

May 23, 2023

Conservation Commission
Town Hall
75 Middle Street
Weymouth, MA 02189

RE: Request for Determination of Applicability – 363 Neck Street
Applicant – Patricia A. Sullivan – Assessor’s Lot 5-13-21&50

Dear Commission Members:

On behalf of the applicant, we hereby submit this Request for Determination of Applicability for the construction of a pool, patio, and driveway improvements at the above referenced property. Enclosed please find the following:

1. 4 copies of the WPA Form 1 – RDA
2. 4 copies of the Site Plan dated May 15, 2023
3. 4 copies of the Site Access Form
4. Check for \$75.00 (Town By-Law Fee) payable to the Town of Weymouth
5. Copy of Certified Abutters List

Please notify us of the meeting date and time at your earliest convenience so we can notify abutters.

If you have any questions please do not hesitate to call.

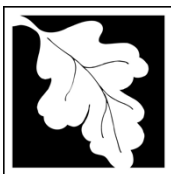
GRADY CONSULTING, L.L.C.



Paul Seaberg
Project Manager

Cc: Patricia A. Sullivan
363 Neck Street
Weymouth, MA 02191

Department of Environmental Protection
Southeast Regional Office
20 Riverside Drive
Lakeville, MA 02347



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Weymouth
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

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:

Patricia Sullivan
First Name Last Name

363 Neck Street
Address

Weymouth MA 02191
City/Town State Zip Code

781-964-2674 psul12@comcast.net
Phone Number Email Address

2. Property Owner (if different from Applicant):

(same)
First Name Last Name

Address

City/Town State Zip Code

Phone Number Email Address (if known)

3. Representative (if any)

Paul Seaberg
First Name Last Name

Grady Consulting LLC
Company Name

71 Evergreen Street, Suite 1
Address

Kingston MA 02364
City/Town State Zip Code

781-585-2300 paul@gradyconsulting.com
Phone Number Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

363 Neck Street Weymouth
Street Address City/Town

42.24997 70.938167
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX) Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

5 13-21&50
Assessors' Map Number Assessors' Lot/Parcel Number

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)

b. Area Description (use additional paper, if necessary):

Existing Single Family Home

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Site Plan 5/15/23
Title Date

Title Date



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Municipality

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Proposed pool with patio apron, retaining wall and driveway improvements

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).
-

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)
-



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C. Determinations

1. I request the Weymouth Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Town of Weymouth
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Patricia A. Sullivan
Signature of Applicant

5/19/23
Date

[Signature]
Signature of Representative (if any)

5/23/23
Date

SITE ACCESS AUTHORIZATION

DATE: 5/23/23

PROJECT: Proposed pool, patio, fence, and driveway improvements

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

FROM: Patricia A. Sullivan

LOCATION: 363 Neck Street
(Hereafter referred to as the property)

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

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

PROPERTY OWNER: Patricia A. Sullivan DATE: 5/23/23

Town of Weymouth



ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 5/16/23

1) Subject Identification (Address and Parcel #) 363 NECK ST 5-13-21

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

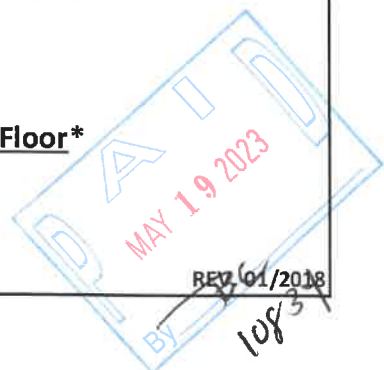
3) Contact Person Paul Seaberg Grady Consulting LLC
71 Evergreen St, Kingston MA 02364

4) Telephone Number 781-585-2300 Paul@gradyconsulting.com

NOTE:

- Abutters List fee is \$15.00; checks are payable to Town of Weymouth . Lists are requested in the Collector's Office, 1st Floor*
- You will be notified when list is ready (usually within a week)
- Completed requests must be picked up in the Conservation Office, 3rd Floor*

*75 Middle Street (Mon-Fri 8:30-4:30)



5/22/2023

| PARCEL # | LOCATION | OWNER NAME/ADDRESS | CERTIFIED | |
|--|---------------|--|-------------------------------------|--------------------------|
| | | | YES | NO |
| MAP: 5 BLOCK: 13 LOT: 2 EXT: 0 | 345 NECK ST | GREFE BRYCE & GRIFFIN KAREN JT 357 NECK ST N WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 5 BLOCK: 13 LOT: 22 EXT: 0 | 357 NECK ST | GREFE BRYCE & GRIFFIN KAREN TBE 357 NECK ST WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 5 BLOCK: 12 LOT: 48 EXT: 0 | 358 NECK ST | BERARDINELLI THOMAS A & HARLOW CHRISTINE V TRUSTEES 358 NECK ST WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 5 BLOCK: 13 LOT: 21 EXT: 0 | 363 NECK ST | SULLIVAN PATRICIA A 363 NECK ST WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 5 BLOCK: 12 LOT: 47 EXT: 0 | 364 NECK ST | JOYCE JOAN M 364 NECK ST WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 5 BLOCK: 12 LOT: 46 EXT: 0 | 370 NECK ST | WENCEK STEPHEN I & SUSAN E WENCEK BRANDON & DURSO ELYSE 370 NECK ST WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 5 BLOCK: 13 LOT: 49 EXT: 0 | 371-R NECK ST | SULLIVAN KATHLEEN M 371 NECK ST N WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 5 BLOCK: 13 LOT: 20 EXT: 0 | 371 NECK ST | SULLIVAN KATHLEEN 371 NECK ST N WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 5 BLOCK: 13 LOT: 19 EXT: 0 | 377 NECK ST | OLEARY ROBERT H & BARBARA J TBE 377 NECK ST N WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MAP: 5 BLOCK: 12 LOT: 45 EXT: 0 | 378 NECK ST | JENNINGS STEPHEN & KATIE TBE P O BOX 1862 EAGLE, CO, 81631 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

5/22/2023

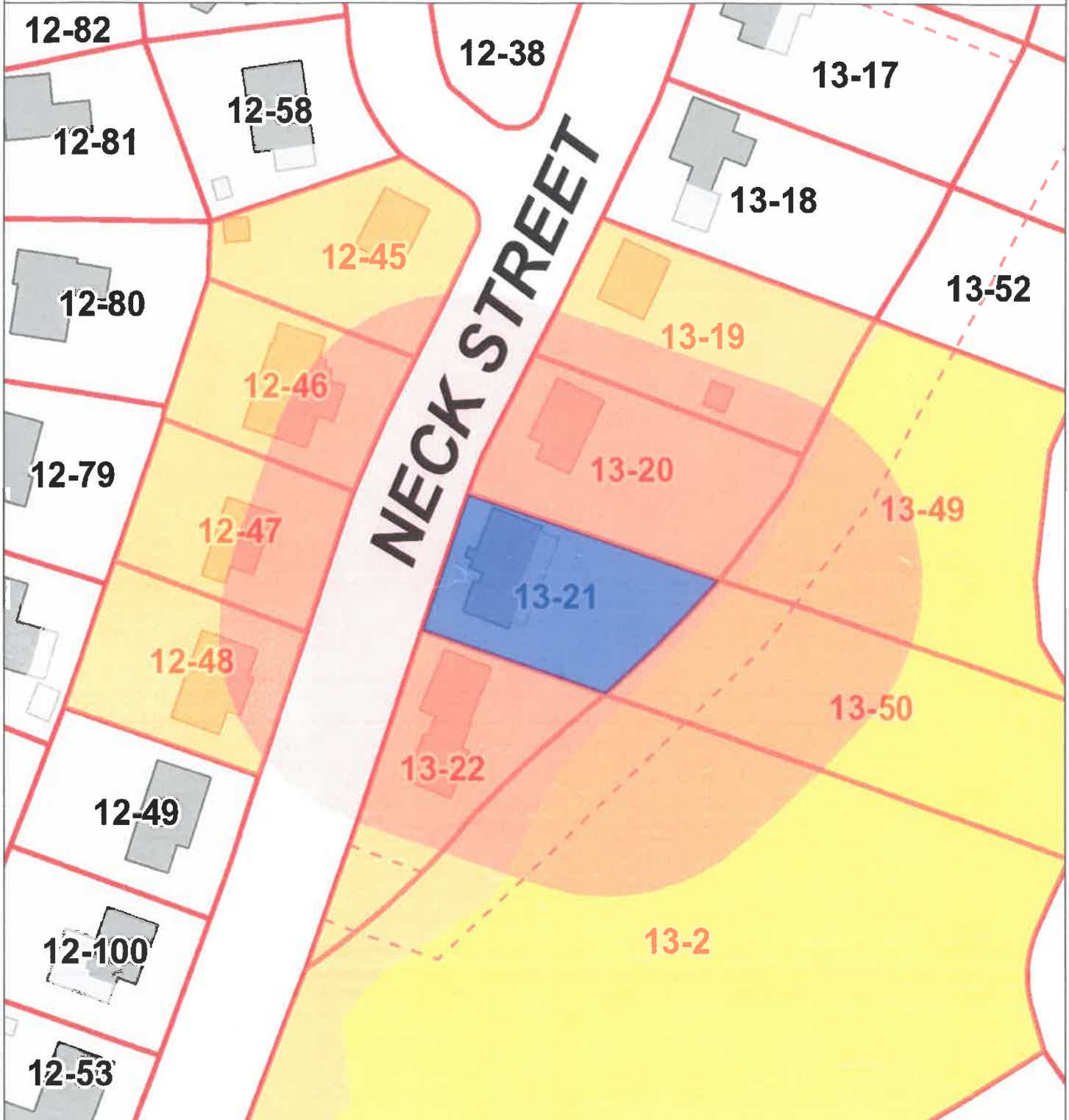
| PARCEL # | LOCATION | OWNER NAME/ADDRESS | CERTIFIED | |
|--|----------------|---|-------------------------------------|--------------------------|
| | | | <u>YES</u> | <u>NO</u> |
| MAP: 5 BLOCK: 13 LOT: 50 EXT: 0 | 0 NECK ST REAR | SULLIVAN PATRICIA A 363 NECK ST WEYMOUTH, MA, 02191 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Prepared by:

Reviewed by:

 5/22/23



- Easements
 - 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" = 70 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.



GRADY CONSULTING, L.L.C.

◆ Registered Professional Civil Engineers ◆

