Riverfront Area is based on the mean annual high-water line (“MAHW”) associated with the stream. Based on field indicators such as incised banks and extent of non-



aquatic vegetation, the MAHW for the river is coincident with the first observable break in slope (top of bank). There is a perennial tributary that extends off the Mill River outside of the subject property and continues to the north. The stream is directed into a culvert within the property located at 134 Mill Street for approximately 550 feet to an outlet just north of and adjacent to Charlotte Street. The associated Riverfront Area commences at the outlet since the culvert is greater than 200 feet in length.

#### ***Unnamed Intermittent Stream***

There is an unnamed intermittent stream that discharges from the G series wetland and flows east downgradient to the E series wetland. The stream has a defined bed and bank and is approximately one to two feet in width. The banks of the stream were delineated with survey flags labeled IB-A1 through IB-A12 (north bank) and IB-B1 through IB-B13 (south bank).

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

The Mill River has an associated 100-year floodplain which extends into the subject property. The extent of the floodplain and base flood elevation could not be determined or delineated in the field. Therefore, the extent of BLSF was determined through the use of the applicable FEMA Flood Mapping available for the Town of Weymouth in accordance with the WPA regulatory definition (310 CMR 10.57). Floodplain within the 0 Fennell Drive is limited to the southeast corner and does not extend into the proposed project area.

### **1.6 OBJECTIVE OF CALCULATIONS**

The purpose of this stormwater analysis is to examine the stormwater runoff from the proposed site based upon the Massachusetts Department of Environmental Protection Stormwater Management Policy and the applicable provisions of the Town of Weymouth Bylaws and regulations.

The goal of the stormwater management system design on this project is to comply with the MA Stormwater Management Requirements and provide improved water quality, reduce post-development peak runoff rates below pre-development peak flow rates, maximize the opportunities for recharge and infiltration, and protect the surrounding area from any potential flooding and/or environmental impacts associated with the unmitigated condition. The following stormwater hydrology calculations were performed using the 2-year, 10-year and 100-year frequency, Type III, 24-hour SCS design storms and were compared for both pre-development and post-development conditions. The 2, 10 and 100 were evaluated to demonstrate the proposed peak rates of discharge do not exceed pre-development peak rates.

### **1.7 METHODOLOGY**

HydroCAD was utilized for the overall stormwater hydrology/routing analysis to assess and compare peak rates of runoff at the various discharge points from the subject property. Please refer to Section 3 – Hydrology Model, which includes the detailed print-out of the HydroCAD Model Reports for the 2, 10 and 100-year storms as well as the Pre and Post Development Watershed Figures.





## 1.8 SITE HYDROLOGY

### Existing Conditions

Please refer to the attached Existing Conditions Watershed Analysis Plan in Section 3.3. The limit of work has been analyzed and is considered one (1) subcatchment area based on the existing site topography and flow paths.

The subcatchment area has been analyzed and assigned an appropriate Curve Number to represent the existing vegetative cover and underlying soils conditions. Times of Concentration have been calculated and the extent of pervious vs. impervious cover computed. This data was then input into HydroCAD to determine peak rates of runoff at the various design points which provide the locations for which to compare existing versus proposed conditions to document compliance that the peak rates have been reduced in the regulatory storm events as required. A Summary table is provided in the Hydrology Model Results and Conclusions Section below.

For the purposes of this analysis, the pre- and post- development drainage conditions were analyzed at one (1) “design point” where stormwater runoff currently drains to under existing conditions. The design point is described below:

- Design Point #1 (DP-1) is ultimately the perennial stream, which is described above in Section 1.5.

The existing site is generally undeveloped and consists of wooded areas, BVW’s and other resource areas. The site generally conveys stormwater in a southerly direction. A more comprehensive description of the existing subcatchment area is provided below:

- Subcatchment E1 is approximately 18,619 SF (the approximate limits of the proposed driveway) which in its existing condition is comprised of wooded area, an 8ft wide dirt path, and an intermittent stream. This subwatershed also includes a portion of Front Street and a bituminous driveway. The subwatershed generally overland flows to the south, either to the intermittent stream or to BVW E (DP-1). This subwatershed is a mix of landcover (CN: 72) and the time of concentration was calculated to be 11.1 minutes.

### Proposed Conditions

The proposed project consists of an access drive to extend from Front Street to an area adjacent to the Southeast Expressway. The entire roadway is proposed to act as a stormwater trench, with the first 12 inches to be made up of porous stone, with 40% void space.

Please refer to the attached Proposed Conditions Watershed Analysis Plan. The proposed project is made up of one (1) subcatchment area, and the road, acting as a detention BMP, has been modeled as a pond, without accounting for any infiltration. A more comprehensive description of the proposed subcatchment areas is provided below:



- Subcatchment P1 is approximately 18,619 SF which is the entire access drive. Stormwater that falls within this area will drain vertically into the porous stone where it is detained and recharged in place. This subwatershed is modeled as completely impervious (CN: 98) and the time of concentration is 6.0 minutes because the stormwater falls directly onto the BMP (the access drive).

### **Hydrology Model Results and Conclusions**

The goal of the stormwater design for the project is to fully comply with the Massachusetts Stormwater Policy and the Town of Weymouth Regulations. This analysis confirms that the stormwater system is receiving proper treatment and peak rates of runoff have been reduced to below pre-development rates using stormwater Best Management Practices including a pervious access drive that drains stormwater vertically and functions as a detention basin.

The results of the pre- and post-development hydrology calculations provided in Section 3 are summarized in the following tables:

Table 1.7.1 shows the peak rate of runoff for the existing site as well as for the developed site at 2, 10, 25 and 100-year design storms.

**Table 1.7.1**

Point of Analysis	2-Year Storm (CFS)			10-Year Storm (CFS)			100-Year Storm (CFS)		
	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
<b>PD1</b>	0.41	0.00	-0.41	0.81	0.00	-0.81	1.61	1.15	-0.46

As shown in Table 1.7.1, the peak stormwater runoff generated by the development are less in post development conditions versus the existing conditions for every storm. Please refer to Section 3 for the complete HydroCAD Analysis that documents the above results as well as the Existing and Proposed Conditions Watershed Plans, also enclosed in Section 3.

### **1.9 STORMWATER MANAGEMENT**

The following section describes each of the ten (10) Massachusetts Stormwater Management Standards and describes how the project complies with each.

Standard 1: No New Untreated Discharges – No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

**There are no new untreated discharges proposed.**



Standard 2: Peak Rate Attenuation – Stormwater management systems have been designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. Please refer to Table 1.7.1 above.

**The stormwater system reduces peak rates of runoff to below pre-development levels.**

Standard 3: Recharge – Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

**There are no impervious surfaces proposed, and the access drive is proposed to be a porous system, vertically draining system. Existing infiltration occurring at the site will be matched or increased with the proposed system.**

Standard 4: Water Quality – Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).

**There are no impervious surfaces proposed, thus TSS calculations are not applicable.**

Standard 5: Land Uses with Higher Potential Pollutant Loads (LUHPPL) – For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

**The project is not considered a LUHPPL.**

Standard 6: Critical Areas – Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.



**The project is located near a critical area as a portion of the site is located within a Groundwater Protection District.**

Standard 7: Redevelopment and Other Projects Subject to the Standards only to the maximum extent practicable – A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

**The project is assumed to be new development, not redevelopment.**

Standard 8: Construction Period Pollution Prevention Plan and Erosion and Sedimentation Control – A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

**The erosion and sedimentation control details have been incorporated into the Grading and Drainage Plan. Please refer to the Site Plans enclosed with this submission.**

Standard 9: Operation and Maintenance Plan – A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

**A long-term Operation and Maintenance Plan has been incorporated the Grading and Drainage Plan, which is enclosed in the site plans. See Section 5.**

Standard 10: Prohibition of Illicit Discharges – All illicit discharges to the stormwater management system are prohibited.

**An Illicit Discharge Compliance Statement is included as required, and is enclosed in Section 2.2. The statement will be signed and submitted prior to the discharge of stormwater to any BMP's post construction. Note that an illicit discharge study has been performed for the existing conditions to verify no illicit discharges exist under current conditions.**



### **1.10 CONCLUSION**

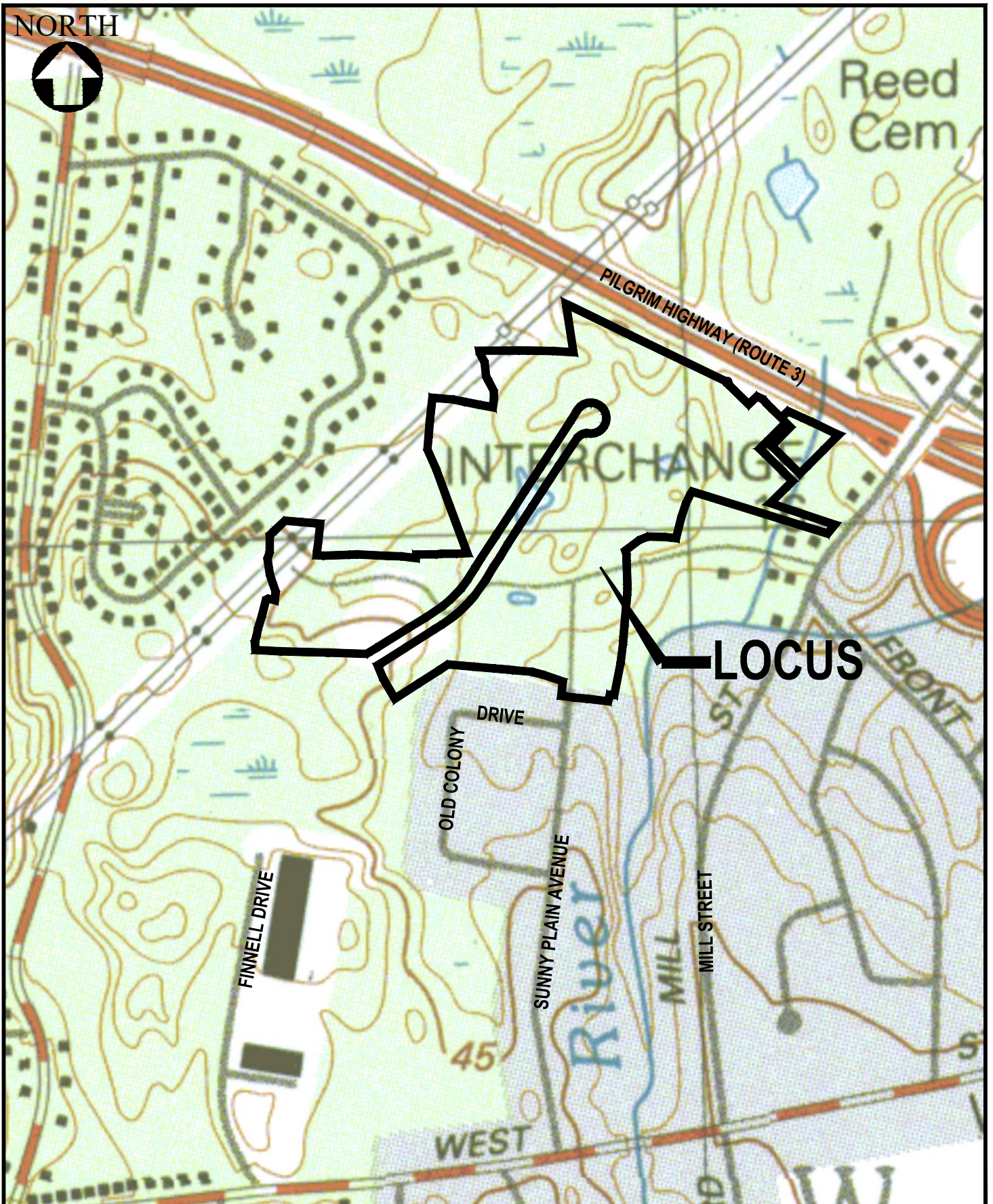
In conclusion, the project has been designed in accordance with the requirements of the MA DEP's Stormwater Management Standards and in compliance with the Town of Weymouth's Conservation Commission Wetland Regulations.

### **1.11 Figures**

- FIG 1 USGS MAP
- FIG 2 ORTHOGRAPHIC MAP
- FIG 3 NHESP HABITAT MAP
- FIG 4 FEMA FLOODPLAIN MAP
- FIG 5 MASSDEP WETLANDS MAP
- FIG 6 ZONING MAP



NORTH



**Crocker Design Group**  
 2 SHARP STREET, UNIT B  
 HINGHAM, MA 02043

Project  
**ACCESS DRIVE IMPROVEMENTS**  
 0 FINNELL DR,  
 WEYMOUTH, MA

Prepared for  
**BRISTOL BROS. DEVELOPMENT CORP.**  
 190 OLD DERBY STREET,  
 STE. 311 HINGHAM, MA

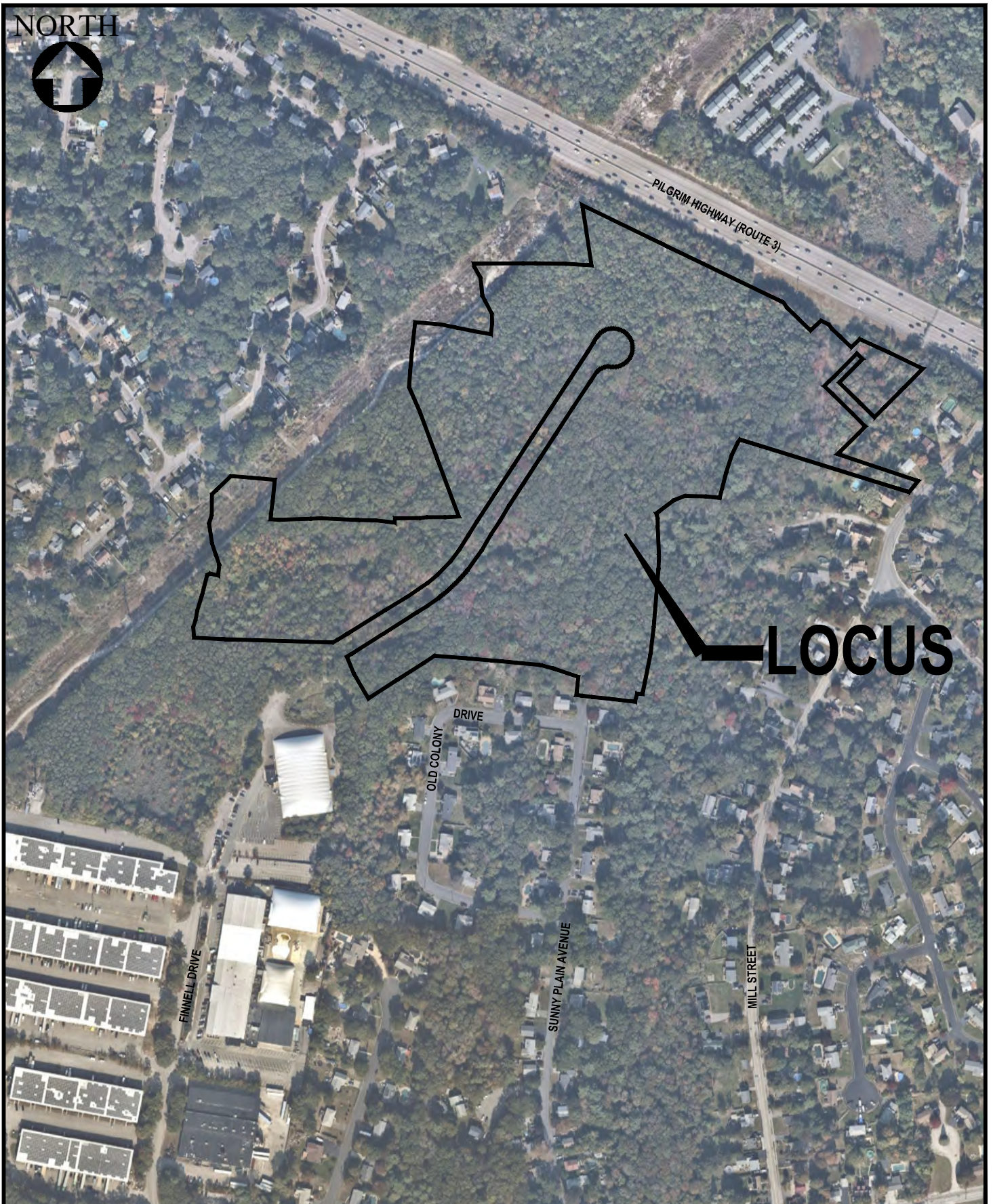
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**USGS MAP**

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JOB NO.:100-023	CHECK: MJL		
SCALE:			
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**1**



NORTH



**LOCUS**

Crocker  
Design  
Group

2 SHARP STREET, UNIT B  
HINGHAM, MA 02043

Project

**ACCESS DRIVE  
IMPROVEMENTS**

0 FINNELL DR,  
WEYMOUTH, MA

Prepared for

**BRISTOL BROS.  
DEVELOPMENT  
CORP.**

190 OLD DERBY STREET,  
STE. 311 HINGHAM, MA

Drawing Title

**ORTHOGRAPHIC MAP**

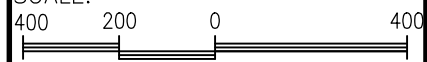
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JOB NO.:100-023

CHECK: MJL

SCALE:



**2**



NORTH



NHESP  
POTENTIAL  
VERNAL POOL  
(TYP.)

PILGRIM HIGHWAY (ROUTE 3)

LOCUS

DRIVE

OLD COLONY

SUNNY PLAIN AVENUE

MILL STREET

FINNELL DRIVE

Crocker  
Design  
Group

2 SHARP STREET, UNIT B  
HINGHAM, MA 02043

Project  
**ACCESS DRIVE  
IMPROVEMENTS**

0 FINNELL DR,  
WEYMOUTH, MA

Prepared for  
**BRISTOL BROS.  
DEVELOPMENT  
CORP.**

190 OLD DERBY STREET,  
STE. 311 HINGHAM, MA

Drawing Title  
**NHESP MAP**

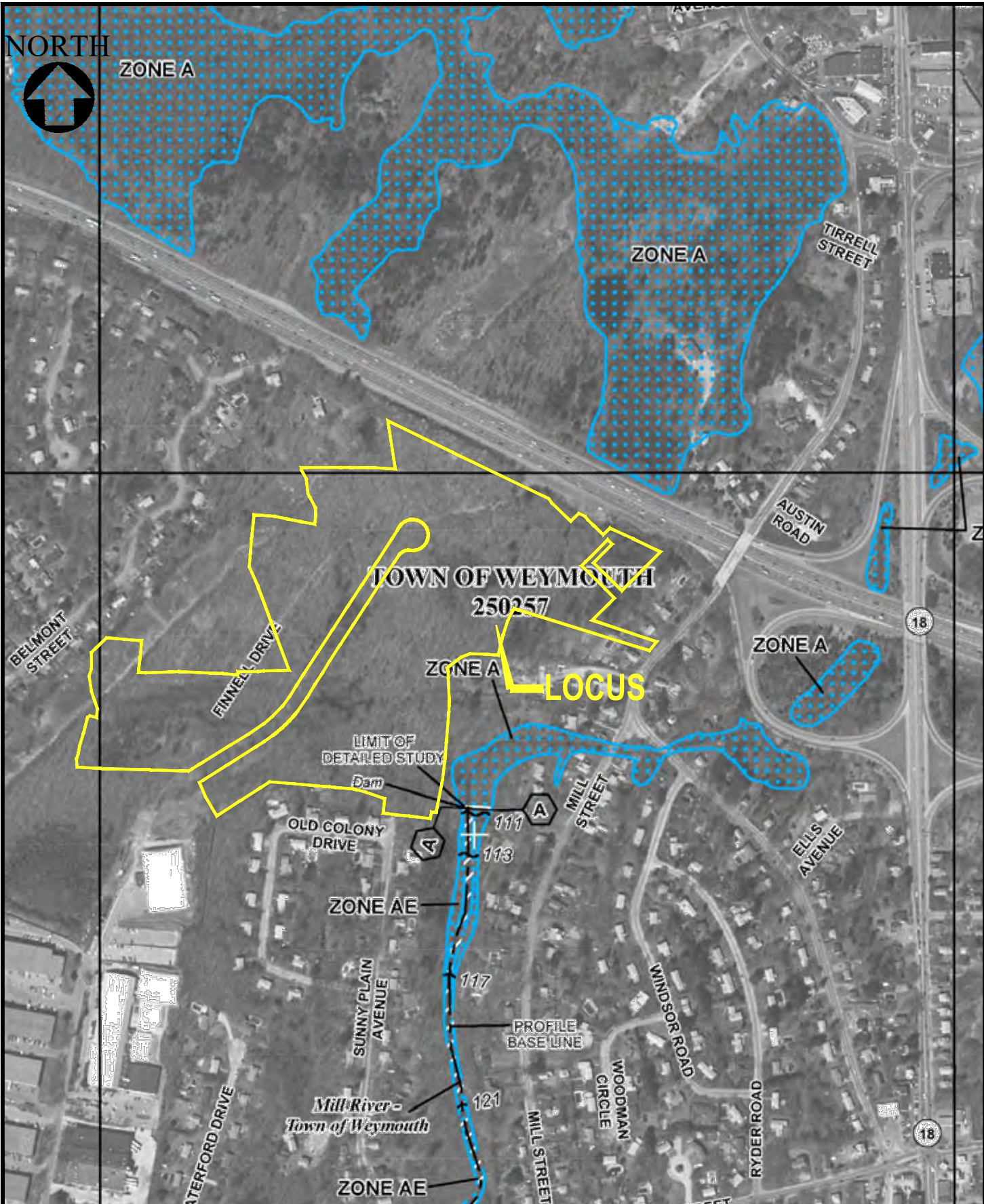
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JOB NO.: 100-023 CHECK: MJL

SCALE:  
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3





**Crocker Design Group**  
 2 SHARP STREET, UNIT B  
 HINGHAM, MA 02043

Project  
**ACCESS DRIVE IMPROVEMENTS**  
 0 FINNELL DR,  
 WEYMOUTH, MA

Prepared for  
**BRISTOL BROS. DEVELOPMENT CORP.**  
 190 OLD DERBY STREET,  
 STE. 311 HINGHAM, MA

Drawing Title **FEMA FLOOD PLAIN MAP**  
 EFFECTIVE PANEL 25021C00229E (7/17/2012)

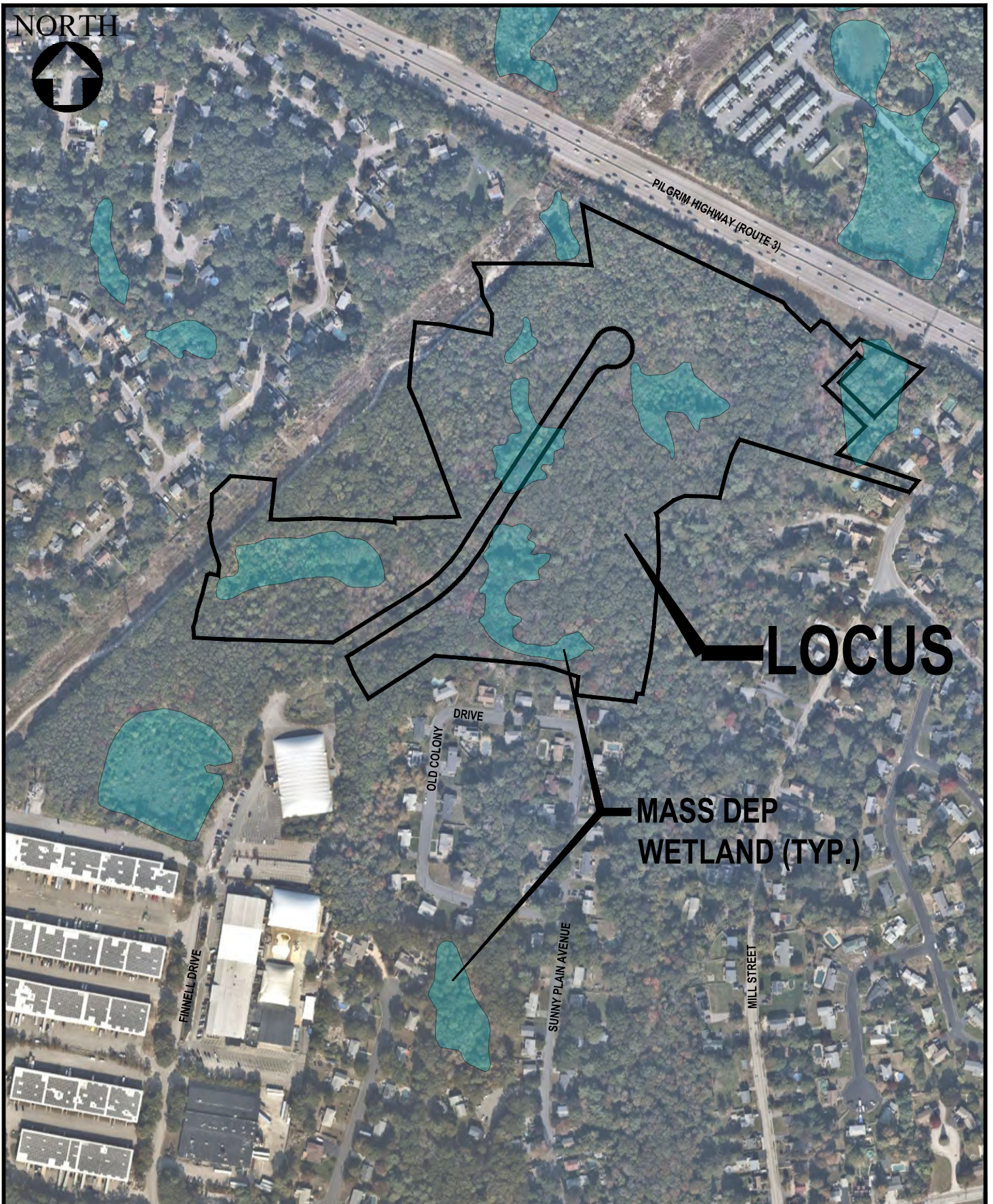
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JOB NO.:100-23	CHECK: MJL

SCALE:  
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**4**



NORTH



MASS DEP WETLAND (TYP.)

LOCUS

Crocker  
Design  
Group

2 SHARP STREET, UNIT B  
HINGHAM, MA 02043

Project  
**ACCESS DRIVE  
IMPROVEMENTS**

0 FINNELL DR,  
WEYMOUTH, MA

Prepared for  
**BRISTOL BROS.  
DEVELOPMENT  
CORP.**

190 OLD DERBY STREET,  
STE. 311 HINGHAM, MA

Drawing Title  
**MASS DEP WETLANDS MAP**

DATE: 3.30.2021 DRAWN: SVP

JOB NO.:100-023 CHECK: MJL



5



NORTH

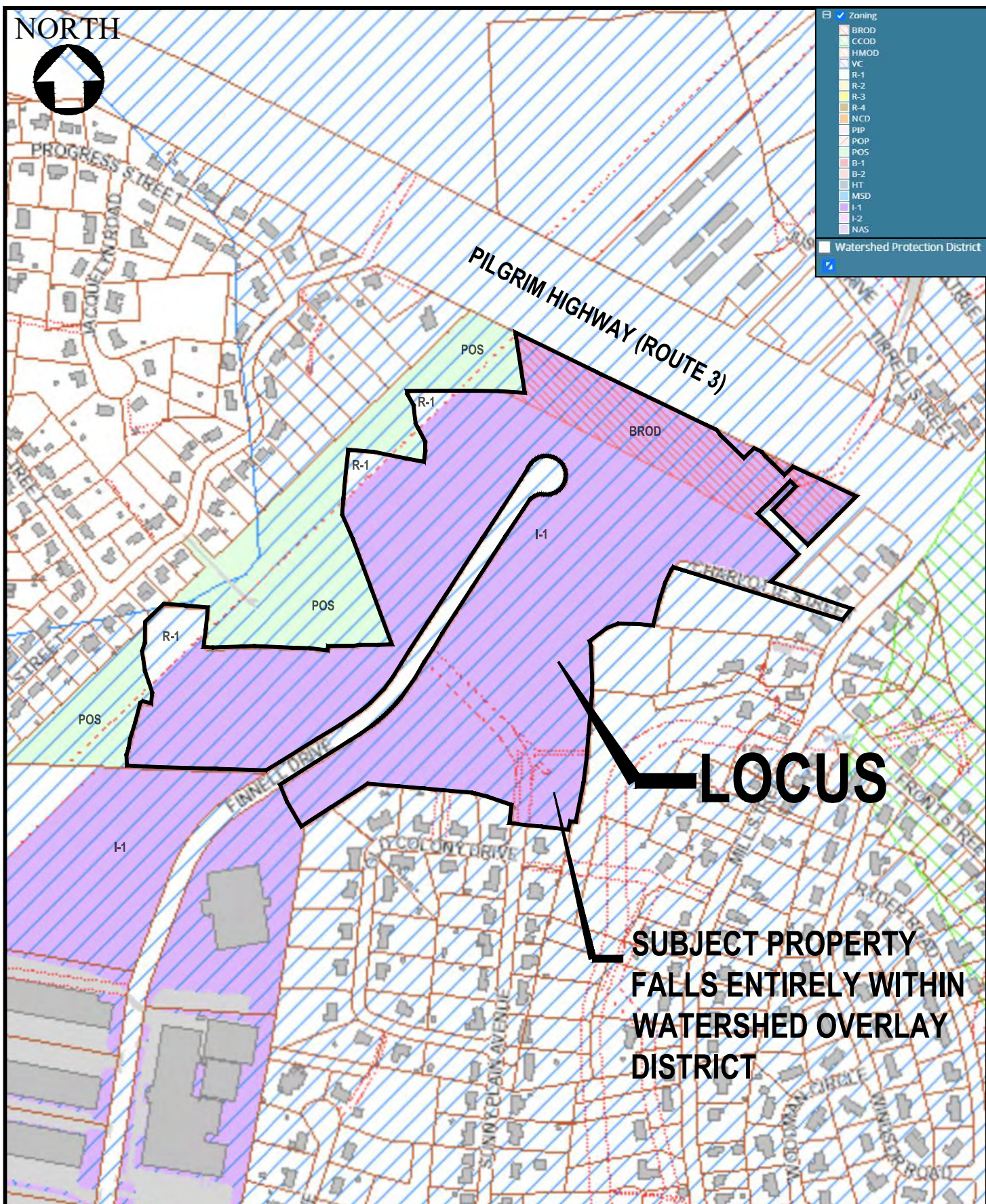


**Zoning**

- BROD
- CCOD
- HMOD
- VC
- R-1
- R-2
- R-3
- R-4
- NCD
- PIP
- POP
- POS
- B-1
- B-2
- HT
- MSD
- I-1
- I-2
- NAS

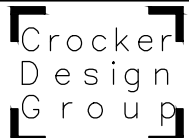
**Watershed Protection District**

- Watershed Protection District



# LOCUS

**SUBJECT PROPERTY  
FALLS ENTIRELY WITHIN  
WATERSHED OVERLAY  
DISTRICT**



2 SHARP STREET, UNIT B  
HINGHAM, MA 02043

Project  
**ACCESS DRIVE  
IMPROVEMENTS**

0 FINNELL DR,  
WEYMOUTH, MA

Prepared for  
**BRISTOL BROS.  
DEVELOPMENT  
CORP.**

190 OLD DERBY STREET,  
STE. 311 HINGHAM, MA

Drawing Title  
**ZONING MAP**

DATE: 3.30.2021	DRAWN: SVP
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# 6



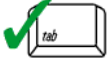
## **SECTION 2 – STORMWATER CHECKLIST**



# Checklist for Stormwater Report

## A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



*Gabriel R. Crocker* 3/5/2021  
Signature and Date

### Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



# Checklist for Stormwater Report

---

## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
  - Credit 1
  - Credit 2
  - Credit 3
- Use of “country drainage” versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): permeable stone driveway for infiltration

### Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - Site is comprised solely of C and D soils and/or bedrock at the land surface
  - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - Solid Waste Landfill pursuant to 310 CMR 19.000
  - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

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<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.





# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
  - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
    - is within the Zone II or Interim Wellhead Protection Area
    - is near or to other critical areas
    - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
    - involves runoff from land uses with higher potential pollutant loads.
  - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
  - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
  - The ½" or 1" Water Quality Volume or
  - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
  - Limited Project
  - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - Bike Path and/or Foot Path
  - Redevelopment Project
  - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



# Checklist for Stormwater Report

---

## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

### Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - Name of the stormwater management system owners;
  - Party responsible for operation and maintenance;
  - Schedule for implementation of routine and non-routine maintenance tasks;
  - Plan showing the location of all stormwater BMPs maintenance access areas;
  - Description and delineation of public safety features;
  - Estimated operation and maintenance budget; and
  - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

**ILLICIT DISCHARGE COMPLIANCE STATEMENT**

**Standard 10: Massachusetts Stormwater Standards Handbook**

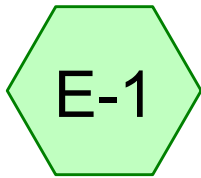
Illicit discharges are defined as discharges into waters of the State or municipal separate stormwater system (MS4) that are not entirely comprised of stormwater. Exclusions for non-stormwater discharges into drainage systems include activities or facilities for firefighting, water line flushing, landscape irrigation, uncontaminated groundwater discharge, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, water used to clean residential buildings without detergents, water used for street washing, and flows from riparian habitats/wetlands. These exclusions are subject to change and are under the discretion of the local governing authority.

To the best of our knowledge and professional belief no illicit discharges to the stormwater system, surface waters, or wetland resource areas will remain on the site after construction. We will agree to implement a pollution prevention plan to prevent illicit discharges into the stormwater management system. The design of the site based on the plans entitled "Driveway Improvements" prepared by Crocker Design Group, 2 Sharp Street, Unit B, Hingham, Massachusetts show a separation and no direct connection between the stormwater management systems and the wastewater and/ or groundwater on the site. To the maximum extent practicable, the design prevents entry of illicit discharges into the stormwater management system.

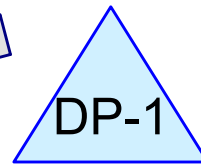
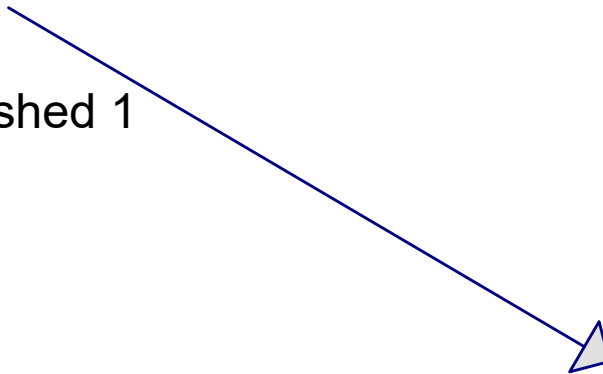
Engineer's Name: \_\_\_\_\_  
(please print)

Engineer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

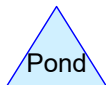
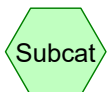
Company: Crocker Design Group, LLC.



Existing Watershed 1



Design Point 1



## Existing HydroCAD

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Page 2

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### Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 4335 MA Weymouth Norfolk County

Rainfall events imported from "EXIST.hcp"

## Existing HydroCAD

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Page 3

### Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.197	82	Dirt roads, HSG B (E-1)
0.021	98	Road/Driveway (E-1)
0.003	98	Water Surface, 0% imp, HSG B (E-1)
0.206	60	Woods, Fair, HSG B (E-1)
<b>0.427</b>	<b>72</b>	<b>TOTAL AREA</b>



# Existing HydroCAD

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## Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.406	HSG B	E-1
0.000	HSG C	
0.000	HSG D	
0.021	Other	E-1
<b>0.427</b>		<b>TOTAL AREA</b>

## Existing HydroCAD

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### Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.197	0.000	0.000	0.000	0.197	Dirt roads	E-1
0.000	0.000	0.000	0.000	0.021	0.021	Road/Driveway	E-1
0.000	0.003	0.000	0.000	0.000	0.003	Water Surface, 0% imp	E-1
0.000	0.206	0.000	0.000	0.000	0.206	Woods, Fair	E-1
<b>0.000</b>	<b>0.406</b>	<b>0.000</b>	<b>0.000</b>	<b>0.021</b>	<b>0.427</b>	<b>TOTAL AREA</b>	

## Existing HydroCAD

Type III 24-hr 100-Year Rainfall=7.00"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment E-1: Existing Watershed 1**    Runoff Area=18,619 sf    4.90% Impervious    Runoff Depth>3.82"  
Flow Length=283'    Tc=11.1 min    CN=72    Runoff=1.61 cfs    0.136 af

**Pond DP-1: Design Point 1**

Inflow=1.61 cfs    0.136 af  
Primary=1.61 cfs    0.136 af

**Total Runoff Area = 0.427 ac    Runoff Volume = 0.136 af    Average Runoff Depth = 3.82"**  
**95.10% Pervious = 0.406 ac    4.90% Impervious = 0.021 ac**

**Existing HydroCAD**

Prepared by {enter your company name here}

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Type III 24-hr 100-Year Rainfall=7.00"

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**Summary for Subcatchment E-1: Existing Watershed 1**

Limits of access drive, all ultimately drain to the intermittent stream/BVW Series E

Runoff = 1.61 cfs @ 12.16 hrs, Volume= 0.136 af, Depth> 3.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 100-Year Rainfall=7.00"

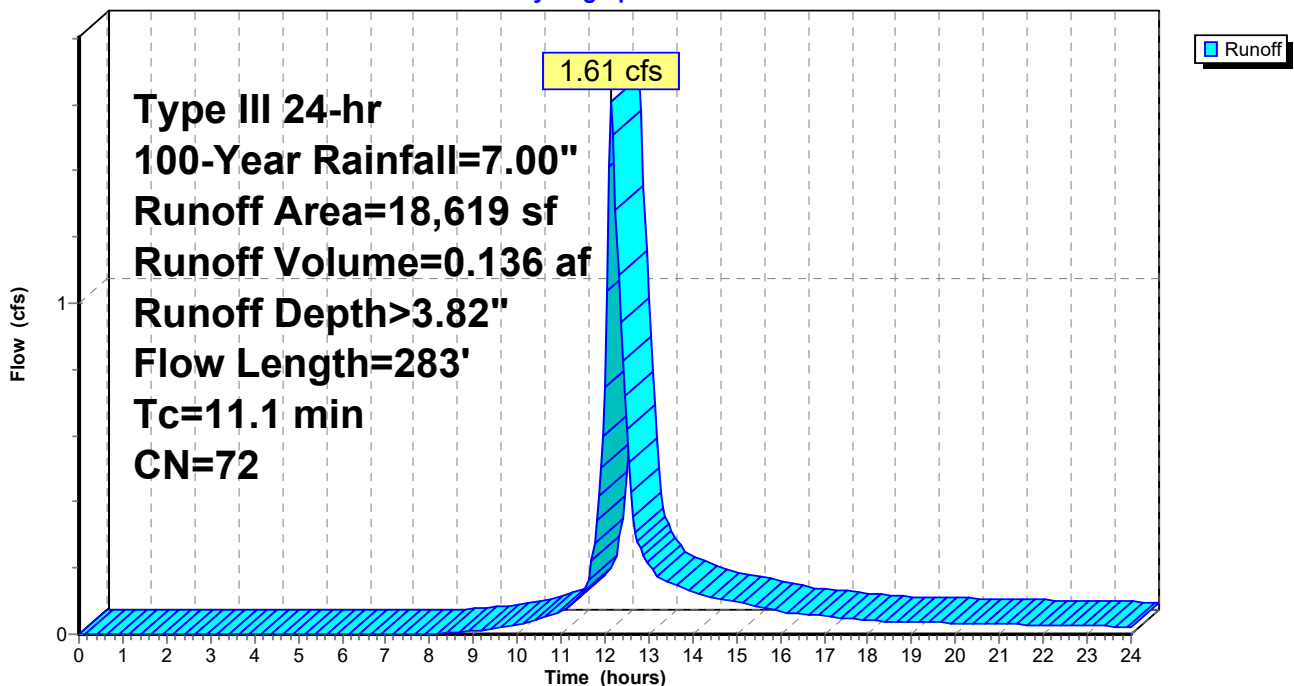
Area (sf)	CN	Description
140	98	Water Surface, 0% imp, HSG B
* 912	98	Road/Driveway
8,975	60	Woods, Fair, HSG B
8,592	82	Dirt roads, HSG B
18,619	72	Weighted Average
17,707		95.10% Pervious Area
912		4.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	50	0.0100	0.13		<b>Sheet Flow,</b> Range n= 0.130 P2= 3.22"
4.5	233	0.0300	0.87		<b>Shallow Concentrated Flow,</b> Woodland Kv= 5.0 fps
11.1	283	Total			

**Subcatchment E-1: Existing Watershed 1**

Hydrograph



**Existing HydroCAD**

Type III 24-hr 100-Year Rainfall=7.00"

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**Hydrograph for Subcatchment E-1: Existing Watershed 1**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.25	5.37	2.49	0.17
0.25	0.02	0.00	0.00	13.50	5.48	2.58	0.16
0.50	0.03	0.00	0.00	13.75	5.59	2.66	0.14
0.75	0.05	0.00	0.00	14.00	5.68	2.73	0.13
1.00	0.07	0.00	0.00	14.25	5.76	2.80	0.12
1.25	0.09	0.00	0.00	14.50	5.84	2.86	0.11
1.50	0.10	0.00	0.00	14.75	5.91	2.92	0.10
1.75	0.12	0.00	0.00	15.00	5.98	2.98	0.10
2.00	0.14	0.00	0.00	15.25	6.04	3.03	0.09
2.25	0.16	0.00	0.00	15.50	6.10	3.08	0.08
2.50	0.18	0.00	0.00	15.75	6.15	3.12	0.08
2.75	0.20	0.00	0.00	16.00	6.20	3.16	0.07
3.00	0.22	0.00	0.00	16.25	6.25	3.20	0.06
3.25	0.24	0.00	0.00	16.50	6.29	3.23	0.06
3.50	0.26	0.00	0.00	16.75	6.33	3.26	0.06
3.75	0.28	0.00	0.00	17.00	6.37	3.30	0.05
4.00	0.30	0.00	0.00	17.25	6.40	3.33	0.05
4.25	0.32	0.00	0.00	17.50	6.44	3.35	0.05
4.50	0.35	0.00	0.00	17.75	6.47	3.38	0.05
4.75	0.37	0.00	0.00	18.00	6.50	3.40	0.04
5.00	0.40	0.00	0.00	18.25	6.52	3.43	0.04
5.25	0.42	0.00	0.00	18.50	6.55	3.45	0.04
5.50	0.45	0.00	0.00	18.75	6.58	3.47	0.04
5.75	0.48	0.00	0.00	19.00	6.60	3.49	0.04
6.00	0.50	0.00	0.00	19.25	6.63	3.51	0.04
6.25	0.53	0.00	0.00	19.50	6.65	3.53	0.04
6.50	0.56	0.00	0.00	19.75	6.68	3.55	0.03
6.75	0.60	0.00	0.00	20.00	6.70	3.57	0.03
7.00	0.63	0.00	0.00	20.25	6.72	3.59	0.03
7.25	0.67	0.00	0.00	20.50	6.74	3.61	0.03
7.50	0.71	0.00	0.00	20.75	6.77	3.63	0.03
7.75	0.75	0.00	0.00	21.00	6.79	3.65	0.03
8.00	0.80	0.00	0.00	21.25	6.81	3.66	0.03
8.25	0.85	0.00	0.00	21.50	6.83	3.68	0.03
8.50	0.90	0.00	0.00	21.75	6.85	3.70	0.03
8.75	0.96	0.01	0.01	22.00	6.87	3.71	0.03
9.00	1.02	0.01	0.01	22.25	6.88	3.73	0.03
9.25	1.09	0.02	0.01	22.50	6.90	3.75	0.03
9.50	1.16	0.03	0.02	22.75	6.92	3.76	0.03
9.75	1.24	0.05	0.02	23.00	6.94	3.78	0.03
10.00	1.32	0.07	0.03	23.25	6.95	3.79	0.02
10.25	1.41	0.09	0.04	23.50	6.97	3.80	0.02
10.50	1.52	0.12	0.05	23.75	6.98	3.82	0.02
10.75	1.63	0.15	0.06	24.00	<b>7.00</b>	<b>3.83</b>	0.02
11.00	1.75	0.19	0.07				
11.25	1.90	0.25	0.09				
11.50	2.09	0.33	0.13				
11.75	2.49	0.52	0.28				
12.00	3.50	1.12	<b>0.74</b>				
12.25	4.51	1.83	<b>1.28</b>				
12.50	4.91	2.13	0.62				
12.75	5.10	2.28	0.28				
13.00	5.25	2.39	0.21				

### Summary for Pond DP-1: Design Point 1

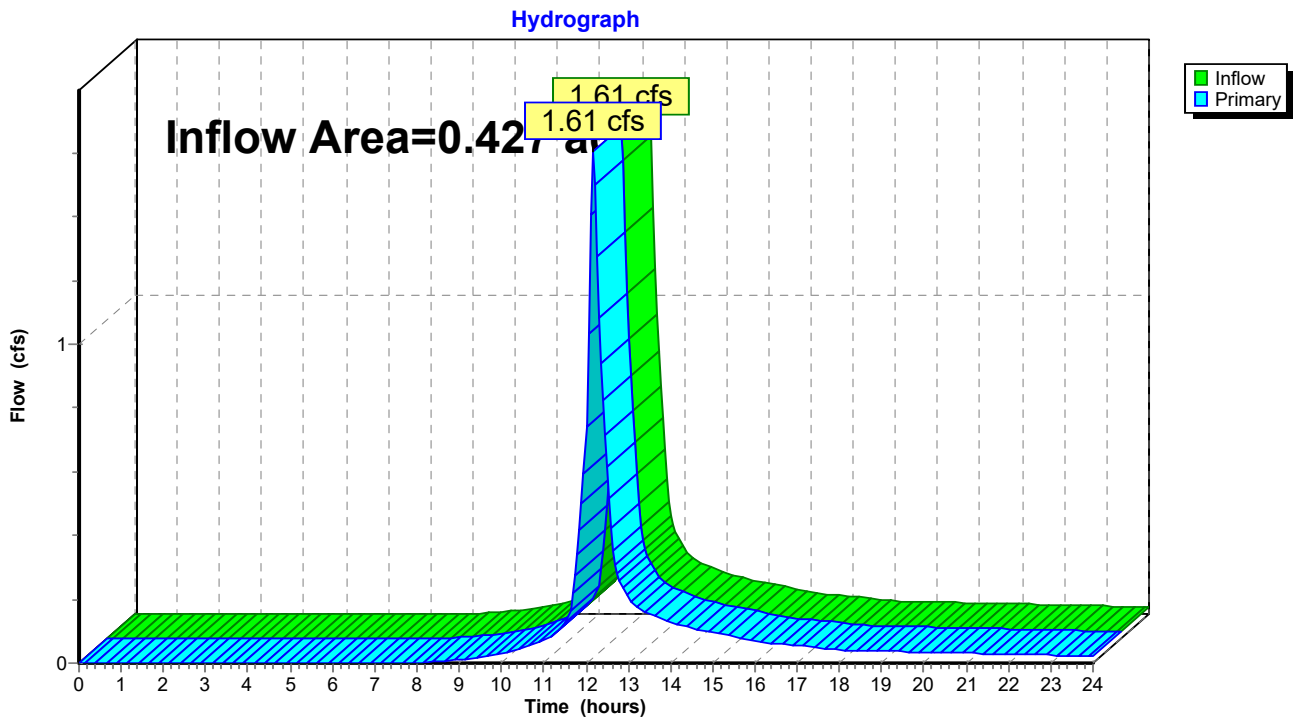
Intermittent Stream/BVW Series E

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.427 ac, 4.90% Impervious, Inflow Depth > 3.82" for 100-Year event  
Inflow = 1.61 cfs @ 12.16 hrs, Volume= 0.136 af  
Primary = 1.61 cfs @ 12.16 hrs, Volume= 0.136 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Pond DP-1: Design Point 1



**Existing HydroCAD**

Type III 24-hr 100-Year Rainfall=7.00"

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Printed 3/3/2021

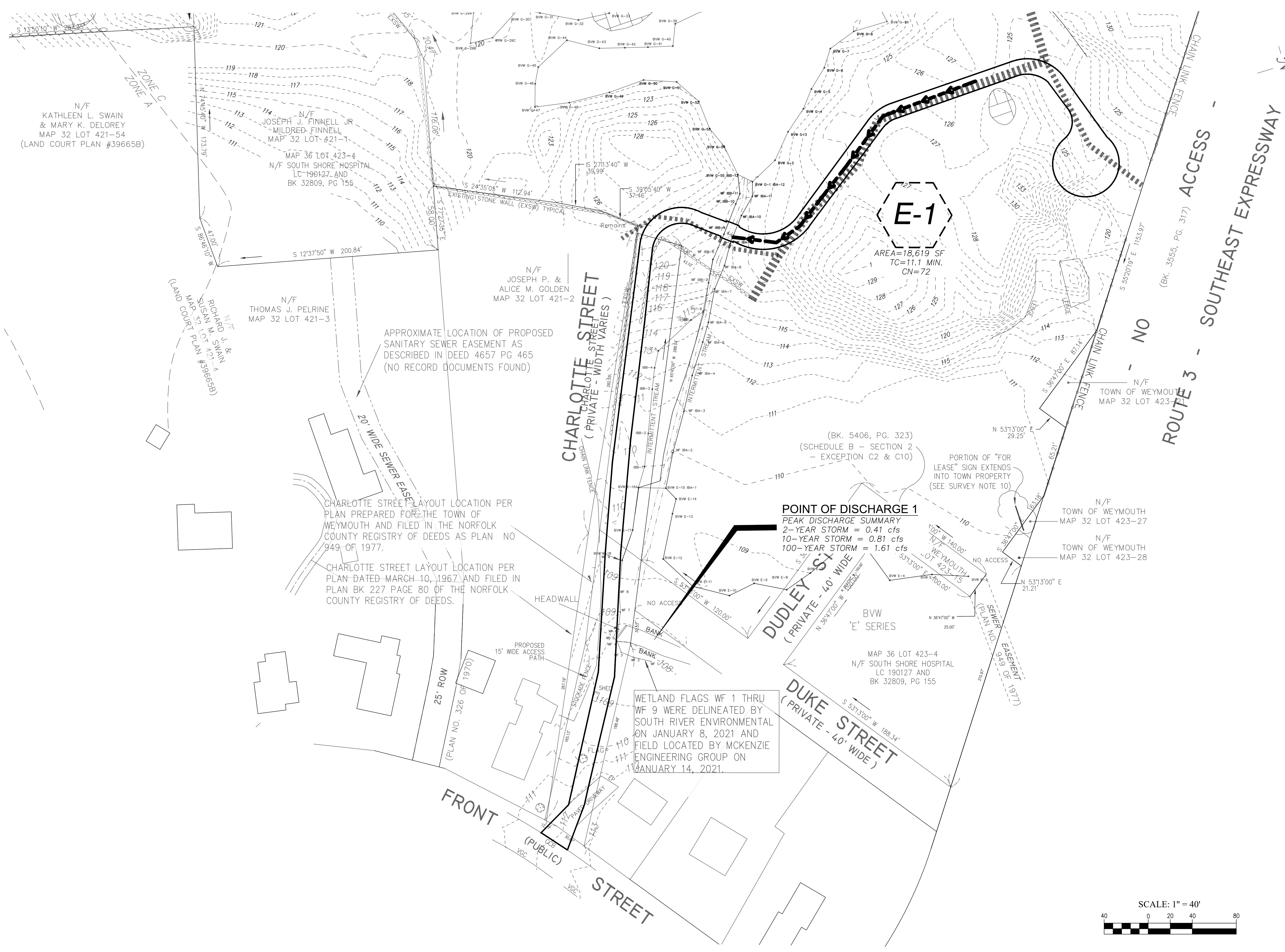
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**Hydrograph for Pond DP-1: Design Point 1**

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00		0.00	13.25	0.17		0.17
0.25	0.00		0.00	13.50	0.16		0.16
0.50	0.00		0.00	13.75	0.14		0.14
0.75	0.00		0.00	14.00	0.13		0.13
1.00	0.00		0.00	14.25	0.12		0.12
1.25	0.00		0.00	14.50	0.11		0.11
1.50	0.00		0.00	14.75	0.10		0.10
1.75	0.00		0.00	15.00	0.10		0.10
2.00	0.00		0.00	15.25	0.09		0.09
2.25	0.00		0.00	15.50	0.08		0.08
2.50	0.00		0.00	15.75	0.08		0.08
2.75	0.00		0.00	16.00	0.07		0.07
3.00	0.00		0.00	16.25	0.06		0.06
3.25	0.00		0.00	16.50	0.06		0.06
3.50	0.00		0.00	16.75	0.06		0.06
3.75	0.00		0.00	17.00	0.05		0.05
4.00	0.00		0.00	17.25	0.05		0.05
4.25	0.00		0.00	17.50	0.05		0.05
4.50	0.00		0.00	17.75	0.05		0.05
4.75	0.00		0.00	18.00	0.04		0.04
5.00	0.00		0.00	18.25	0.04		0.04
5.25	0.00		0.00	18.50	0.04		0.04
5.50	0.00		0.00	18.75	0.04		0.04
5.75	0.00		0.00	19.00	0.04		0.04
6.00	0.00		0.00	19.25	0.04		0.04
6.25	0.00		0.00	19.50	0.04		0.04
6.50	0.00		0.00	19.75	0.03		0.03
6.75	0.00		0.00	20.00	0.03		0.03
7.00	0.00		0.00	20.25	0.03		0.03
7.25	0.00		0.00	20.50	0.03		0.03
7.50	0.00		0.00	20.75	0.03		0.03
7.75	0.00		0.00	21.00	0.03		0.03
8.00	0.00		0.00	21.25	0.03		0.03
8.25	0.00		0.00	21.50	0.03		0.03
8.50	0.00		0.00	21.75	0.03		0.03
8.75	0.01		0.01	22.00	0.03		0.03
9.00	0.01		0.01	22.25	0.03		0.03
9.25	0.01		0.01	22.50	0.03		0.03
9.50	0.02		0.02	22.75	0.03		0.03
9.75	0.02		0.02	23.00	0.03		0.03
10.00	0.03		0.03	23.25	0.02		0.02
10.25	0.04		0.04	23.50	0.02		0.02
10.50	0.05		0.05	23.75	0.02		0.02
10.75	0.06		0.06	24.00	0.02		0.02
11.00	0.07		0.07				
11.25	0.09		0.09				
11.50	0.13		0.13				
11.75	0.28		0.28				
12.00	<b>0.74</b>		<b>0.74</b>				
12.25	<b>1.28</b>		<b>1.28</b>				
12.50	0.62		0.62				
12.75	0.28		0.28				
13.00	0.21		0.21				





N/F  
KATHLEEN L. SWAIN  
& MARY K. DELOREY  
MAP 32 LOT 421-54  
(LAND COURT PLAN #39665B)

N/F  
JOSEPH J. FINNELL JR  
MILDRED FINNELL  
MAP 32 LOT 421-1

MAP 36 LOT 423-4  
N/F SOUTH SHORE HOSPITAL  
LC 190127 AND  
BK 32809, PG 155

N/F  
THOMAS J. PELRINE  
MAP 32 LOT 421-3

N/F  
JOSEPH P. &  
ALICE M. GOLDEN  
MAP 32 LOT 421-2

N/F  
RICHARD J. &  
SUSAN M. SWAIN  
MAP 32 LOT 421-A  
(LAND COURT PLAN #39665B)

APPROXIMATE LOCATION OF PROPOSED  
SANITARY SEWER EASEMENT AS  
DESCRIBED IN DEED 4657 PG 465  
(NO RECORD DOCUMENTS FOUND)

CHARLOTTE STREET LAYOUT LOCATION PER  
PLAN PREPARED FOR THE TOWN OF  
WEYMOUTH AND FILED IN THE NORFOLK  
COUNTY REGISTRY OF DEEDS AS PLAN NO  
949 OF 1977.

CHARLOTTE STREET LAYOUT LOCATION PER  
PLAN DATED MARCH 10, 1967 AND FILED IN  
PLAN BK 227 PAGE 80 OF THE NORFOLK  
COUNTY REGISTRY OF DEEDS.

POINT OF DISCHARGE 1  
PEAK DISCHARGE SUMMARY  
2-YEAR STORM = 0.41 cfs  
10-YEAR STORM = 0.81 cfs  
100-YEAR STORM = 1.61 cfs

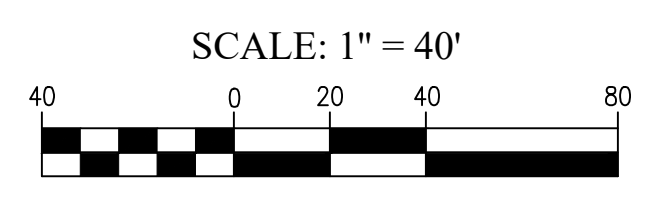
WETLAND FLAGS WF 1 THRU  
WF 9 WERE DELINEATED BY  
SOUTH RIVER ENVIRONMENTAL  
ON JANUARY 8, 2021 AND  
FIELD LOCATED BY MCKENZIE  
ENGINEERING GROUP ON  
JANUARY 14, 2021.

(BK. 5406, PG. 323)  
(SCHEDULE B - SECTION 2  
- EXCEPTION C2 & C10)

N/F  
TOWN OF WEYMOUTH  
MAP 32 LOT 423-27

N/F  
TOWN OF WEYMOUTH  
MAP 32 LOT 423-28

MAP 36 LOT 423-4  
N/F SOUTH SHORE HOSPITAL  
LC 190127 AND  
BK 32809, PG 155



Date	Description	No.

**GABRIEL R. CROCKER**  
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**  
 2 SHARP STREET,  
 UNIT B  
 HINGHAM,  
 MA 02043  
 P: 781-919-0808

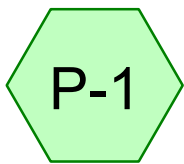
Project  
**ACCESS DRIVE IMPROVEMENTS**  
 0 FINNELL DRIVE  
 WEYMOUTH, MA 02188

Prepared for  
**BRISTOL BROS. DEVELOPMENT CORP.**  
 190 OLD DERBY STREET, SUITE 311  
 HINGHAM, MA 02043

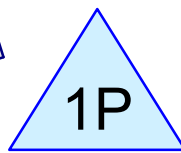
Drawing Title  
**EXISTING CONDITIONS WATERSHED PLAN**

Project No.	100-023	Drawing No.	<b>WS-1</b>
Date	3/29/21		
Scale	SEE PLAN		
Drawn By	CRM		
Approved By	GRC		

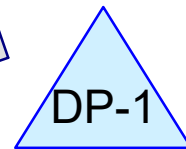




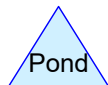
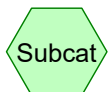
Proposed Watershed 1



Stone Access Drive



Design Point 1



## **Proposed HydroCAD**

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### **Project Notes**

Rainfall events imported from "NRCS-Rain.txt" for 4335 MA Weymouth Norfolk County

Rainfall events imported from "PROP.hcp"

## Proposed HydroCAD

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### Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.021	98	Construction Entrance (P-1)
0.006	98	Stream Crossing (P-1)
0.401	98	Water Surface, 0% imp, HSG B (P-1)
<b>0.427</b>	<b>98</b>	<b>TOTAL AREA</b>

# Proposed HydroCAD

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## Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.401	HSG B	P-1
0.000	HSG C	
0.000	HSG D	
0.027	Other	P-1
<b>0.427</b>		<b>TOTAL AREA</b>

# Proposed HydroCAD

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## Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	0.021	0.021	Construction Entrance	P-1
0.000	0.000	0.000	0.000	0.006	0.006	Stream Crossing	P-1
0.000	0.401	0.000	0.000	0.000	0.401	Water Surface, 0% imp	P-1
<b>0.000</b>	<b>0.401</b>	<b>0.000</b>	<b>0.000</b>	<b>0.027</b>	<b>0.427</b>	<b>TOTAL AREA</b>	

**Proposed HydroCAD**

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment P-1: Proposed Watershed 1** Runoff Area=18,619 sf 6.27% Impervious Runoff Depth=6.76"  
Tc=6.0 min CN=98 Runoff=2.87 cfs 0.241 af

**Pond 1P: Stone Access Drive** Peak Elev=112.50' Storage=6,980 cf Inflow=2.87 cfs 0.241 af  
Outflow=1.15 cfs 0.082 af

**Pond DP-1: Design Point 1** Inflow=1.15 cfs 0.082 af  
Primary=1.15 cfs 0.082 af

**Total Runoff Area = 0.427 ac Runoff Volume = 0.241 af Average Runoff Depth = 6.76"**  
**93.73% Pervious = 0.401 ac 6.27% Impervious = 0.027 ac**

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## Summary for Subcatchment P-1: Proposed Watershed 1

Limits of access drive, all ultimately drain to the intermittent stream/BVW Series E

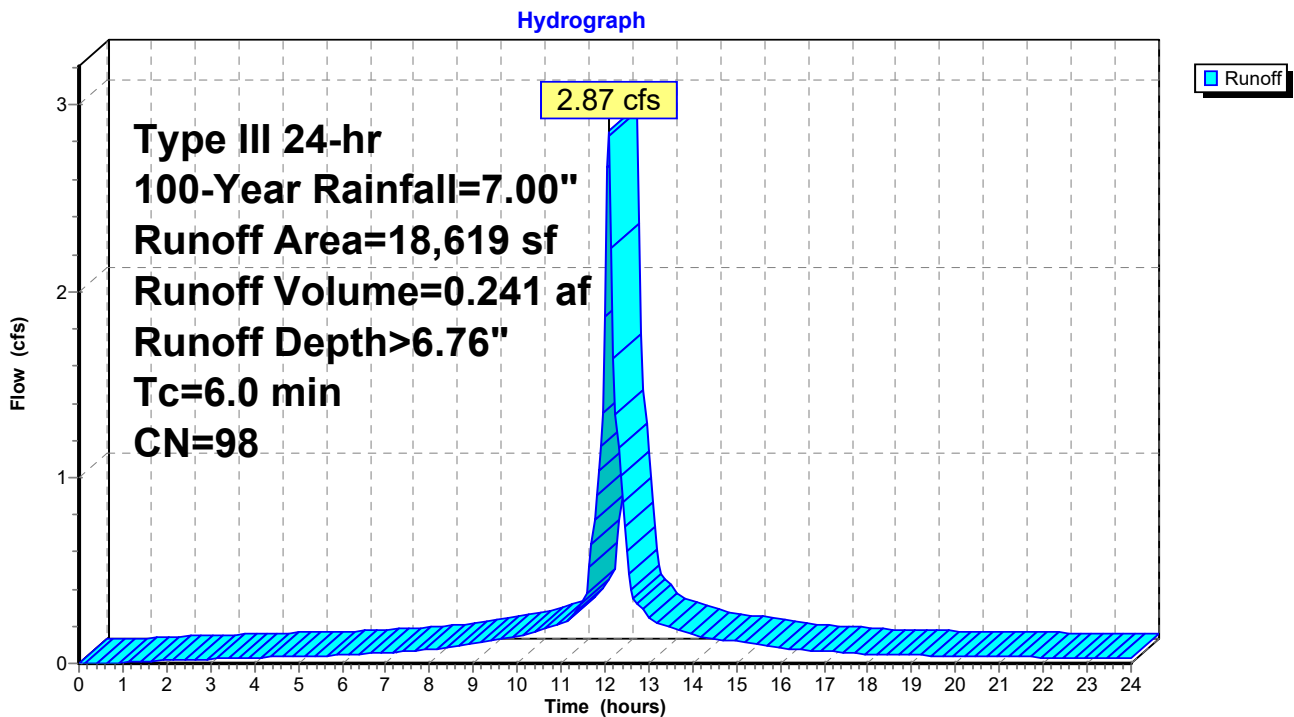
Runoff = 2.87 cfs @ 12.09 hrs, Volume= 0.241 af, Depth> 6.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 100-Year Rainfall=7.00"

	Area (sf)	CN	Description
*	256	98	Stream Crossing
	17,451	98	Water Surface, 0% imp, HSG B
*	912	98	Construction Entrance
	18,619	98	Weighted Average
	17,451		93.73% Pervious Area
	1,168		6.27% Impervious Area

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

## Subcatchment P-1: Proposed Watershed 1



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**Hydrograph for Subcatchment P-1: Proposed Watershed 1**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.25	5.37	5.14	0.21
0.25	0.02	0.00	0.00	13.50	5.48	5.25	0.19
0.50	0.03	0.00	0.00	13.75	5.59	5.35	0.17
0.75	0.05	0.00	0.00	14.00	5.68	5.44	0.15
1.00	0.07	0.00	0.01	14.25	5.76	5.52	0.14
1.25	0.09	0.01	0.01	14.50	5.84	5.60	0.13
1.50	0.10	0.02	0.01	14.75	5.91	5.67	0.12
1.75	0.12	0.02	0.01	15.00	5.98	5.74	0.12
2.00	0.14	0.03	0.02	15.25	6.04	5.80	0.11
2.25	0.16	0.04	0.02	15.50	6.10	5.86	0.10
2.50	0.18	0.05	0.02	15.75	6.15	5.92	0.09
2.75	0.20	0.07	0.02	16.00	6.20	5.96	0.08
3.00	0.22	0.08	0.02	16.25	6.25	6.01	0.08
3.25	0.24	0.10	0.03	16.50	6.29	6.05	0.07
3.50	0.26	0.11	0.03	16.75	6.33	6.09	0.07
3.75	0.28	0.13	0.03	17.00	6.37	6.13	0.06
4.00	0.30	0.15	0.03	17.25	6.40	6.16	0.06
4.25	0.32	0.16	0.03	17.50	6.44	6.20	0.06
4.50	0.35	0.18	0.03	17.75	6.47	6.23	0.05
4.75	0.37	0.21	0.04	18.00	6.50	6.26	0.05
5.00	0.40	0.23	0.04	18.25	6.52	6.29	0.05
5.25	0.42	0.25	0.04	18.50	6.55	6.31	0.05
5.50	0.45	0.27	0.04	18.75	6.58	6.34	0.05
5.75	0.48	0.30	0.04	19.00	6.60	6.36	0.04
6.00	0.50	0.32	0.04	19.25	6.63	6.39	0.04
6.25	0.53	0.35	0.05	19.50	6.65	6.41	0.04
6.50	0.56	0.38	0.05	19.75	6.68	6.44	0.04
6.75	0.60	0.41	0.05	20.00	6.70	6.46	0.04
7.00	0.63	0.44	0.06	20.25	6.72	6.48	0.04
7.25	0.67	0.48	0.06	20.50	6.74	6.50	0.04
7.50	0.71	0.51	0.07	20.75	6.77	6.53	0.04
7.75	0.75	0.55	0.07	21.00	6.79	6.55	0.04
8.00	0.80	0.60	0.07	21.25	6.81	6.57	0.04
8.25	0.85	0.64	0.08	21.50	6.83	6.59	0.03
8.50	0.90	0.69	0.09	21.75	6.85	6.61	0.03
8.75	0.96	0.75	0.10	22.00	6.87	6.63	0.03
9.00	1.02	0.81	0.11	22.25	6.88	6.64	0.03
9.25	1.09	0.88	0.12	22.50	6.90	6.66	0.03
9.50	1.16	0.95	0.12	22.75	6.92	6.68	0.03
9.75	1.24	1.02	0.13	23.00	6.94	6.70	0.03
10.00	1.32	1.11	0.14	23.25	6.95	6.71	0.03
10.25	1.41	1.20	0.16	23.50	6.97	6.73	0.03
10.50	1.52	1.30	0.17	23.75	6.98	6.75	0.03
10.75	1.63	1.41	0.19	24.00	<b>7.00</b>	<b>6.76</b>	0.03
11.00	1.75	1.53	0.21				
11.25	1.90	1.67	0.26				
11.50	2.09	1.86	0.33				
11.75	2.49	2.26	0.77				
12.00	3.50	3.27	<b>1.87</b>				
12.25	4.51	4.28	<b>1.34</b>				
12.50	4.91	4.68	0.60				
12.75	5.10	4.87	0.32				
13.00	5.25	5.01	0.25				



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**Summary for Pond 1P: Stone Access Drive**

[92] Warning: Device #1 is above defined storage

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=112)

Inflow Area = 0.427 ac, 6.27% Impervious, Inflow Depth > 6.76" for 100-Year event  
 Inflow = 2.87 cfs @ 12.09 hrs, Volume= 0.241 af  
 Outflow = 1.15 cfs @ 12.50 hrs, Volume= 0.082 af, Atten= 60%, Lag= 24.8 min  
 Primary = 1.15 cfs @ 12.50 hrs, Volume= 0.082 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 112.50' @ 12.50 hrs Surf.Area= 17,451 sf Storage= 6,980 cf

Plug-Flow detention time= 385.0 min calculated for 0.082 af (34% of inflow)  
 Center-of-Mass det. time= 200.8 min ( 943.3 - 742.5 )

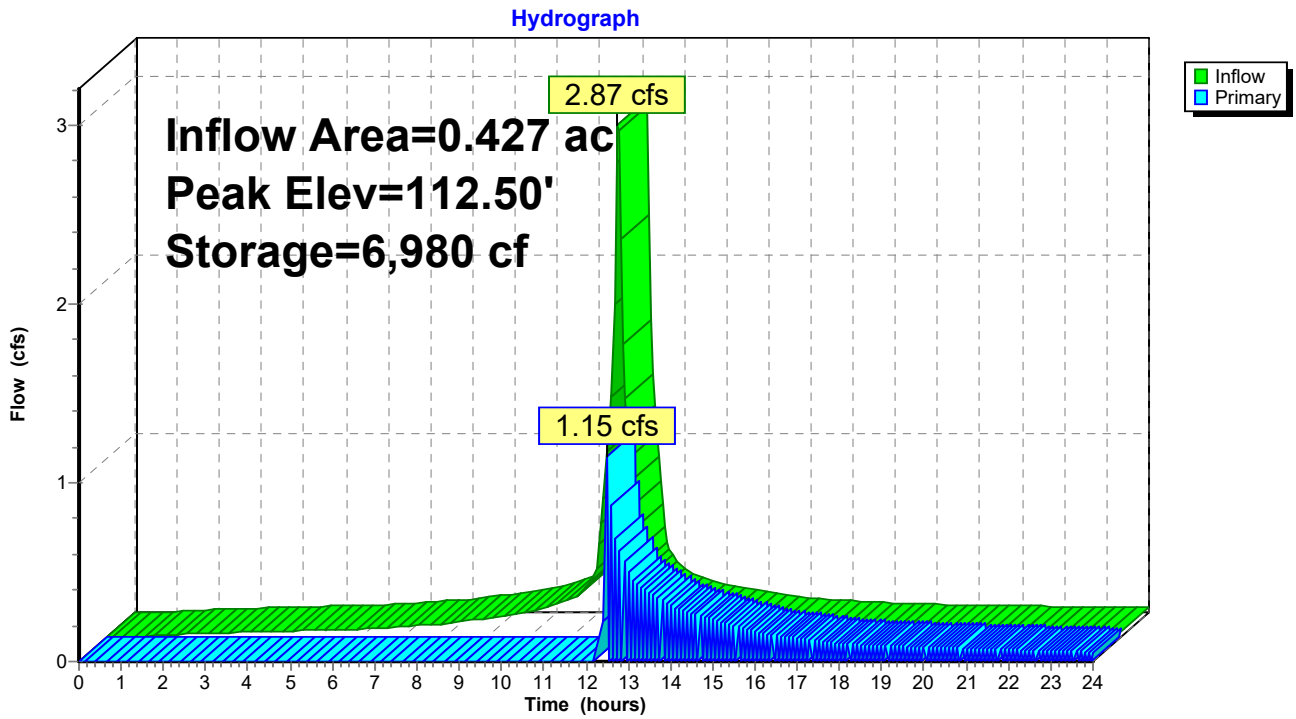
Volume	Invert	Avail.Storage	Storage Description
#1	111.50'	6,980 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) 17,451 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
111.50	17,451	0	0
112.50	17,451	17,451	17,451

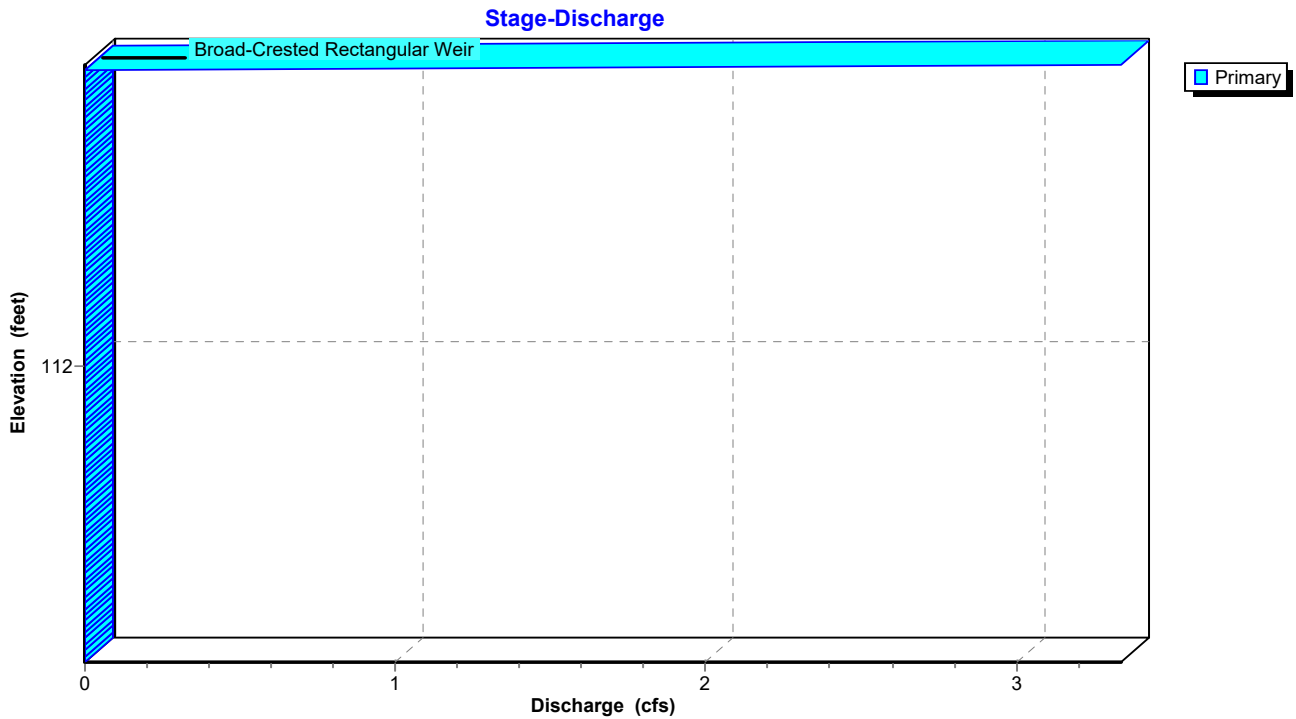
Device	Routing	Invert	Outlet Devices
#1	Primary	112.50'	<b>1,192.0' long x 0.5' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

**Primary OutFlow** Max=0.68 cfs @ 12.50 hrs HW=112.50' (Free Discharge)  
 ↑1=Broad-Crested Rectangular Weir (Weir Controls 0.68 cfs @ 0.16 fps)

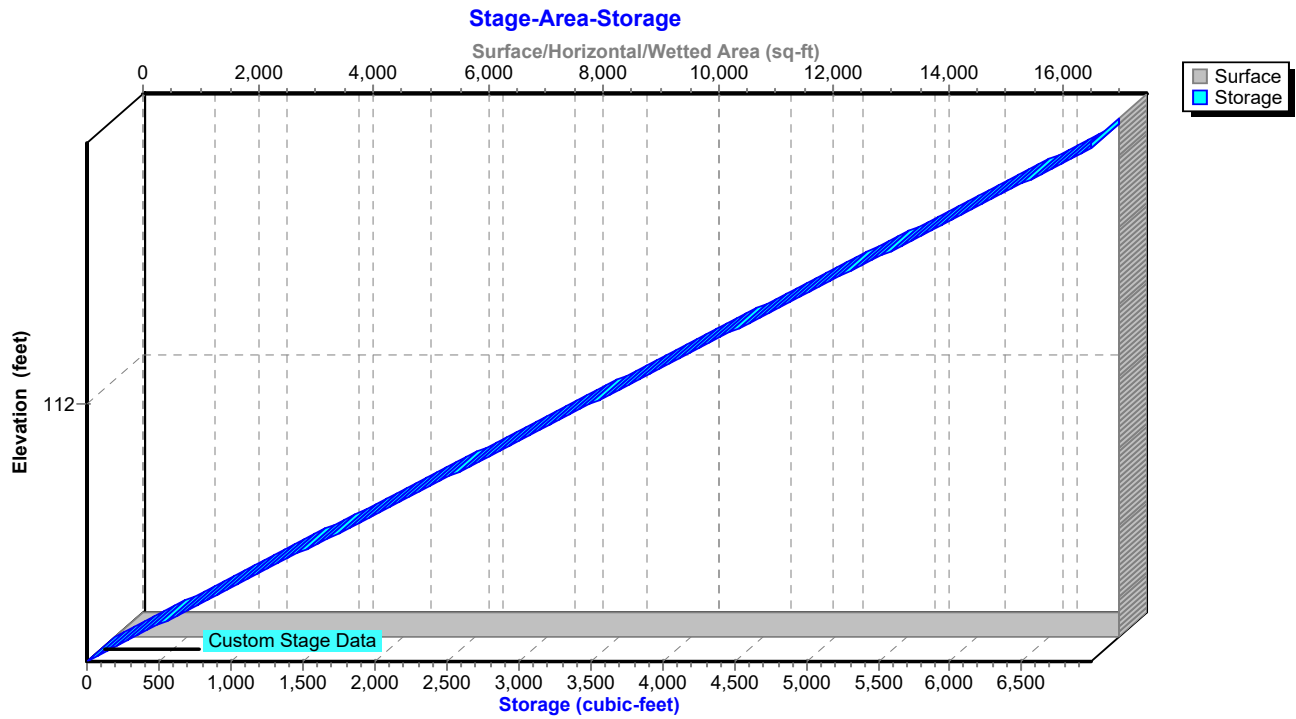
### Pond 1P: Stone Access Drive



### Pond 1P: Stone Access Drive



### Pond 1P: Stone Access Drive



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## Hydrograph for Pond 1P: Stone Access Drive

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0	111.50	0.00
0.50	0.00	0	111.50	0.00
1.00	0.01	4	111.50	0.00
1.50	0.01	20	111.50	0.00
2.00	0.02	45	111.51	0.00
2.50	0.02	77	111.51	0.00
3.00	0.02	117	111.52	0.00
3.50	0.03	163	111.52	0.00
4.00	0.03	216	111.53	0.00
4.50	0.03	275	111.54	0.00
5.00	0.04	339	111.55	0.00
5.50	0.04	409	111.56	0.00
6.00	0.04	484	111.57	0.00
6.50	0.05	568	111.58	0.00
7.00	0.06	665	111.60	0.00
7.50	0.07	776	111.61	0.00
8.00	0.07	901	111.63	0.00
8.50	0.09	1,046	111.65	0.00
9.00	0.11	1,222	111.68	0.00
9.50	0.12	1,429	111.70	0.00
10.00	0.14	1,669	111.74	0.00
10.50	0.17	1,951	111.78	0.00
11.00	0.21	2,298	111.83	0.00
11.50	0.33	2,772	111.90	0.00
12.00	<b>1.87</b>	4,256	112.11	0.00
12.50	<b>0.60</b>	<b>6,980</b>	<b>112.50</b>	<b>1.15</b>
13.00	0.25	6,980	112.50	0.51
13.50	0.19	6,980	112.50	0.38
14.00	0.15	6,980	112.50	0.31
14.50	0.13	6,980	112.50	0.27
15.00	0.12	6,980	112.50	0.23
15.50	0.10	6,980	112.50	0.20
16.00	0.08	6,980	112.50	0.16
16.50	0.07	6,980	112.50	0.15
17.00	0.06	6,980	112.50	0.13
17.50	0.06	6,980	112.50	0.12
18.00	0.05	6,980	112.50	0.10
18.50	0.05	6,980	112.50	0.09
19.00	0.04	6,980	112.50	0.09
19.50	0.04	6,980	112.50	0.08
20.00	0.04	6,980	112.50	0.08
20.50	0.04	6,980	112.50	0.08
21.00	0.04	6,980	112.50	0.07
21.50	0.03	6,980	112.50	0.07
22.00	0.03	6,980	112.50	0.07
22.50	0.03	6,980	112.50	0.06
23.00	0.03	6,980	112.50	0.06
23.50	0.03	6,980	112.50	0.06
24.00	0.03	6,980	112.50	0.05

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**Stage-Discharge for Pond 1P: Stone Access Drive**

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
111.50	0.00	112.03	0.00
111.51	0.00	112.04	0.00
111.52	0.00	112.05	0.00
111.53	0.00	112.06	0.00
111.54	0.00	112.07	0.00
111.55	0.00	112.08	0.00
111.56	0.00	112.09	0.00
111.57	0.00	112.10	0.00
111.58	0.00	112.11	0.00
111.59	0.00	112.12	0.00
111.60	0.00	112.13	0.00
111.61	0.00	112.14	0.00
111.62	0.00	112.15	0.00
111.63	0.00	112.16	0.00
111.64	0.00	112.17	0.00
111.65	0.00	112.18	0.00
111.66	0.00	112.19	0.00
111.67	0.00	112.20	0.00
111.68	0.00	112.21	0.00
111.69	0.00	112.22	0.00
111.70	0.00	112.23	0.00
111.71	0.00	112.24	0.00
111.72	0.00	112.25	0.00
111.73	0.00	112.26	0.00
111.74	0.00	112.27	0.00
111.75	0.00	112.28	0.00
111.76	0.00	112.29	0.00
111.77	0.00	112.30	0.00
111.78	0.00	112.31	0.00
111.79	0.00	112.32	0.00
111.80	0.00	112.33	0.00
111.81	0.00	112.34	0.00
111.82	0.00	112.35	0.00
111.83	0.00	112.36	0.00
111.84	0.00	112.37	0.00
111.85	0.00	112.38	0.00
111.86	0.00	112.39	0.00
111.87	0.00	112.40	0.00
111.88	0.00	112.41	0.00
111.89	0.00	112.42	0.00
111.90	0.00	112.43	0.00
111.91	0.00	112.44	0.00
111.92	0.00	112.45	0.00
111.93	0.00	112.46	0.00
111.94	0.00	112.47	0.00
111.95	0.00	112.48	0.00
111.96	0.00	112.49	0.00
111.97	0.00	112.50	0.00
111.98	0.00	112.51	<b>3.34</b>
111.99	0.00		
112.00	0.00		
112.01	0.00		
112.02	0.00		

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**Stage-Area-Storage for Pond 1P: Stone Access Drive**

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
111.50	17,451	0	112.03	17,451	3,700
111.51	17,451	70	112.04	17,451	3,769
111.52	17,451	140	112.05	17,451	3,839
111.53	17,451	209	112.06	17,451	3,909
111.54	17,451	279	112.07	17,451	3,979
111.55	17,451	349	112.08	17,451	4,049
111.56	17,451	419	112.09	17,451	4,118
111.57	17,451	489	112.10	17,451	4,188
111.58	17,451	558	112.11	17,451	4,258
111.59	17,451	628	112.12	17,451	4,328
111.60	17,451	698	112.13	17,451	4,398
111.61	17,451	768	112.14	17,451	4,467
111.62	17,451	838	112.15	17,451	4,537
111.63	17,451	907	112.16	17,451	4,607
111.64	17,451	977	112.17	17,451	4,677
111.65	17,451	1,047	112.18	17,451	4,747
111.66	17,451	1,117	112.19	17,451	4,816
111.67	17,451	1,187	112.20	17,451	4,886
111.68	17,451	1,256	112.21	17,451	4,956
111.69	17,451	1,326	112.22	17,451	5,026
111.70	17,451	1,396	112.23	17,451	5,096
111.71	17,451	1,466	112.24	17,451	5,165
111.72	17,451	1,536	112.25	17,451	5,235
111.73	17,451	1,605	112.26	17,451	5,305
111.74	17,451	1,675	112.27	17,451	5,375
111.75	17,451	1,745	112.28	17,451	5,445
111.76	17,451	1,815	112.29	17,451	5,515
111.77	17,451	1,885	112.30	17,451	5,584
111.78	17,451	1,955	112.31	17,451	5,654
111.79	17,451	2,024	112.32	17,451	5,724
111.80	17,451	2,094	112.33	17,451	5,794
111.81	17,451	2,164	112.34	17,451	5,864
111.82	17,451	2,234	112.35	17,451	5,933
111.83	17,451	2,304	112.36	17,451	6,003
111.84	17,451	2,373	112.37	17,451	6,073
111.85	17,451	2,443	112.38	17,451	6,143
111.86	17,451	2,513	112.39	17,451	6,213
111.87	17,451	2,583	112.40	17,451	6,282
111.88	17,451	2,653	112.41	17,451	6,352
111.89	17,451	2,722	112.42	17,451	6,422
111.90	17,451	2,792	112.43	17,451	6,492
111.91	17,451	2,862	112.44	17,451	6,562
111.92	17,451	2,932	112.45	17,451	6,631
111.93	17,451	3,002	112.46	17,451	6,701
111.94	17,451	3,071	112.47	17,451	6,771
111.95	17,451	3,141	112.48	17,451	6,841
111.96	17,451	3,211	112.49	17,451	6,911
111.97	17,451	3,281	112.50	17,451	<b>6,980</b>
111.98	17,451	3,351	112.51	17,451	6,980
111.99	17,451	3,420			
112.00	17,451	3,490			
112.01	17,451	3,560			
112.02	17,451	3,630			

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## Summary for Pond DP-1: Design Point 1

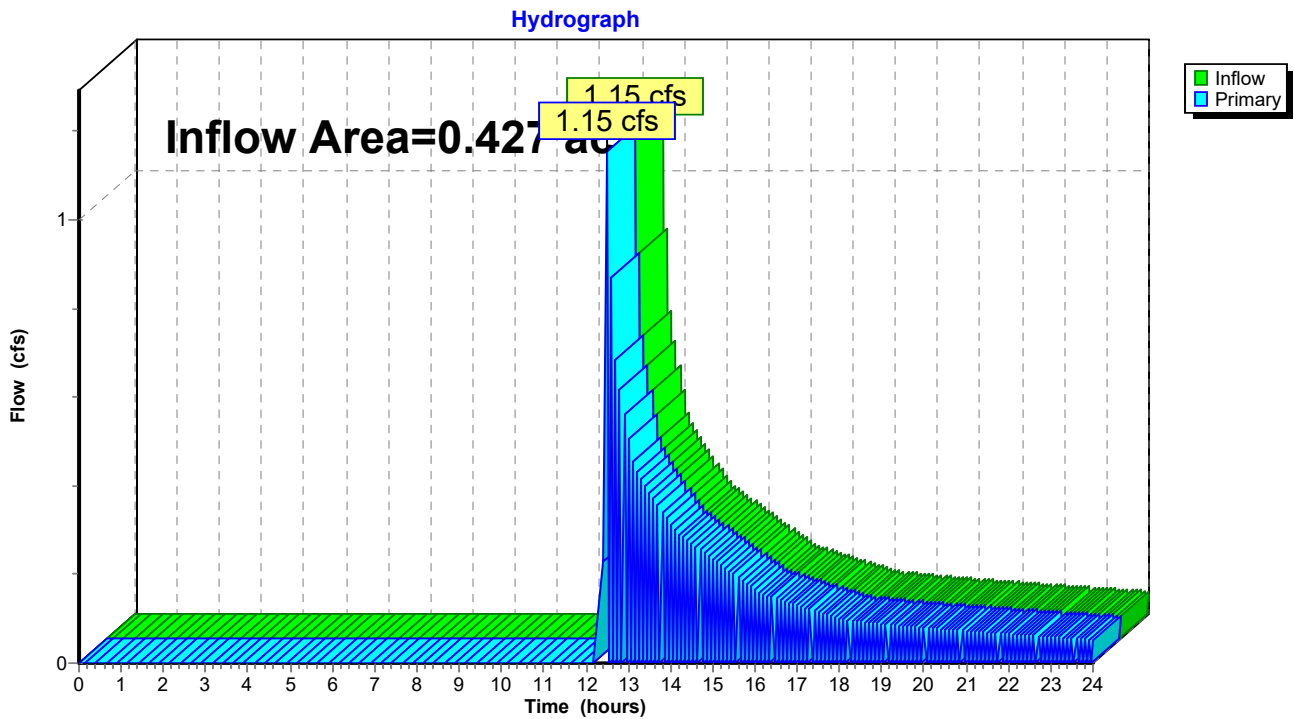
Intermittent Stream/BVW Series E

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.427 ac, 6.27% Impervious, Inflow Depth > 2.29" for 100-Year event  
Inflow = 1.15 cfs @ 12.50 hrs, Volume= 0.082 af  
Primary = 1.15 cfs @ 12.50 hrs, Volume= 0.082 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Pond DP-1: Design Point 1





**Proposed HydroCAD**

Type III 24-hr 100-Year Rainfall=7.00"

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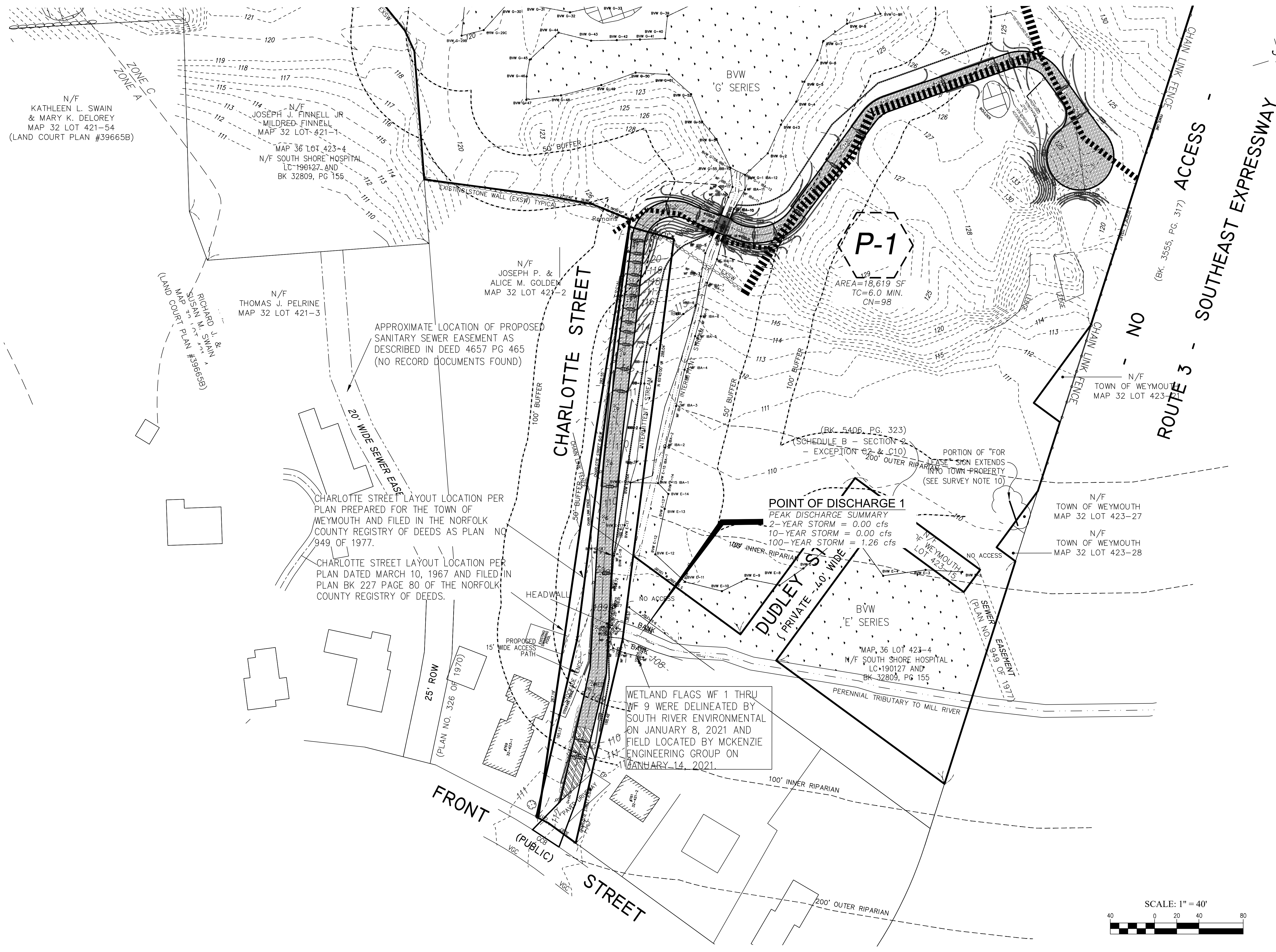
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**Hydrograph for Pond DP-1: Design Point 1**

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00		0.00	13.25	0.00		0.00
0.25	0.00		0.00	13.50	0.38		0.38
0.50	0.00		0.00	13.75	0.00		0.00
0.75	0.00		0.00	14.00	0.31		0.31
1.00	0.00		0.00	14.25	0.00		0.00
1.25	0.00		0.00	14.50	0.27		0.27
1.50	0.00		0.00	14.75	0.00		0.00
1.75	0.00		0.00	15.00	0.23		0.23
2.00	0.00		0.00	15.25	0.00		0.00
2.25	0.00		0.00	15.50	0.20		0.20
2.50	0.00		0.00	15.75	0.00		0.00
2.75	0.00		0.00	16.00	0.16		0.16
3.00	0.00		0.00	16.25	0.00		0.00
3.25	0.00		0.00	16.50	0.15		0.15
3.50	0.00		0.00	16.75	0.00		0.00
3.75	0.00		0.00	17.00	0.13		0.13
4.00	0.00		0.00	17.25	0.00		0.00
4.25	0.00		0.00	17.50	0.12		0.12
4.50	0.00		0.00	17.75	0.00		0.00
4.75	0.00		0.00	18.00	0.10		0.10
5.00	0.00		0.00	18.25	0.00		0.00
5.25	0.00		0.00	18.50	0.09		0.09
5.50	0.00		0.00	18.75	0.00		0.00
5.75	0.00		0.00	19.00	0.09		0.09
6.00	0.00		0.00	19.25	0.00		0.00
6.25	0.00		0.00	19.50	0.08		0.08
6.50	0.00		0.00	19.75	0.00		0.00
6.75	0.00		0.00	20.00	0.08		0.08
7.00	0.00		0.00	20.25	0.00		0.00
7.25	0.00		0.00	20.50	0.08		0.08
7.50	0.00		0.00	20.75	0.00		0.00
7.75	0.00		0.00	21.00	0.07		0.07
8.00	0.00		0.00	21.25	0.00		0.00
8.25	0.00		0.00	21.50	0.07		0.07
8.50	0.00		0.00	21.75	0.00		0.00
8.75	0.00		0.00	22.00	0.07		0.07
9.00	0.00		0.00	22.25	0.00		0.00
9.25	0.00		0.00	22.50	0.06		0.06
9.50	0.00		0.00	22.75	0.00		0.00
9.75	0.00		0.00	23.00	0.06		0.06
10.00	0.00		0.00	23.25	0.00		0.00
10.25	0.00		0.00	23.50	0.06		0.06
10.50	0.00		0.00	23.75	0.00		0.00
10.75	0.00		0.00	24.00	0.05		0.05
11.00	0.00		0.00				
11.25	0.00		0.00				
11.50	0.00		0.00				
11.75	0.00		0.00				
12.00	0.00		0.00				
12.25	0.00		0.00				
12.50	<b>1.15</b>		<b>1.15</b>				
12.75	0.00		0.00				
13.00	0.51		0.51				





N/F  
KATHLEEN L. SWAIN  
& MARY K. DELOREY  
MAP 32 LOT 421-54  
(LAND COURT PLAN #39665B)

N/F  
JOSEPH J. FINNELL JR  
& MILDRED FINNELL  
MAP 32 LOT 421-1

RICHARD J. &  
SUSAN M. SWAIN  
MAP 32 LOT 421-3  
(LAND COURT PLAN #39665B)

N/F  
THOMAS J. PELRINE  
MAP 32 LOT 421-3

N/F  
JOSEPH P. &  
ALICE M. GOLDEN  
MAP 32 LOT 421-2

APPROXIMATE LOCATION OF PROPOSED  
SANITARY SEWER EASEMENT AS  
DESCRIBED IN DEED 4657 PG 465  
(NO RECORD DOCUMENTS FOUND)

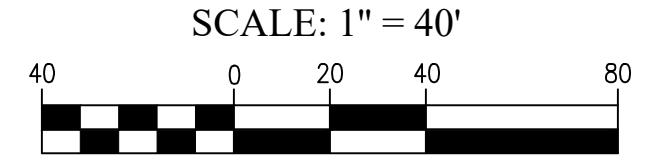
CHARLOTTE STREET LAYOUT LOCATION PER  
PLAN PREPARED FOR THE TOWN OF  
WEYMOUTH AND FILED IN THE NORFOLK  
COUNTY REGISTRY OF DEEDS AS PLAN NO  
949 OF 1977.

CHARLOTTE STREET LAYOUT LOCATION PER  
PLAN DATED MARCH 10, 1967 AND FILED IN  
PLAN BK 227 PAGE 80 OF THE NORFOLK  
COUNTY REGISTRY OF DEEDS.

P-1  
AREA=18,619 SF  
TC=6.0 MIN.  
CN=98

POINT OF DISCHARGE 1  
PEAK DISCHARGE SUMMARY  
2-YEAR STORM = 0.00 cfs  
10-YEAR STORM = 0.00 cfs  
100-YEAR STORM = 1.26 cfs

WETLAND FLAGS WF 1 THRU  
WF 9 WERE DELINEATED BY  
SOUTH RIVER ENVIRONMENTAL  
ON JANUARY 8, 2021 AND  
FIELD LOCATED BY MCKENZIE  
ENGINEERING GROUP ON  
JANUARY 14, 2021.



Date	Description	No.
Revisions		

GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group  
2 SHARP STREET,  
UNIT B  
HINGHAM,  
MA 02043  
P: 781-919-0808

Project  
**ACCESS DRIVE  
IMPROVEMENTS**  
0 FINNELL DRIVE  
WEYMOUTH, MA 02188

Prepared for  
**BRISTOL BROS.  
DEVELOPMENT CORP.**  
190 OLD DERBY STREET, SUITE 311  
HINGHAM, MA 02043

Drawing Title  
**PROPOSED CONDITIONS  
WATERSHED PLAN**

Project No.	100-023	Drawing No.	<b>WS-2</b>
Date	3/29/21		
Scale	SEE PLAN		
Drawn By	CRM		
Approved By	GRC		



## **SECTION 5 – LONG TERM OPERATION & MAINTENANCE**

# LONG-TERM STORMWATER OPERATION & MAINTENANCE PLAN

## Access Drive Improvements

0 Finnell Drive  
Weymouth, MA 02188

### PROJECT OVERVIEW:

The proposed project consists of a 1,100'± gravel roadway from 0 Charlotte Street to a location abutting Route 3 South on the subject property at 0 Finnell Drive in Weymouth, Massachusetts. The access drive is proposed to be constructed with porous stone and acts as a detention basin. The project has been designed to comply with the Massachusetts Stormwater Management Regulations.

Appended to this document is a sample maintenance form and a chart describing the anticipated frequency of tasks.

### OWNER AND RESPONSIBLE PARTY:

#### ***Current Land Owners:***

Bristol Brothers Development  
190 Old Derby Street, Suite 311  
Hingham, MA 02043

#### ***Proposed Site Contractor:***

JF Price Company  
611 Pleasant Street  
Weymouth, MA 02189

#### ***Proposed Owner (Once project is approved):***

Town of Weymouth  
75 Middle Street  
Weymouth, MA 02189

### CONSTRUCTION MANAGEMENT:

A construction manager with adequate knowledge and experience on projects of similar size and scope shall be employed to oversee all site work related construction. The contractor shall incorporate the appropriate techniques to control sediment and erosion pollution during construction in accordance with the *Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas* and any conditions of approval from the local conservation commission.

Care should be taken when constructing stormwater control structures. Light earth-moving equipment shall be used to excavate in the vicinity of the infiltration areas. Use of heavy-equipment causes excessive compaction of the soils beneath the basin resulting in reduced infiltration capacity. At no time shall temporary infiltration areas or settling basins be constructed in the vicinity of the proposed infiltration basins in order to prevent the soils from becoming clogged with sediment.

### **ON-GOING MAINTENANCE CONTRACT**

The non-structural and structural approaches recommended below, as well as the required BMP maintenance, will be completed by the selected contractor. Adequate personnel with appropriate training and access to proper equipment will be available to complete the tasks. Future responsible parties must be notified of their responsibility to operate and maintain the system in perpetuity.

### **MAINTENANCE LOG**

The Responsible Party shall develop and maintain a log of inspections, maintenance, repairs, and disposal (including location of disposal) during the life of the project. Records will be maintained for at least 3 years and be made available to the Massachusetts Department of Environmental Protection or the Town of Weymouth in accordance with the provisions of the Massachusetts Stormwater Handbook. A sample of such a maintenance log is provided.

### **STORMWATER BMP MAINTENANCE**

The proposed stormwater management system has been designed with appropriate BMPs aimed at reducing the pollutants discharge based upon the intended use of the property. All BMPs require regular maintenance to function as intended. Some management measures have simple maintenance requirements; others are more involved. The Responsible Party must have all BMPs regularly inspected to ensure they are operating properly on an as needed basis, including during runoff events exceeding 0.5 inches of rainfall.

A description of the non-structural and structural approaches to be incorporated is indicated below. The following best management practices are proposed to be incorporated into the stormwater management design to reduce source runoff and improve stormwater runoff discharge quality. The Responsible Party will regularly inspect all BMPs to ensure they are operating properly. If any deficiencies are identified during these inspections, action to resolve it will be initiated and documented on the maintenance log.

## **NON-STRUCTURAL BMPs**

### Roadway/Detention Stone

Inspect roadway/detention stone after the first several rainfall events, after all major storms and on regularly scheduled dates every 6 months. Inspect the roadway 24 hours or several days after a rain event to look for ponded water. Remove trash and debris during inspections and monitor for erosion and sediment build up. Removal of sediment from roadway will be necessary approximately every 5 years.

### Pervious Areas and Slopes

Runoff from pervious areas and slopes shall be directed over vegetated areas to promote settlement of suspended solids before entering a wetland or resource area. Steep pervious slopes will be permanently vegetated to dissipate energy and reduce potential erosion. No constructed vegetated slopes should exceed 2H:1V. Slopes exceeding 2:1 shall be stabilized with rip-rap, jute netting or other similar measures to minimize the potential for future erosion.

### Pest and Insect Control

- As a first-line defense against pests/insects and weeds (the "First-Line Defense"), the party responsible for maintenance shall avoid the use of non-organic pesticides, herbicides, fungicides and insecticides unless spot treatment is required for a specific control application. The owner shall not be required to undertake extraordinary measures or incur unreasonable cost to locate, purchase or apply non-organic products.
- If the First-Line Defense fails, as determined by the owner or party responsible for maintenance, in its sole but reasonable discretion, non-organic approaches to pest/insect control may be used, the same to be applied by a professional licensed in the Commonwealth of Massachusetts, where required. But in no event shall such non-organic approaches be used within the 50ft. buffer zone to the wetlands.

### Snow Removal

There shall be no plowing or stockpiling of snow within any resource areas. Deicing compounds must be stored or sheltered on impervious pads (i.e. in residential garages and the maintenance facility). No de-icing compounds shall be stored or utilized in wetland resource areas nor the 50-foot buffer. Snow that is plowed from the paved driveway surfaces shall be plowed to the edges of the pavement. When capacity of these areas is exceeded, accumulated snow shall be removed or a sector of designated trailer parking spaces shall be utilized to stockpile snow on-site. Refer to the enclosed

O&M Map which identifies location of BMPs and provides additional Snow Removal information.

#### Hazardous Waste and Spill Control Containment

In the event of a discharge or spill of oil or another hazardous material, outlets to stormwater management facilities immediately downstream of the spill shall be plugged so that hazardous materials do not enter the system. In the event of a discharge of oil or other hazardous material, responsible facility personnel shall notify the appropriate state agencies, the Town of Weymouth DPW and the EPA National Response Center 1-800-424-8802 shall be notified. All hazardous waste materials will be disposed of in a manner specified by local, state and/or federal regulations and by the manufacturer of such products.



## Stormwater BMP Inspection and Maintenance Log

Facility Name	
Address	
Begin Date	End Date

Date	BMP ID#	BMP Description	Inspected by:	Cause for Inspection	Exceptions Noted	Comments and Actions Taken

Instructions: Record all inspections and maintenance for all treatment BMPs on this form. Use additional log sheets and/or attach extended comments or documentation as necessary. Submit a copy of the completed log with the annual independent inspectors' report to the municipality and start a new log at that time.

BMP ID# — Always use ID# from the Operation and Maintenance Manual.

Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.

Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.

Exceptions noted — Note any condition that requires correction or indicates a need for maintenance.

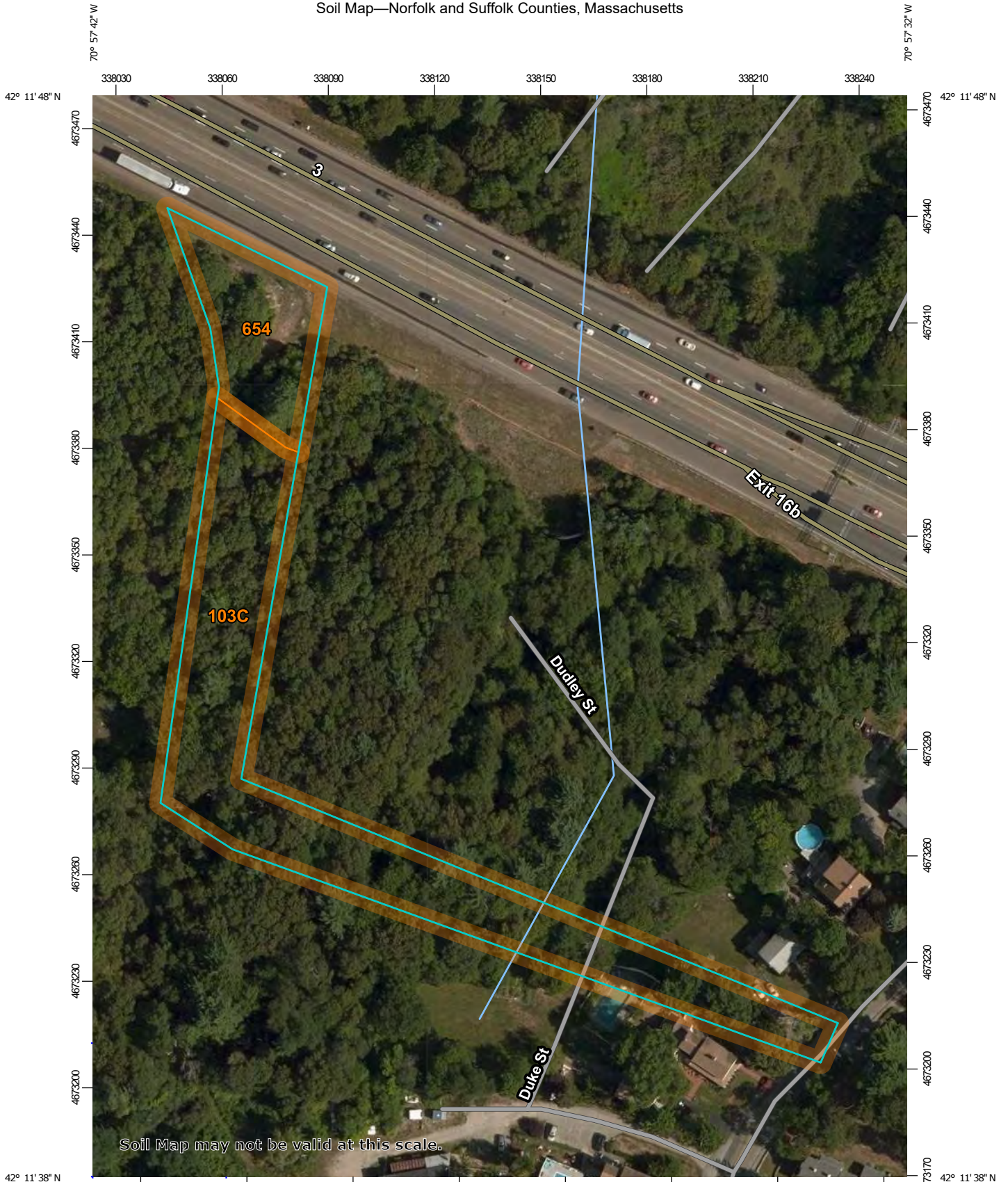
Comments and actions taken — Describe any maintenance done and need for follow-up.

## Stormwater BMP Inspection Matrix

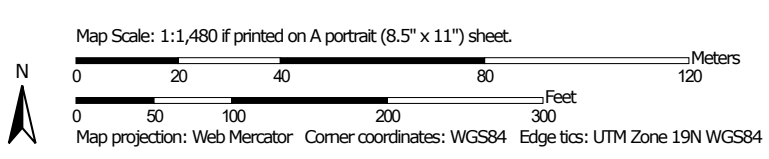
Conventional & LID Best Management Practices	Inspection & Maint. Frequency	Erosion & Scour	Obstructions	Trash & Debris	Sediment Build-Up Removal	Vegetation Cover	Remove/Reset Filter Fabric & Stone As Required	Vac Truck Sediment & Contaminants	Remove/Reset Riprap as Required
Roadway/ Detention System	Twice Annually								

## **SECTION 5 – SOILS TESTING DATA**

Soil Map—Norfolk and Suffolk Counties, Massachusetts



Soil Map may not be valid at this scale.




## MAP LEGEND




















### Area of Interest (AOI)






Area of Interest (AOI)

### Soils


-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

### Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


### Water Features

-  Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts  
 Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 26, 2014—Sep 4, 2014

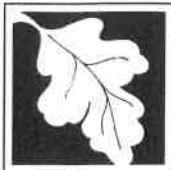
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
103C	Charlton-Hollis-Rock outcrop complex, 8 to 15 percent slopes	1.4	77.7%
654	Udorthents, loamy	0.4	22.3%
<b>Totals for Area of Interest</b>		<b>1.7</b>	<b>100.0%</b>



## **SECTION 8 – ORAD & OOC**



**Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
WPA Form 4B – Order of Resource Area  
Delineation**

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

Provided by MassDEP:

81-1204

MassDEP File Number

eDEP Transaction Number

Weymouth

City/Town

**A. General Information**

**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.

From: Town of Weymouth  
1. Conservation Commission

2. This Issuance is for (check one):

- a.  Order of Resource Area Delineation
- b.  Amended Order of Resource Area Delineation

3. Applicant:

a. First Name Bristol Brothers Development b. Last Name \_\_\_\_\_  
 c. Organization 190 Old Derby St., Suite 311  
 d. Mailing Address Hingham, MA 02043  
 e. City/Town MA f. State 02043 g. Zip Code

4. Property Owner (if different from applicant):

a. First Name South Shore Hospital b. Last Name \_\_\_\_\_  
 c. Organization 55 Fogg Road  
 d. Mailing Address Weymouth MA 02043  
 e. City/Town MA f. State 02043 g. Zip Code

5. Project Location:

a. Street Address 0 Finnell Drive b. City/Town Weymouth c. Zip Code 02190  
 d. Assessors Map/Plat Number Map 36 e. Parcel/Lot Number Block 452, Lot 9 & Block 423, Lot 4

Latitude and Longitude (in degrees, minutes, seconds):  
 f. Latitude d m s g. Longitude d m s

6. Dates: 08/18/2017 12/06/2017 12/26/2017  
 a. Date ANRAD filed b. Date Public Hearing Closed c. Date of Issuance



# WPA Form 4B – Order of Resource Area Delineation

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

## A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

ANRAD Plan, Finnell Drive Extension, Weymouth

Rev. 11/10/2017

a. Title

b. Date

c. Title

d. Date

## B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a.  **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1.  Bordering Vegetated Wetlands

2.  Other resource area(s), specifically:

a. Isolated Vegetated Wetland (IVW) and Bank. See attached (1 page).

b.  **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1.  Bordering Vegetated Wetlands

2.  Other resource area(s), specifically:

a.

c.  **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1.  Bordering Vegetated Wetlands

2.  Other resource area(s), specifically:

**Attachment to ORAD 81-1204**

**Finnell Drive (Map 36, Block 452, Lot 9 and Map 36, Block 423, Lot 4)**

**December 26, 2017**

The following wetland flags are approved and are shown on the final ORAD plan:

IVW A1 - IVW A52

BVW B1 – BVW B107

IVW C1 – IVW C80

IVW D1 – IVW D16

BVW E1 – BVW E18

BVW F1 – BVW F37 (BANK)

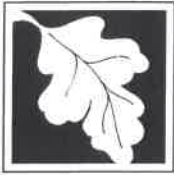
BVW G1 – BVW G55

IBA 1 – IBA 12 (BANK)

IBB 1 – IBB 12 (BANK)

Note to accompany ORAD 81-1204

This ORAD is also issued under the Weymouth Wetlands Protection Ordinance, Chapter 7, Section 301 of the Weymouth Code of Ordinances. The Weymouth Conservation Commission notes that this ORAD confirms only those wetland flags and wetland resources listed herein. This ORAD makes no determination as to the presence of wetland resource areas not listed herein (such as Vernal Pools or Isolated Land Subject to Flooding) that may be jurisdictional under the Weymouth Wetlands Protection Ordinance and/or the Massachusetts Wetlands Protection Act.



**WPA Form 4B – Order of Resource Area  
Delineation**

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

Provided by MassDEP:

81-1204

MassDEP File Number

eDEP Transaction Number

Weymouth

City/Town

**B. Order of Delineation (cont.)**

- 3.  The boundaries were determined to be inaccurate because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. Findings**

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

**D. Appeals**

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department’s review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department’s Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area  
Delineation**

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

Provided by MassDEP:

81-1204

MassDEP File Number

eDEP Transaction Number

City/Town

**E. Signatures**

Date of Issuance

12/26/2017

1. Number of Signers

5

Please indicate the number of members who will sign this form.

Thomas Tanner

Thomas E. Tanner  
Signature of Conservation Commission Member

Frank Singleton  
Signature of Conservation Commission Member

John Reilly

John Reilly  
Signature of Conservation Commission Member

Frank Singleton

Signature of Conservation Commission Member

Scott Dowd

Scott Dowd  
Signature of Conservation Commission Member

Signature of Conservation Commission Member

George Loring

George Loring  
Signature of Conservation Commission Member

**This Order is valid for three years from the date of issuance.**

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on \_\_\_\_\_ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2.  By hand delivery on \_\_\_\_\_

a. Date

3.  By certified mail, return receipt requested on \_\_\_\_\_

12/26/2017

a. Date





**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**Request for Departmental Action Fee**  
**Transmittal Form**

DEP File Number:

81-1204

Provided by DEP

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

**A. Request Information**

1. Location of Project

0 Finnell Drive

a. Street Address

Weymouth, MA 02190

b. City/Town, Zip

c. Check number

d. Fee amount

2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

4. DEP File Number:

81-1204

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



**B. Instructions**

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**Request for Departmental Action Fee**  
**Transmittal Form**

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

DEP File Number:

81-1204

Provided by DEP

---

**B. Instructions (cont.)**

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appelliant.



## ORDER OF RESOURCE AREA DELINEATION- SIMPLIFIED REVIEW

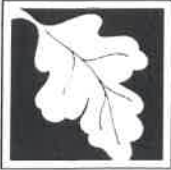
Now that the Weymouth Conservation Commission has issued an Order of Resource Area Delineation/Simplified Review for your proposed work near a wetland, you should be aware of the following before any work begins:

1. Before work can begin or a building permit issued, **this Order of Resource Area Delineation must be recorded at the Norfolk County Registry of Deeds, and proof of recording provided to the Conservation Commission.**
2. The Conservation Commission must inspect and approve the erosion controls prior to the start of work. Condition #13 of this Order requires a one-week written notice to the Commission prior to the start of work.
3. This Order of Resource Area Delineation is valid for three years from the date of issue. If additional time is needed, you must request, at least 30 days before the expiration date, an Extension to this Order.
4. When the entire project is completed, including landscaping, you must submit a *Request for a Certificate of Compliance* (see below). After the Commission issues the Certificate of Compliance, it must be recorded at the Registry of Deeds and proof of recording submitted to the Commission. Failure to obtain a Certificate of Compliance will lead to delays if the property is sold or used as collateral.

Although your Order does not specifically require this, we recommend that you post the file number at the site prior to the beginning of work (e.g., a sign of approximately 18" x 24"). This will inform interested parties that your project is being done with the approval of the Conservation Commission and the Department of Environmental Protection (DEP).

### ITEMS NECESSARY BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED

- 1) The Order of Resource Area Delineation must be recorded at the Registry of Deeds.
- 2) Receipt of a Request for Certificate of Compliance (WPA Form 8A)
- 3) Two (2) copies of "As Built Plans" (if required by the administrator)
- 4) Letter from Engineer/Surveyor stating that work complies with the Order and approved plan
- 5) Check for \$50.00 payable to the Town of Weymouth
- 6) An on-site visit with the administrator must be scheduled
- 7) The request will be placed on the next available agenda
- 8) The Certificate of Compliance must be recorded, and submitted to the Commission



**WPA Form 7 – Extension Permit for Orders of Conditions**

81-1204

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

Provided by DEP

**A. General Information**

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



1. Applicant:

Bristol Brothers Development

Name

190 Old Derby Street, Suite 311

Mailing Address

Hingham

City/Town

MA

State

02043

Zip Code

2. Property Owner (if different):

Name

Mailing Address

City/Town

State

Zip Code

**B. Authorization**

Order of Resource Area Delineation

The ~~Order of Conditions (or Extension Permit)~~ issued to the applicant or property owner listed above on:

12/26/2017

Date

Issued by:

Weymouth

Conservation Commission

for work at:

0 Finnell Drive

Street Address

Map 36

Assessor's Map/Plat Number

423-4 and 452-9

Parcel/Lot Number

recorded at the Registry of Deeds for:

N/A - extension of ORAD only (no work authorized)

County

Book

Page

Certificate (if registered land)

is hereby extended until:

12/26/2021

Date

Date the Order was last extended (if applicable)

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

This Extension Permit must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office (<https://www.mass.gov/service-details/massdep-regional-offices-by-community>).



**WPA Form 7 – Extension Permit for Orders of Conditions**

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

**B. Authorization (cont.)**

Signatures:

*Thomas E Tanner*  
Signature

Thomas Tanner  
Printed Name

Signature

John Reilly  
Printed Name

Signature

Scott Dowd  
Printed Name

Signature

George Loring  
Printed Name

Signature

Frank Singleton  
Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name





**WPA Form 7 – Extension Permit for Orders of Conditions**

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

**C. Recording Confirmation**

The applicant shall record this document in accordance with General Condition 8 of the Order of Conditions (see below), complete the form attached to this Extension Permit, have it stamped by the Registry of Deeds, and return it to the Conservation Commission.

Note: General Condition 8 of the Order of Conditions requires the applicant, prior to commencement of work, to record the final Order (or in this case, the Extension Permit for the Order of Conditions) in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, it shall be noted in the Registry's Granter Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, it shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done.

Detach this page and submit it to the Conservation Commission prior to the expiration of the Order of Conditions subject to this Extension Permit.

To:

\_\_\_\_\_  
Conservation Commission

Please be advised that the Extension Permit to the Order of Conditions for the project at:

\_\_\_\_\_  
Project Location

\_\_\_\_\_  
DEP File Number

has been recorded at the Registry of Deeds of:

\_\_\_\_\_  
County

for:

\_\_\_\_\_  
Property Owner

and has been noted in the chain of title of the affected property in accordance with General Condition 8 of the original Order of Conditions on:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Book

\_\_\_\_\_  
Page

If recorded land the instrument number which identifies this transaction is:

\_\_\_\_\_  
Instrument Number

If registered land, the document number which identifies this transaction is:

\_\_\_\_\_  
Document Number

\_\_\_\_\_  
Signature of Applicant

**SECTION VII**

**PROJECT PLANS**

# ACCESS DRIVE IMPROVEMENTS

CHARLOTTE STREET & 0 FINNELL DRIVE, WEYMOUTH, MA 02188

## DRAWING INDEX:

C-1	COVER SHEET
C-2	OVERALL LAYOUT PLAN
C-2.1	DRIVEWAY PLAN (1 OF 2)
C-2.2	DRIVEWAY PLAN (2 OF 2)
C-3	CONSTRUCTION DETAILS SHEET

## APPLICANT

BRISTOL BROS. DEVELOPMENT CORP.  
190 OLD DERBY STREET  
HINGHAM, MA 02043

## ENGINEER

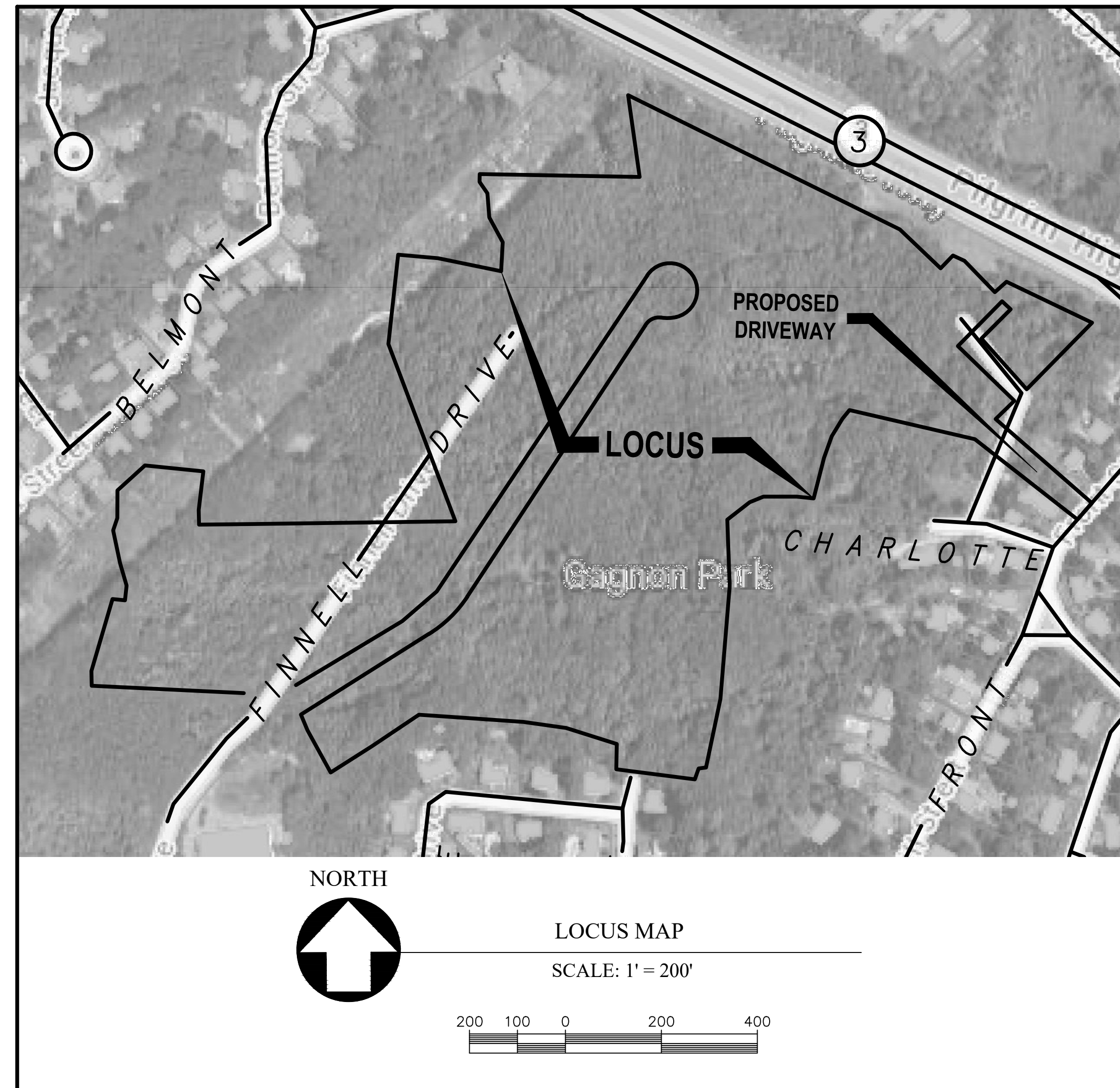
CROCKER DESIGN GROUP, LLC.  
2 SHARP STREET, UNIT B  
HINGHAM, MA 02043  
781-820-0416

## SURVEYOR

MCKENZIE ENGINEERING GROUP, INC.  
150 LONGWATER DRIVE  
NORWELL, MA 02061  
781-792-3900

## WETLAND SCIENTIST

SOUTH RIVER ENVIRONMENTAL  
61 MEETINGHOUSE LANE  
MARSHFIELD, MA 02050  
978-697-0854



## RECORD OWNERS

0 FINNELL DRIVE	PARCEL: 32-423-4 (34.64 AC)	BRISTOL BROS DEVELOPMENT CORP
0 FINNELL DRIVE	PARCEL: 36-452-9 (9.67 AC)	BRISTOL BROS DEVELOPMENT CORP
775 FRONT STREET (REAR)	PARCEL: 32-421-1 (1.16 AC)	BRISTOL BROS DEVELOPMENT CORP
CHARLOTTE STREET	PRIVATE WAY	

Date	Description	No.
Revisions		

GABRIEL R. CROCKER  
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

2 SHARP STREET, UNIT B  
 HINGHAM, MA 02043  
 P: 781-919-0808

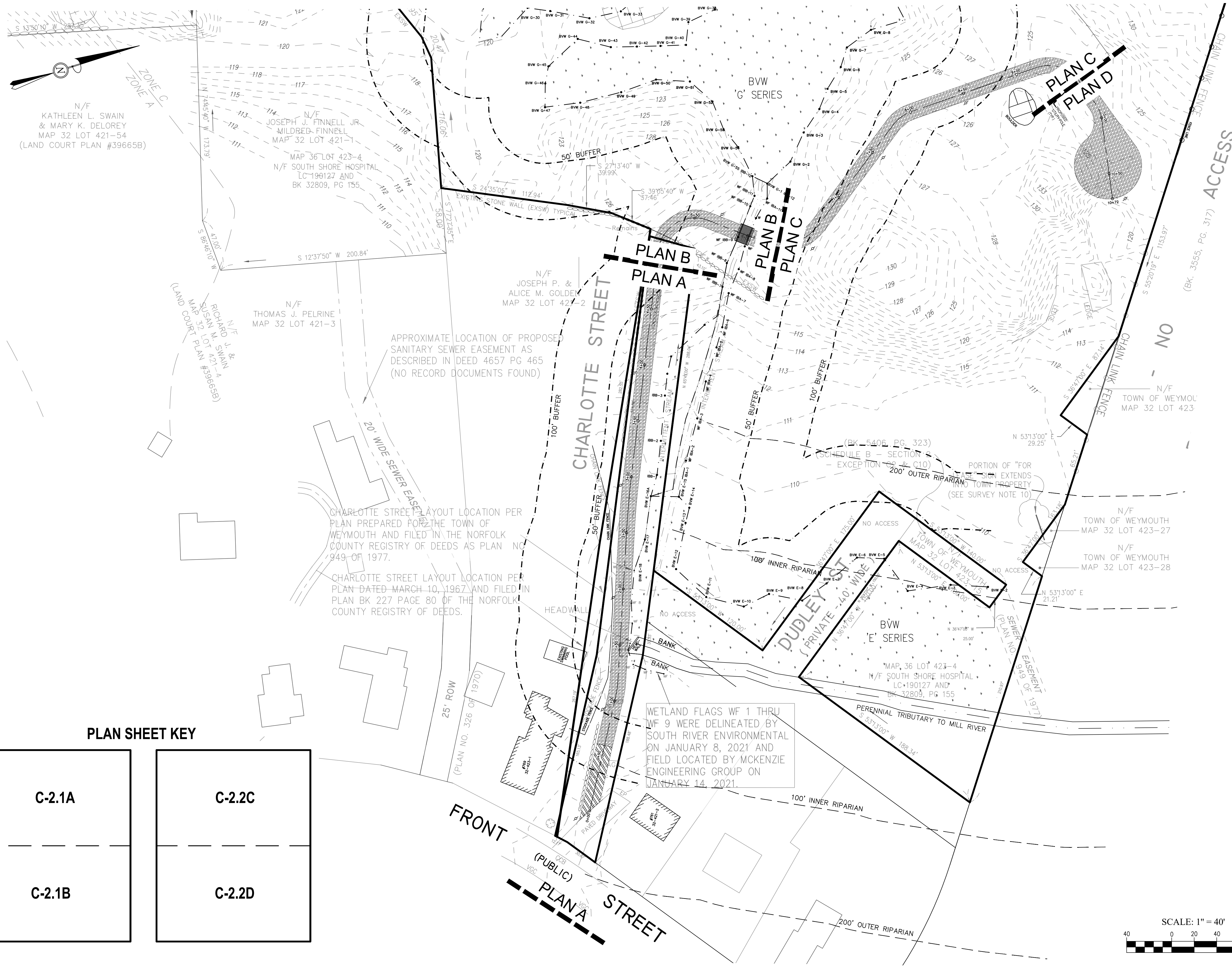
Project  
**ACCESS DRIVE IMPROVEMENTS**  
 0 FINNELL DRIVE  
 WEYMOUTH, MA 02188

Prepared for  
**BRISTOL BROS. DEVELOPMENT CORP.**  
 190 OLD DERBY STREET, SUITE 311  
 HINGHAM, MA 02043

Drawing Title  
**COVER SHEET**

Project No.	100-023	Drawing No.	<b>C-1</b>
Date	3/30/21		
Scale	SEE PLAN		
Drawn By	CRM		
Approved By	GRC		





N/F  
KATHLEEN L. SWAIN  
& MARY K. DELOREY  
MAP 32 LOT 421-54  
(LAND COURT PLAN #39665B)

N/F  
JOSEPH J. FINNELL JR.  
MILDRED FINNELL  
MAP 32 LOT 421-1  
MAP 36 LOT 423-4  
N/F SOUTH SHORE HOSPITAL  
LC-190127 AND  
BK 32809, PG 155.

N/F  
THOMAS J. PELRINE  
MAP 32 LOT 421-3

N/F  
JOSEPH P. &  
ALICE M. GOLDEN  
MAP 32 LOT 421-2

N/F  
TOWN OF WEYMOUTH  
MAP 32 LOT 423-27

N/F  
TOWN OF WEYMOUTH  
MAP 32 LOT 423-28

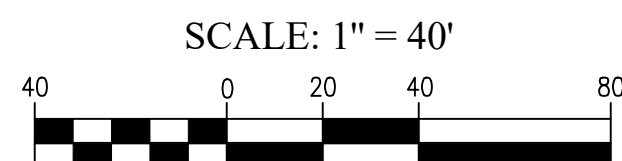
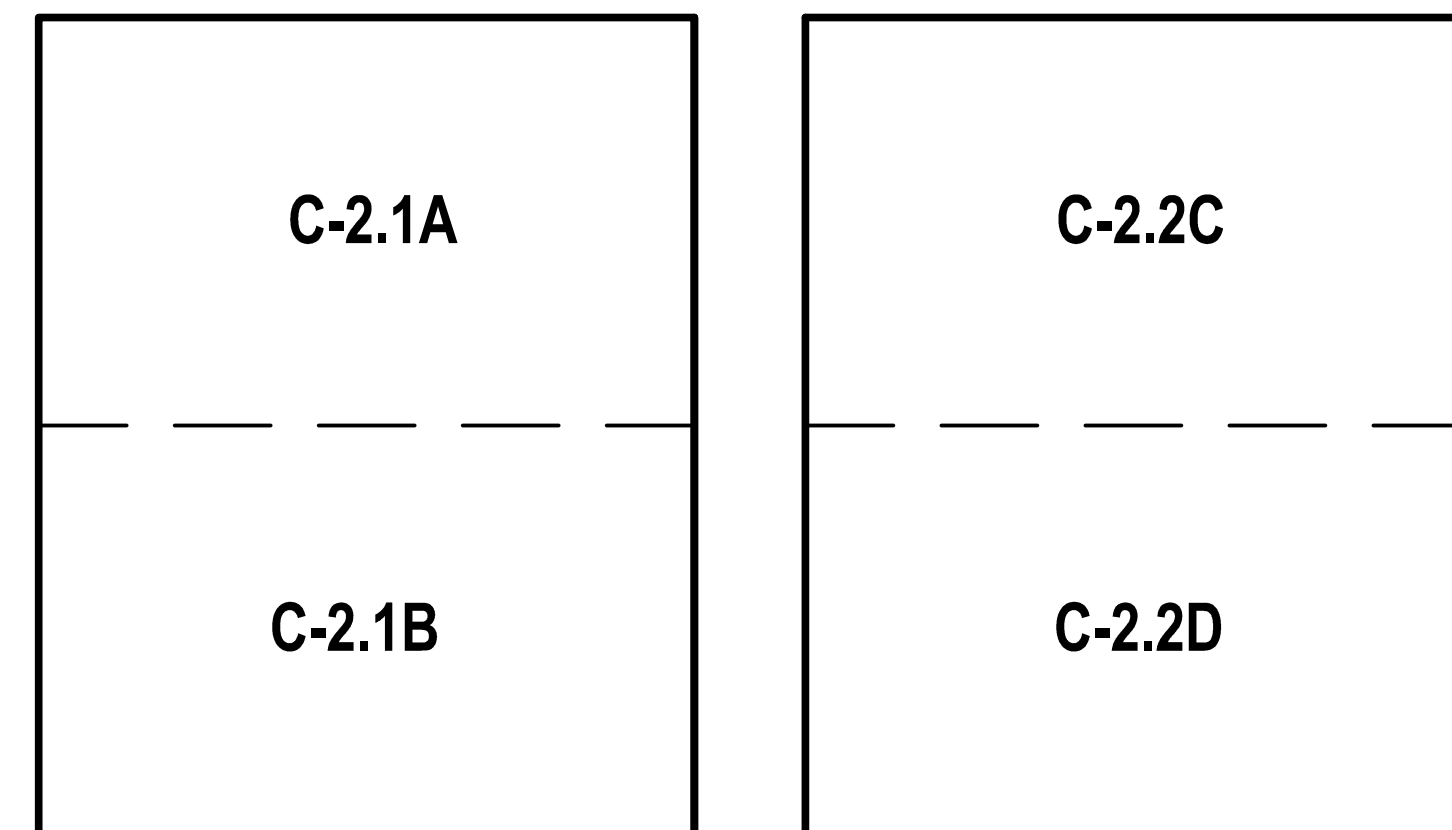
N/F  
MAP 36 LOT 423-4  
N/F SOUTH SHORE HOSPITAL  
LC-190127 AND  
BK 32809, PG 155

WETLAND FLAGS WF 1 THRU  
WF 9 WERE DELINEATED BY  
SOUTH RIVER ENVIRONMENTAL  
ON JANUARY 8, 2021 AND  
FIELD LOCATED BY MCKENZIE  
ENGINEERING GROUP ON  
JANUARY 14, 2021.

- ENVIRONMENTAL NOTES:**
1. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
  2. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP JANUARY 13, 2021 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
  3. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2017 "CERTIFIED VERNAL POOLS."
  4. SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
  5. WETLAND RESOURCE AREAS ON THE PROPERTY WERE DELINEATED BY JOHN ZIMMER OF SOUTH RIVER ENVIRONMENTAL (SRE) IN APRIL & MAY OF 2017 AND JANUARY 8, 2021

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON MAP No. 25021C0229E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

**PLAN SHEET KEY**



Date	Description	No.
Revisions		

GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**  
2 SHARP STREET, UNIT B  
HINGHAM, MA 02043  
P: 781-919-0808

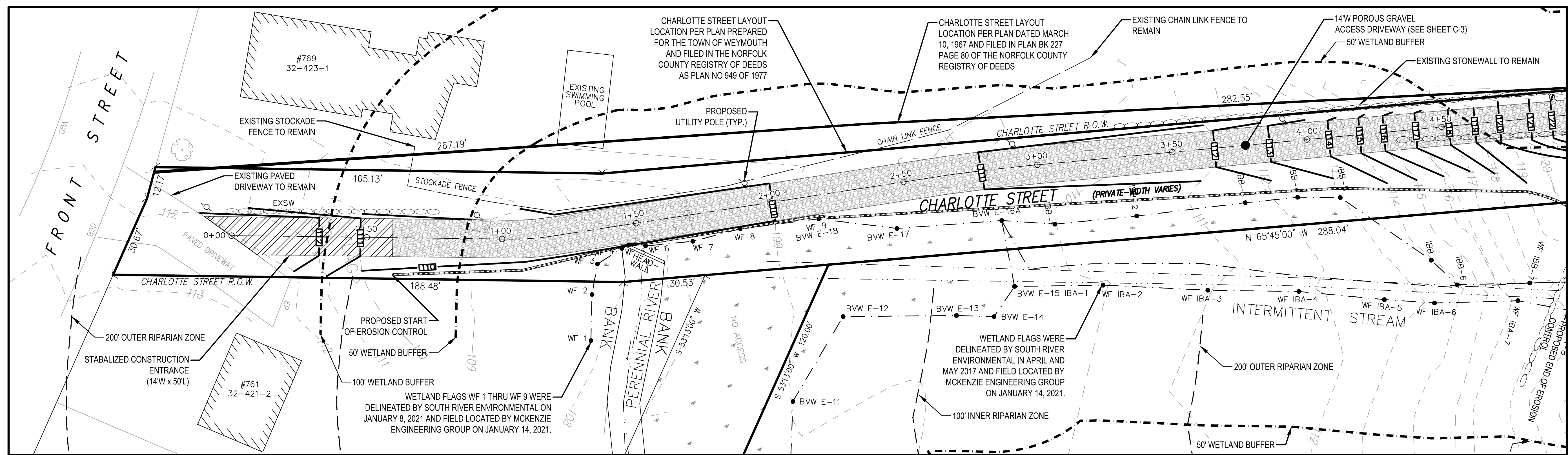
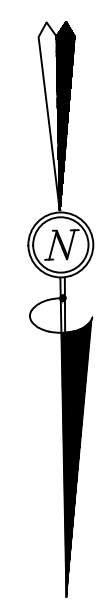
Project  
**ACCESS DRIVE IMPROVEMENTS**  
0 FINNELL DRIVE  
WEYMOUTH, MA 02188

Prepared for  
**BRISTOL BROS. DEVELOPMENT CORP.**  
190 OLD DERBY STREET, SUITE 311  
HINGHAM, MA 02043

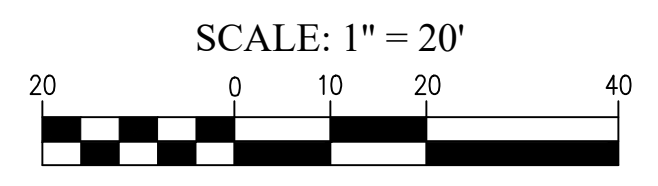
Drawing Title  
**LAYOUT PLAN**

Project No.	100423	Drawing No.	<b>C-2</b>
Date	3/30/21		
Scale	SEE PLAN		
Drawn By	CRM		
Approved By	GRC		

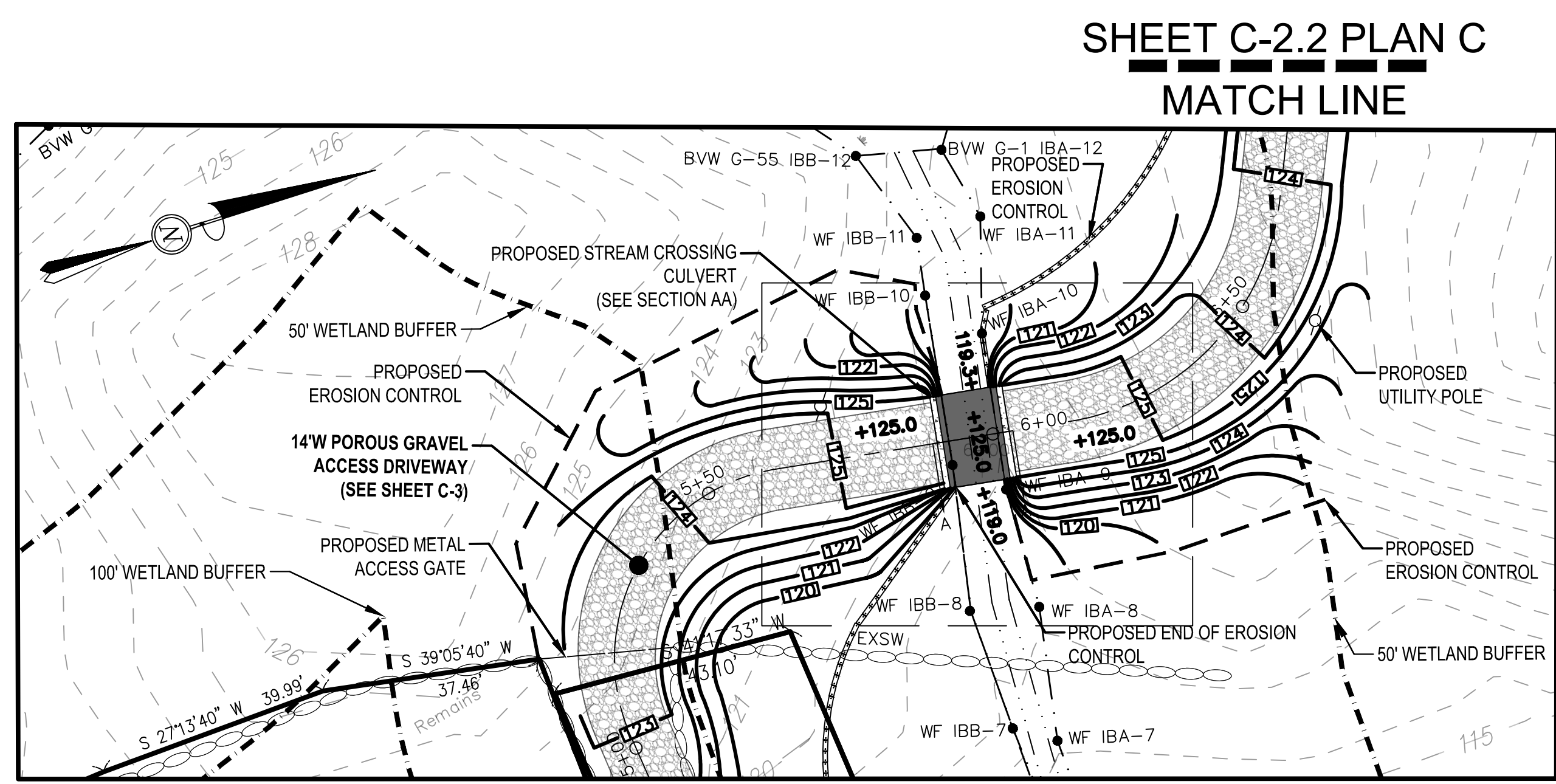




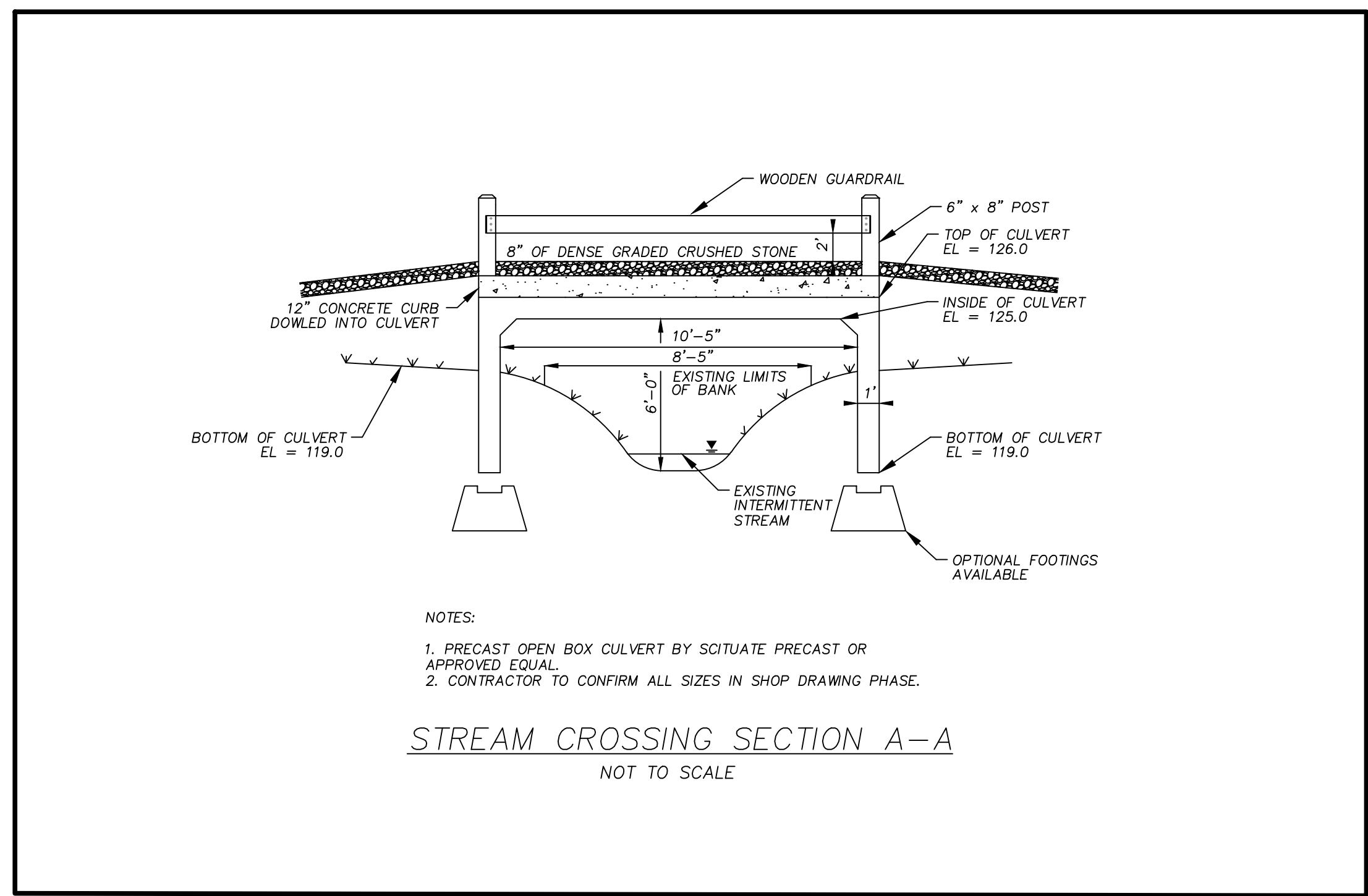
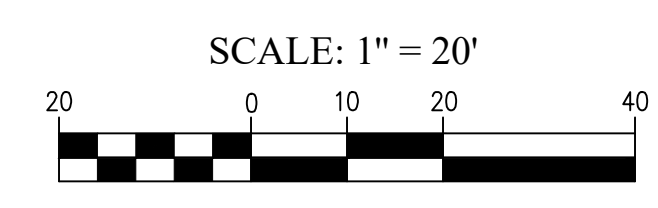
**DRIVEWAY PLAN A**  
STATION 00+00 TO 04+96



MATCH LINE  
PLAN B



MATCH LINE  
PLAN A  
**DRIVEWAY PLAN B**  
STATION 04+96 TO 06+81



Date	Description	No.
Revisions		

**GABRIEL R. CROCKER**  
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**  
 2 SHARP STREET, UNIT B  
 HINGHAM, MA 02043  
 P: 781-919-0808

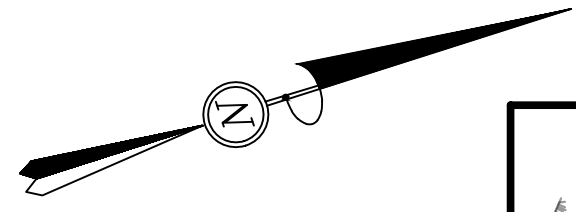
**ACCESS DRIVE IMPROVEMENTS**  
 0 FINNELL DRIVE  
 WEYMOUTH, MA 02188

Prepared for  
**BRISTOL BROS. DEVELOPMENT CORP.**  
 190 OLD DERBY STREET, SUITE 311  
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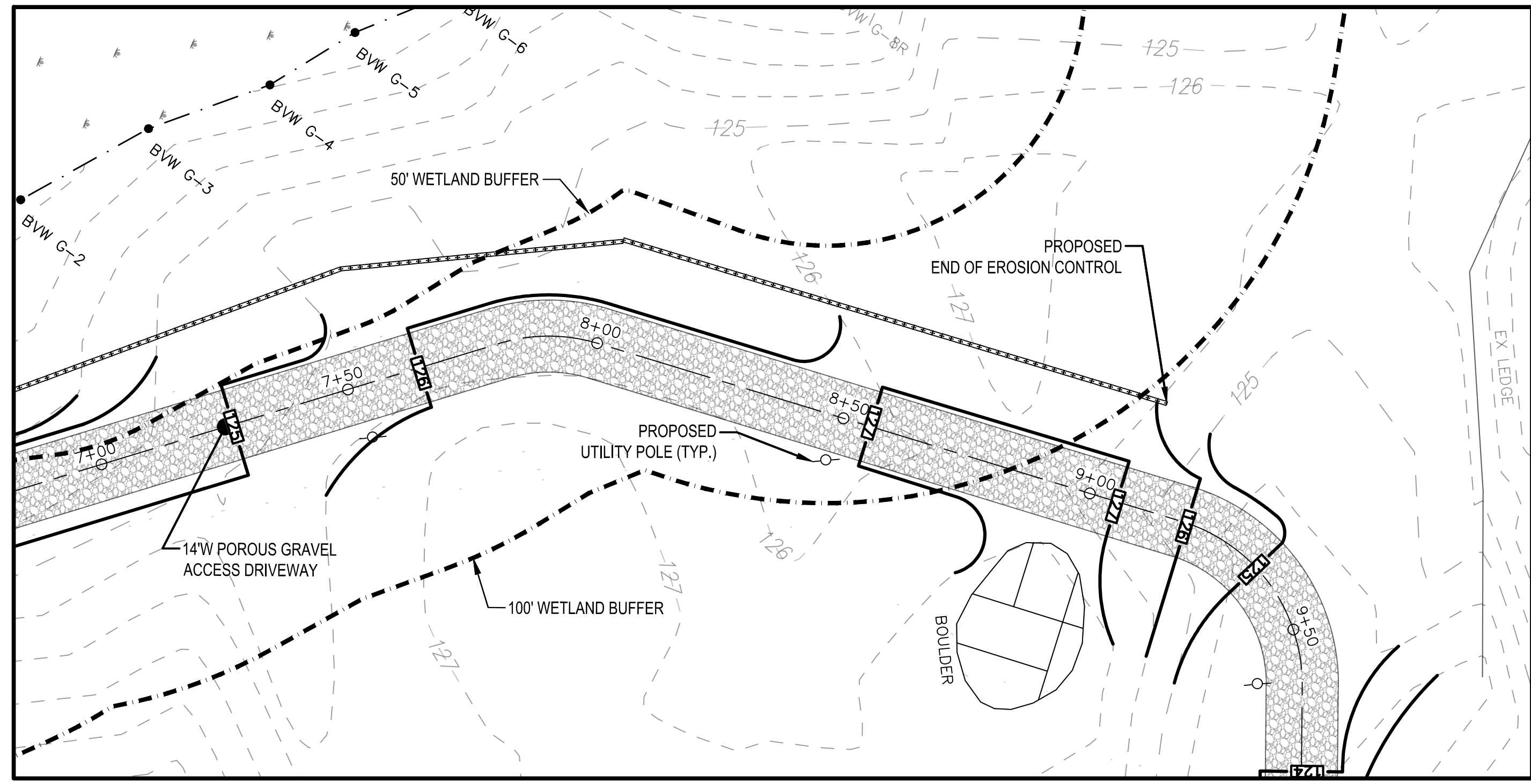
**DRIVEWAY PLAN**

Project No.	100-023	Drawing No.	<b>C-2.1</b>
Date	3/30/21		
Scale	SEE PLAN		
Drawn By	CRM		
Approved By	GRC		

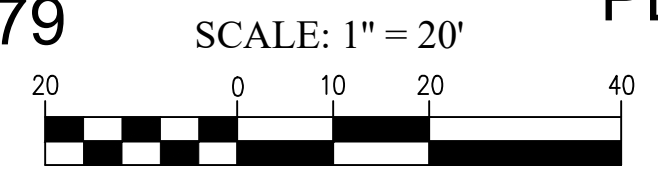




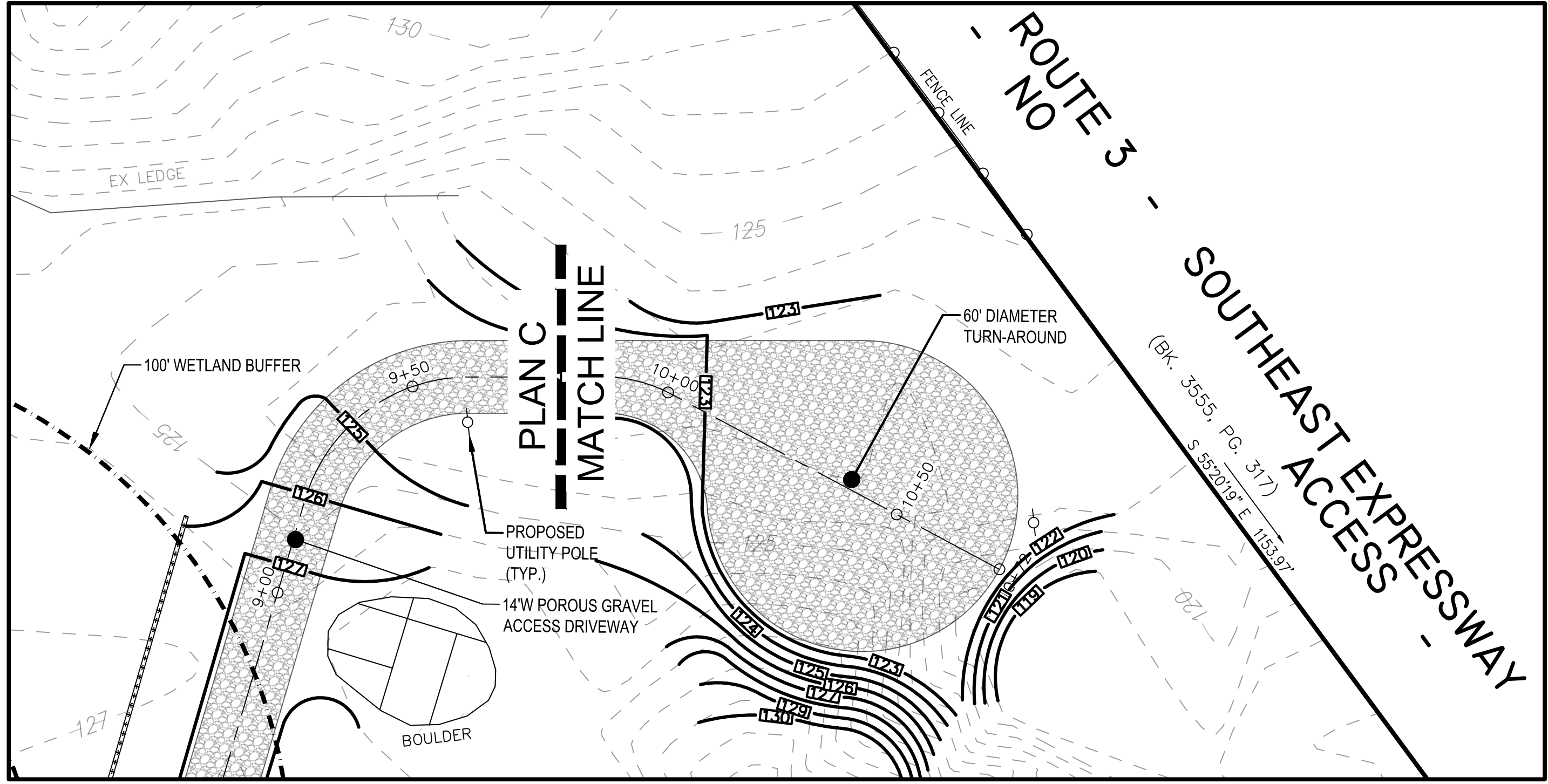
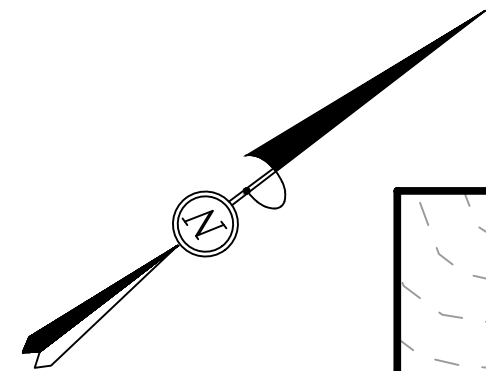
SHEET 2.1 PLAN B  
MATCH LINE



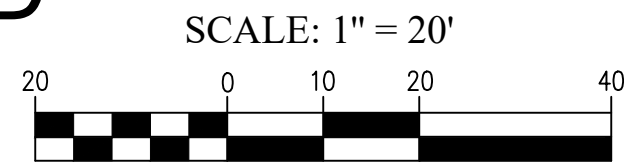
**ACCESS DRIVEWAY PLAN C**  
STATION 06+81 TO 09+79



MATCH LINE  
PLAN D



**ACCESS DRIVEWAY PLAN D**  
STATION 09+79 TO 10+72



Date	Description	No.
Revisions		

  
**GABRIEL R. CROCKER**  
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**  
 2 SHARP STREET, UNIT B  
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 P: 781-919-0808

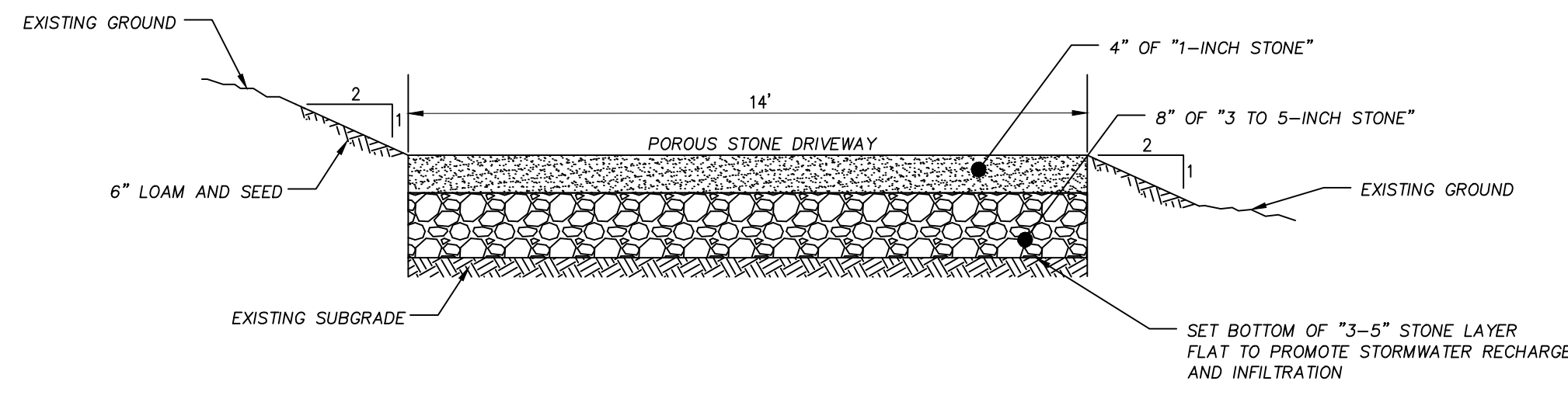
Project  
**ACCESS DRIVE IMPROVEMENTS**  
 0 FINNELL DRIVE  
 WEYMOUTH, MA 02188

Prepared for  
**BRISTOL BROS. DEVELOPMENT CORP.**  
 190 OLD DERBY STREET, SUITE 311  
 HINGHAM, MA 02043

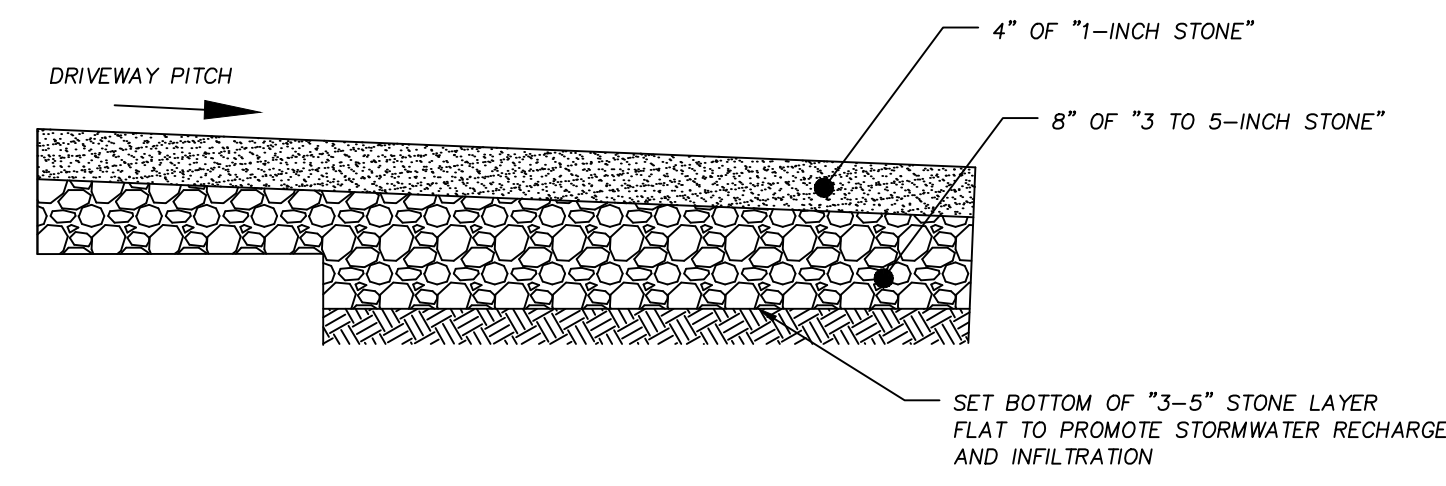
Drawing Title  
**DRIVEWAY PLAN**

Project No.	100-023	Drawing No.	<b>C-2.2</b>
Date	3/30/21		
Scale	SEE PLAN		
Drawn By	CRM		
Approved By	GRC		

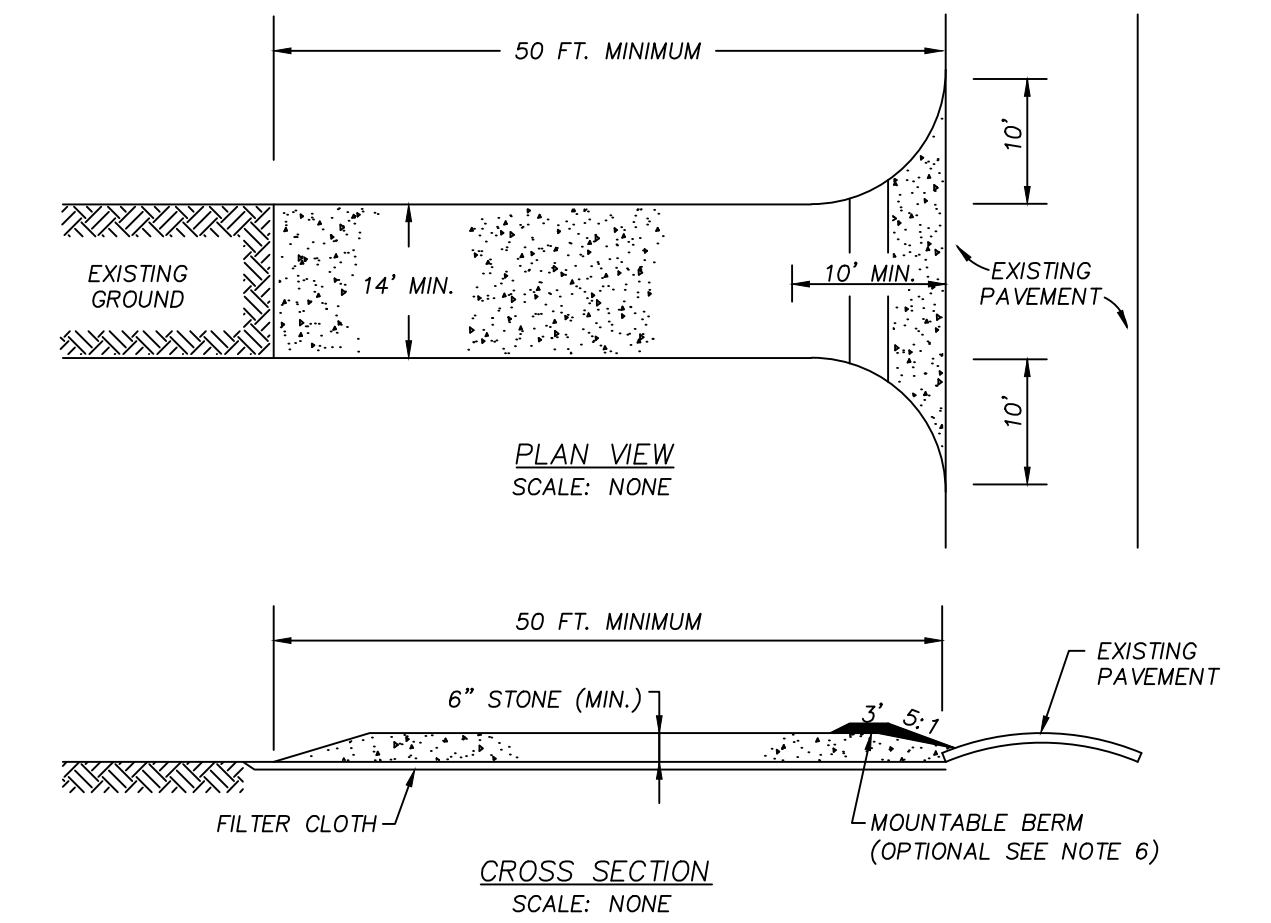




**POROUS STONE DRIVEWAY CROSS SECTION**  
NOT TO SCALE

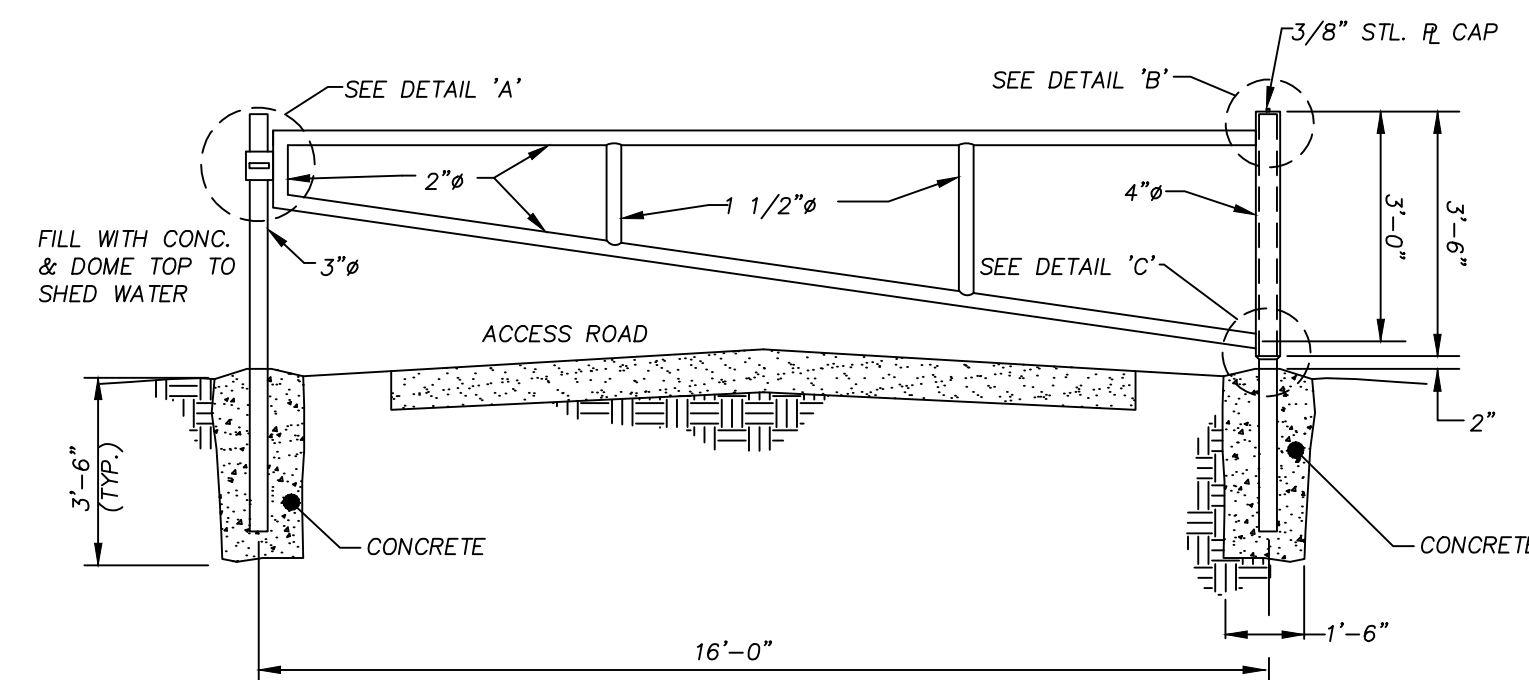


**POROUS STONE DRIVEWAY CENTERLINE SECTION A-A**  
NOT TO SCALE

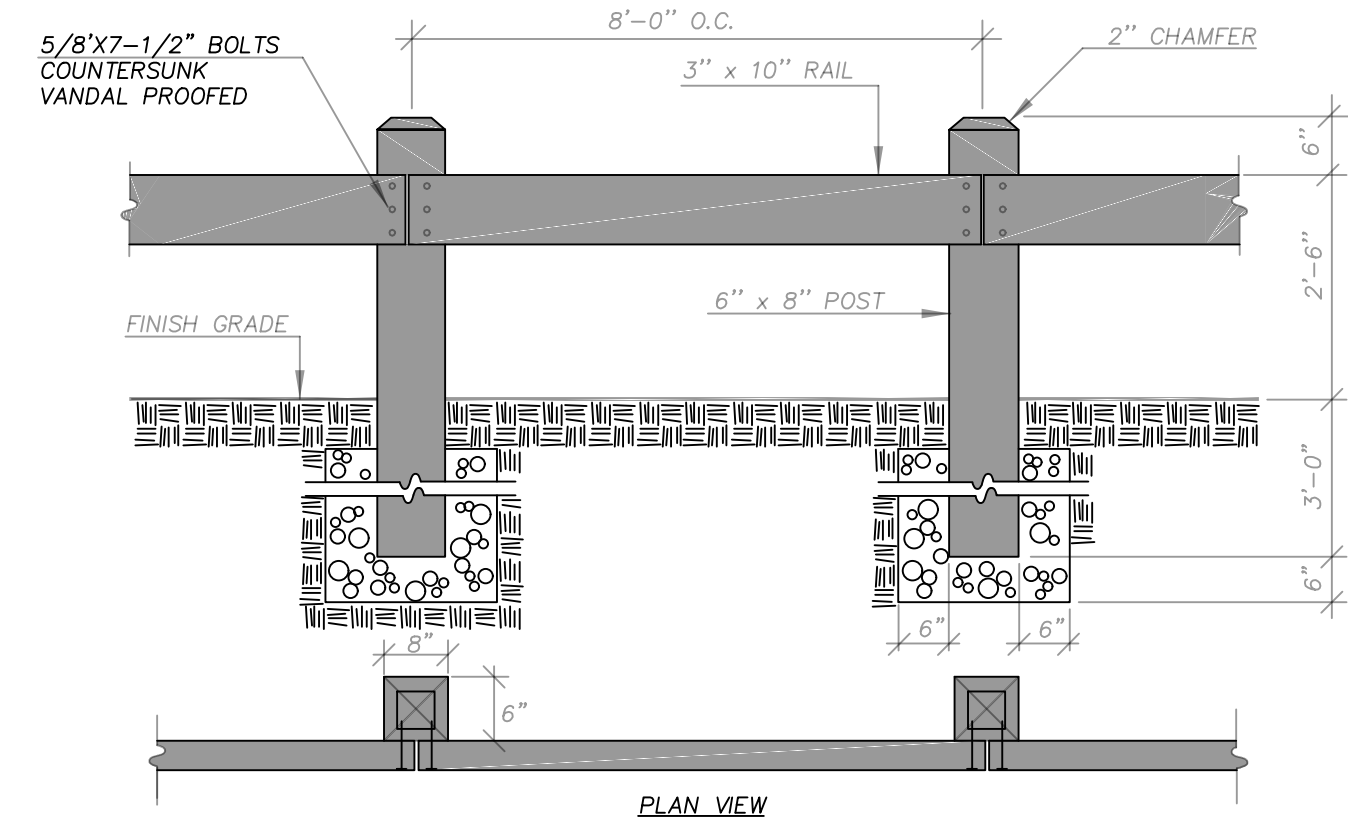


- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE—USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH—RECOMMEND GREATER THAN OR EQUAL TO 50 FEET WHERE SOILS ARE SANDS AND GRAVELS AND 100 FEET IN SILTS AND CLAYS.
  - THICKNESS—NOT LESS THAN SIX (6) INCHES.
  - WIDTH—FIFTEEN (15) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
  - FILTER CLOTH—SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER—ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE INSTALLED.
  - MAINTENANCE—THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

**CONSTRUCTION ENTRANCE**  
NOT TO SCALE

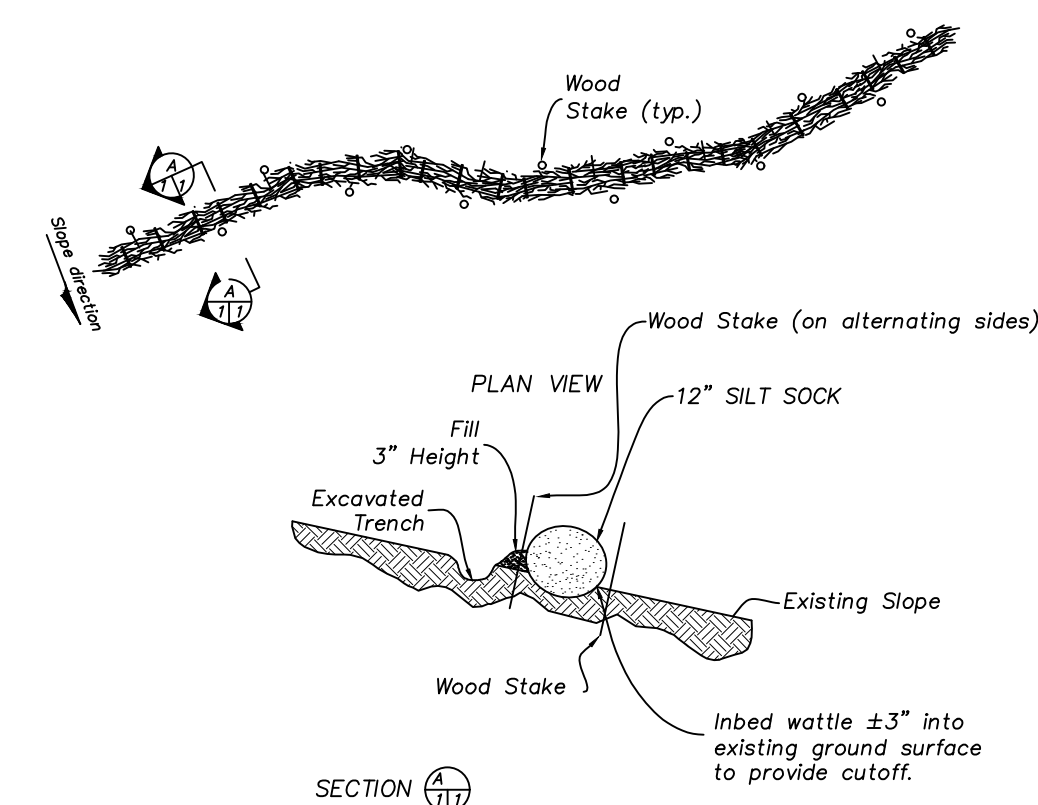


- NOTES:**
- ALL METAL USED IN THE MANUFACTURE OF THE ACCESS ROAD GATE TO BE HOT DIP GALVANIZED. ALL WELDS & PIPE TO BE PAINTED & TOUCHED UP IN ACCORDANCE WITH STANDARD SPECIFICATION SECTION 05500 AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - ALL JOINTS TO BE WELDED ALL AROUND WITH 3/16" WELDS.
  - ALL PIPE TO BE SCHEDULE 40 STEEL. DIAMETERS SHOWN ARE NOMINAL PIPE SIZE.
  - FURNISH FORK LATCH
  - CONTRACTOR SHALL PROVIDE AN ADDITIONAL 3" POST w/ 3/8" ROD. LOCATE TO HOLD GATE IN AN OPEN POSITION 90° FROM THAT SHOWN BELOW.

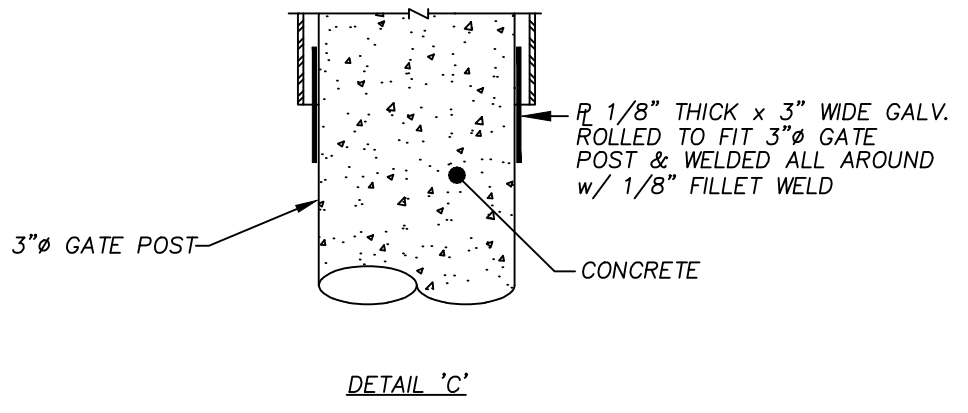
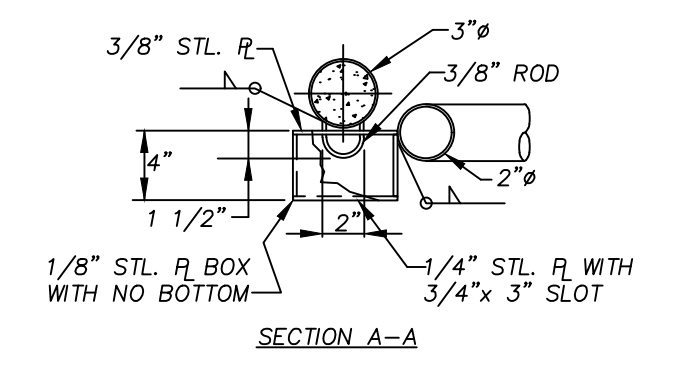
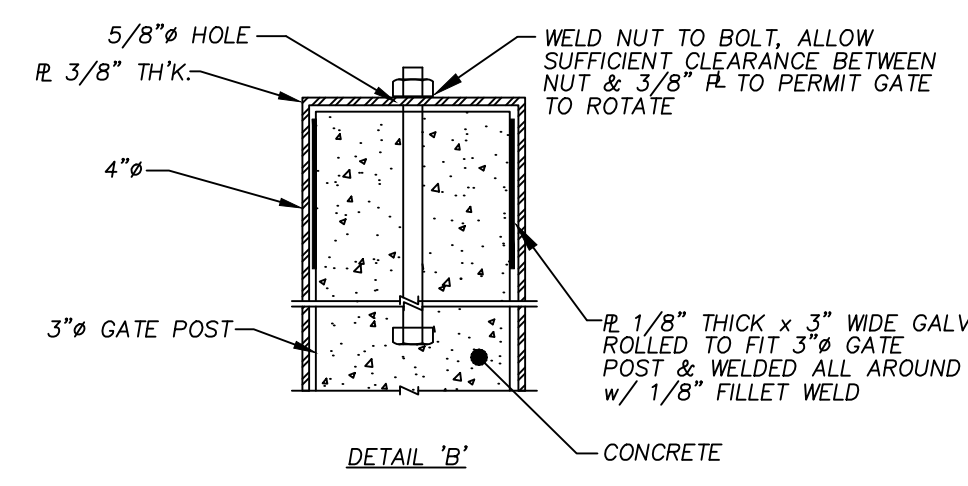
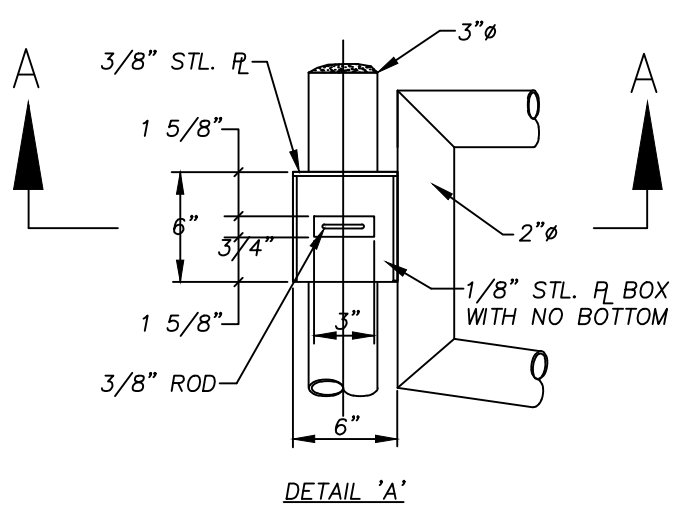


- NOTES:**
- ALL WOOD TO BE PRESSURE TREATED, SELECT PINE GRADE 'B' OR BETTER
  - ALL HARDWARE TO BE GALVANIZED
  - SET POSTS 3" - 6" DEEP IN WELL-TAMPED GRAVEL BACKFILL
  - CONTRACTOR MAY OPT TO DRIVE POSTS

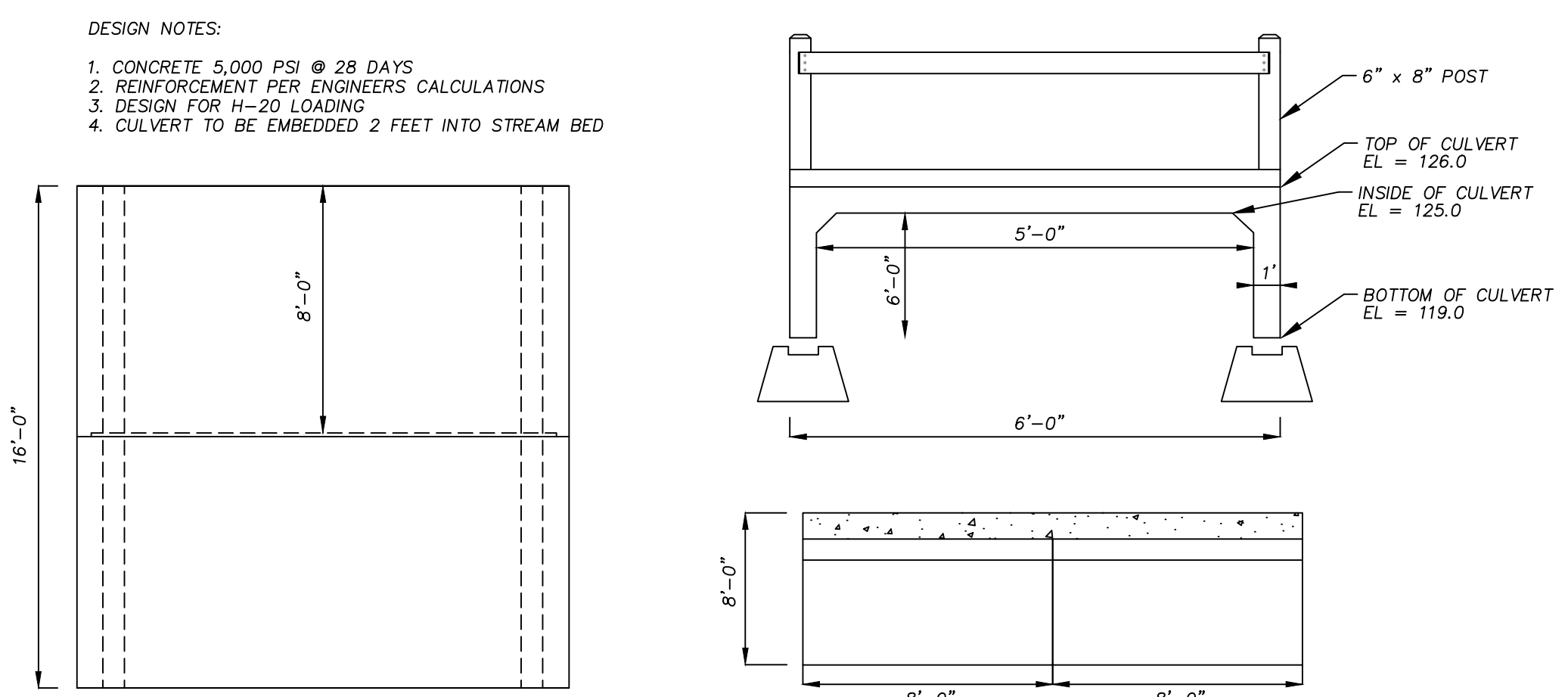
**WOODEN GUARD RAIL**  
NOT TO SCALE



**12" COMPOST SILT SOCK DETAIL**  
NOT TO SCALE



**ACCESS GATE DETAIL**  
NOT TO SCALE



- NOTES:**
- PRECAST OPEN BOX CULVERT BY SCITUATE PRECAST OR APPROVED EQUAL
  - CONTRACTOR TO CONFIRM ALL SIZES IN SHOP DRAWING PHASE.

**PRECAST OPEN BOTTOM BOX CULVERT (SCITUATE PRECAST)**  
NOT TO SCALE

Date	Description	No.
Revisions		

**GABRIEL R. CROCKER**  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**  
2 SHARP STREET, UNIT B  
HINGHAM, MA 02043  
P: 781-919-0808

**ACCESS DRIVE IMPROVEMENTS**  
0 FINNELL DRIVE  
WEYMOUTH, MA 02188

**BRISTOL BROS. DEVELOPMENT CORP.**  
190 OLD DERBY STREET, SUITE 311  
HINGHAM, MA 02043

**CONSTRUCTION DETAILS**

Project No.	100-023	Drawing No.	<b>C-3</b>
Date	3/30/21		
Scale	SEE PLAN		
Drawn By	CRM		
Approved By	GRC		