

REQUEST FOR DETERMINATION OF APPLICABILITY

Senior Living Facility 1427 – 1449 Main Street Weymouth, Massachusetts



SUBMITTED TO:
Weymouth Conservation Commission
75 Middle Street
Weymouth, MA 02189

PREPARED FOR:
Atlantic Development
62 Derby Street
Hingham, MA 02043

PREPARED BY:
Lucas Environmental, LLC
500A Washington Street
Quincy, Massachusetts 02169

IN ASSOCIATION WITH:
Bohler Engineering
352 Turnpike Road
Southborough, MA 01772

REPORT DATE: January 5, 2021





500A Washington Street, Quincy, MA 02169

January 5, 2021

Weymouth Conservation Commission
75 Middle Street
Weymouth, MA 02189

Re: Request for Determination of Applicability
Senior Living Facility
1427 – 1449 Main Street
Weymouth, Massachusetts

Members of the Weymouth Conservation Commission:

On behalf of Atlantic Development, and in association with Bohler Engineering, Inc. (Bohler), Lucas Environmental, LLC (LE) is pleased to submit this Request for Determination of Applicability (RDA) to the Weymouth Conservation Commission for the proposed Senior Living Facility located at 1427-1449 Main Street in Weymouth, Massachusetts. The project will include the demolition of existing structures, and construction of a new senior living facility. New parking areas will also be constructed along with access, landscaping, lighting, utilities, and stormwater improvements. Portions of proposed work are located within the locally regulated 100-Foot Buffer Zone to an Isolated Vegetated Wetland (IVW). There are no activities within state regulated wetland resource areas or buffer zones.

This RDA is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the Town of Weymouth Wetlands Protection Ordinance (Chapter 7, Section 301).

Enclosed please find one (1) original and six (6) copies of the NOI, Stormwater Report, and Site Plans. The RDA application package includes the WPA Form 1, project narrative, figures, photographic documentation, abutter notification, and filing fees. The Site Plans and Stormwater Report are provided separately. A link to an electronic copy of the pdf file of the RDA application and supporting documentation will be provided concurrently with this submittal. We respectfully request that you place this matter on your agenda for the January 26, 2021 Public Hearing.

If you have any questions, please do not hesitate to contact me at 617.405.4140 or cml@lucasenvironmental.net. Thank you for your consideration in this matter.

Sincerely,
LUCAS ENVIRONMENTAL, LLC

Christopher M. Lucas, PWS, CWS, RPSS
Environmental Consultant/Soil Scientist

cc: Atlantic Development; Bohler Engineering, Inc.; MassDEP – SERO
Ryder Development Corporation; 1449 Main Street Realty Trust



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SECTION I – FORMS



WPA Form 1- Request for Determination of Applicability

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

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:

<u>Atlantic Development, Attn: Donald MacKinnon</u>		<u>djm@atlanticdevelopment.com</u>	
Name		E-Mail Address	
<u>62 Derby Street</u>			
Mailing Address			
<u>Hingham</u>		<u>MA</u>	<u>02043</u>
City/Town		State	Zip Code
<u>781.741.5005</u>		_____	
Phone Number		Fax Number (if applicable)	

2. Representative (if any):

<u>Lucas Environmental, LLC</u>		_____	
Firm		_____	
<u>Christopher M. Lucas</u>		<u>cml@lucasenvironmental.net</u>	
Contact Name		E-Mail Address	
<u>500A Washington Street</u>			
Mailing Address			
<u>Quincy</u>		<u>MA</u>	<u>02169</u>
City/Town		State	Zip Code
<u>617.405.4140</u>		<u>617.405.4465</u>	
Phone Number		Fax Number (if applicable)	

B. Determinations

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

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below 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 below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Weymouth
Name of Municipality

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



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

1427 - 1449 Main Street
Street Address

Weymouth
City/Town

Map 57
Assessors Map/Plat Number

Block 624, Lots 12, 13, 29, 30, 31 & 32
Parcel/Lot Number

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

The project site consists of approximately 2.76 acres of land across several parcels of land as noted above. The lots include the Pine Meadow Mini Golf, three townhouse style residential buildings, the Early Childhood Preschool & Learning Center, and Thomas P. Cleary Electric, Inc.

c. Plan and/or Map Reference(s):

Proposed Site Plan prepared by Bohler Engineering, Inc.
Title

12/17/2020, revised
01/04/2021
Date

Title

Date

Title

Date

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

The project will include the demolition of existing structures, and construction of a new senior living facility as shown on the enclosed plans prepared by Bohler. New parking areas will also be constructed along with access, landscaping, lighting, utilities, and stormwater improvements. The new senior living facility will include 165 units of senior living of which 94 are senior independent living residences, 45 are assisted living units, and 26 are memory care units. Portions of the project will occur within a locally regulated 100-Foot Buffer Zone to an Isolated Vegetated Wetland. There are no state regulated wetland resource areas or buffer zones within the project site.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

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.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Weymouth
City/Town

WPA Form 1- Request for Determination of Applicability

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

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.

Name and address of the property owner:

Ryder Development Corporation (Owner of 1431, 1433, 1435, 1437 Main Street)
 Name
 847 Washington Street
 Mailing Address
 Weymouth
 City/Town
 MA
 State
 02189
 Zip Code

1449 Main Street: 1449 Main Street Realty Trust, 14 Shady Lane, South Weymouth, MA 02190

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.

Signature of Applicant

Date

1/4/21

Signature of Representative (if any)

Date

01/05/21

SITE ACCESS AUTHORIZATION

DATE: 01/04/2021

PROJECT: Proposed Senior Living Facility

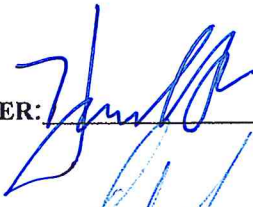

TO: **Weymouth Conservation Commission and Conservation Administrator**

FROM: Atlantic Development Corporation

LOCATION: 1427 - 1449 Main 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:  DATE: 1-4-2021
 1-4-2021



SECTION II – PROJECT NARRATIVE



PROJECT NARRATIVE

1.0 INTRODUCTION

On behalf of Atlantic Development, and in association with Bohler Engineering, Inc. (Bohler), Lucas Environmental, LLC (LE) is pleased to submit this Request for Determination of Applicability (RDA) to the Weymouth Conservation Commission for the proposed Senior Living Facility located at 1427-1449 Main Street in Weymouth, Massachusetts. The project will include the demolition of existing structures and construction of a new senior living facility. New parking areas will also be constructed along with access, landscaping, lighting, utilities, and stormwater improvements. Portions of proposed work are located within the locally regulated 100-Foot Buffer Zone to an Isolated Vegetated Wetland. There are no activities within state regulated wetland resource areas of buffer zones.

The Applicant is seeking Negative Determination of Applicability Category 1 that the area and work is not in an area subject to protection under the Wetlands Protection Act (WPA) or Buffer Zone, and Category 4 that the work described is not within an Area subject to protection under the WPA and does not require filing a Notice of Intent (NOI).

The Applicant is also requesting Negative Determination Category 6 which states that the area/work is not subject to review and approval under the Weymouth Wetlands Protection Ordinance. Alternatively, the Applicant is requesting confirmation that the work described in this Request is within the Buffer Zone, as defined in the local regulations, but will not alter an Area subject to protection under the Ordinance, therefore does not require the filing of a NOI under the Ordinance.

This RDA is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the Weymouth Wetlands Protection Ordinance (Chapter 7, Section 301). This project narrative describes the existing conditions, wetland resource areas, proposed design, and project impacts for work within jurisdictional areas on the site. Bohler has prepared the attached Site Plans and Stormwater Report.

2.0 EXISTING CONDITIONS

The area under investigation consists of approximately 2.76 acres of land across several parcels of land as noted above. The lots include the Pine Meadow Mini Golf, three townhouse style residential buildings, the Early Childhood Preschool & Learning Center, and Thomas P. Cleary Electric, Inc. (See Figure 1 – USGS Map and Figure 2 – Aerial Map). The site is bounded by a small wooded area and Jiffy Lube to the north, by Main Street (Route 18) and the South Weymouth Commuter Rail parking lot to the east, a Shell gas station to the south, and residences to the west.

The vegetated areas on the site consist of small pockets spread throughout the parcels and primarily include Norway maple (*Acer platanoides*) and red oak (*Quercus rubra*) with white pine (*Pinus strobus*) in the overstory. The understory consists of multiflora rose (*Rosa multiflora*), black cherry (*Prunus serotina*), red oak, Norway maple, and burning bush (*Euonymus alatus*).

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2017) under the Natural Heritage and Endangered Species Program (NHESP) indicates that the Study Area is not located within Priority Habitat of Rare Species or within Estimated Habitat of Rare Wildlife (See Figure 3 – NHESP Map). No Certified Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) occur within the Study Area.

According to the July 17, 2012 FEMA Flood Insurance Rate Maps (FIRM) for Norfolk County, Massachusetts, Map Numbers 25021C0239E, the Study Area is located within a Zone X, which is classified as an area determined to be outside the 0.2 percent chance (i.e., 500-year) floodplain (See Figure 4 – FEMA Map). Therefore, Bordering Land Subject to Flooding (BLSF) does not occur within the Study Area.

The Study Area is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Water (ORW), MassDEP Wellhead Protection Area, or Watershed Protection Zone. The Great Pond ORW for a Public Water Supply Watershed and the Zone B Surface Water Protection Area are located approximately 200 feet west of the Study Area.

3.0 WETLAND RESOURCE AREAS

A Professional Wetland Scientist (PWS) from Lucas Environmental, LLC (LE) conducted a site investigation at 1427 – 1449 Main Street (Route 18) in Weymouth, Massachusetts on December 10, 2020. The Study Area consisted of the parcels identified as Map 57, Block 624, Lots, 12, 13, 29, 30, 31 & 32 on the Town of Weymouth Assessor’s database. The purpose of the site investigation was to identify wetlands, watercourses, and other regulated resources that may exist within 100 feet of the Study Area (200 feet for perennial streams).

The investigation was performed in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40) and regulations (310 CMR 10.00 *et seq.*); Section 404 of the Clean Water Act (33 U.S.C. 1344); Massachusetts Department of Environmental Protection (MassDEP) publication “Delineating Bordering Vegetated Wetlands” under the Massachusetts Wetlands Protection Act (1995); the U.S. Army Corp of Engineers (USACE) Wetland Delineation Manual (1987); and the Northcentral and Northeast Regional Supplement (2012), and the Town of Weymouth Wetlands Protection Ordinance (Chapter 7, Section 301).

The following data sources were examined prior to direct observations at the Study Area:

- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps
- United States Geological Survey Topographic Quadrangle;
- MassGIS MassDEP Wetland and Hydrography Datalayers;
- MassGIS Natural Heritage Atlas Datalayers; and
- United States Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) Soil Survey.

No wetland resource areas are present within the Study Area; however, a small Isolated Vegetated Wetlands (IVW) is located to the north of the site.

3.1 Wetland & Watercourse Description

Isolated Vegetated Wetland

The Wetlands Protection Ordinance regulates *any freshwater or coastal wetland, riverine wetland, marsh, wet meadow, bog, swamp or kettle hole, whether bordering on surface waters or isolated, or whether annual or seasonal*. As such, the IVW would be regulated under the Ordinance. As the IVW is located off-site, it was not field delineated; however the location of the wetland area is depicted on the Site Plans prepared by Bohler. The area surrounding the IVW is currently developed, consisting of a paved driveway and parking area.

The wetland is located in a small depression where the surrounding area is approximately four to ten feet higher, and consists primarily of fill material. The vegetation consists of Norway maple, black cherry, pussy willow (*Salix discolor*), and glossy buckthorn (*Frangula alnus*), with red maple (*Acer rubrum*), gray birch (*Betula populifolia*), multiflora rose, crab apple (*Malus* sp.), and Oriental bittersweet (*Celastrus orbiculatus*) present. Vegetation surrounding the wetland includes pitch pine (*Pinus rigida*), Norway maple, red oak, white pine, black cherry, multiflora rose, Oriental bittersweet, and garlic mustard (*Alliaria petiolata*).

The IVW is not regulated under the Massachusetts WPA unless the area meets the definition of Isolated Land Subject to Flooding (ILSF). This IVW is a small depression approximately 500 square feet in size and does not confine standing water to a volume of at least ¼ acre-feet or to an average depth of at least six inches; therefore, it would not meet the definition of ILSF.

4.0 PROPOSED WORK

The project will include the demolition of existing structures and construction of a new senior living facility as shown on the enclosed plans prepared by Bohler. New parking areas will also be constructed along with access, landscaping, lighting, utilities, and stormwater improvements. The new senior living facility will include 165 units of senior living of which 94 are senior independent living residences, 45 are assisted living units, and 26 are memory care units. A stormwater management system has been designed in compliance with the *Massachusetts Stormwater Management Policy* and Town of Weymouth Stormwater Regulations. The Drainage Report prepared by Bohler, provided separately, includes a detailed description of the proposed stormwater management system.

To summarize, the stormwater runoff from paved areas will be conveyed into a proprietary water quality unit prior to being directed to infiltration chambers that will provide stormwater recharge. A portion of the site, including the proposed parking areas, has been designed to drain to deep sump hooded catch basins. The catch basins will capture and convey stormwater runoff, via an underground pipe system, to one of two proposed underground infiltration basins. Pretreatment of stormwater runoff will be provided by a combination of the deep sump hooded catch basins and a proprietary treatment unit or isolator row prior to discharge into the proposed basins.

Roof runoff will also be relocated via a gutter system and conveyed to one of the underground infiltration basins as well. Similarly, area drains will collect stormwater throughout the landscaped garden areas around the building and convey it to one of the underground infiltration basins. The proposed drainage system has been designed to provide at least 80% removal of total suspended solids (TSS) in accordance with the MassDEP Stormwater Handbook.

In summary, the proposed stormwater management system illustrated on the drawings prepared by Bohler results in a reduction in peak rates of runoff and volumes from the subject site when compared to pre-development conditions for the 2-, 10-, 25- and 100-year storm frequencies. In addition, the proposed best management practices will result in an effective removal of total suspended solids from the post-development runoff.

The proposed stormwater management system will reduce stormwater runoff, peak flow rates, and improve runoff water quality. Runoff control, water quality improvement, and groundwater recharge will be accomplished by implementing the following drainage improvements:

- Installation of deep sump catch basins to remove free oils, debris, and total suspended solids (TSS).
- Installation of Stormwater Infiltration Chambers (StormTech MC-4500 Chambers) and Isolator Row to infiltrate runoff from roof areas.
- An Operation and Maintenance (O&M) Plan that describes the various components of the stormwater management system and identifies the inspection/maintenance tasks and schedules to follow which will ensure the proper, long-term performance of the system; and
- Implementation of a Long Term Pollution Prevention Plan (LTPPP) to prevent illicit discharges to the stormwater management system.

The proposed Stormwater O&M Plan included in the Stormwater Report outlines procedures and time tables for the long-term operation and maintenance of the proposed site stormwater management system, including initial inspections upon completion of construction, and periodic monitoring of the system components in accordance with established practices and manufacturer's recommendations. The O&M Plan includes a list of responsible parties associated with inspections and maintenance.

The proposed stormwater management measures described above will have no adverse impacts to resource areas or adjacent properties. Runoff peak flows will be reduced, water quality will be enhanced, and groundwater recharge will be increased over existing conditions resulting in a substantial improvement of existing utilities. See the Stormwater Report for additional details on the stormwater management system (provided under separate cover).

Erosion and sedimentation control Best Management Practices (BMPs) have been incorporated into the project design in order to control runoff and prevent siltation to the isolated wetland during construction (See Site Plans). At the outset of the construction, the site limit of work will be staked and erosion controls will be installed.

5.0 SUMMARY

The proposed project consists of the demolition of existing structures and construction of a new senior living facility as shown on the enclosed plans prepared by Bohler. New parking areas will also be constructed along with access, landscaping, lighting, utilities, and stormwater improvement. Portions of proposed work are located within the locally regulated 100-Foot Buffer Zone to an Isolated Vegetated Wetland. There are no activities within state regulated wetland resource areas of buffer zones. The project will include new water quality and quantity controls designed to protect surface and groundwater resources and adjacent properties from potential impacts resulting from the proposed project.

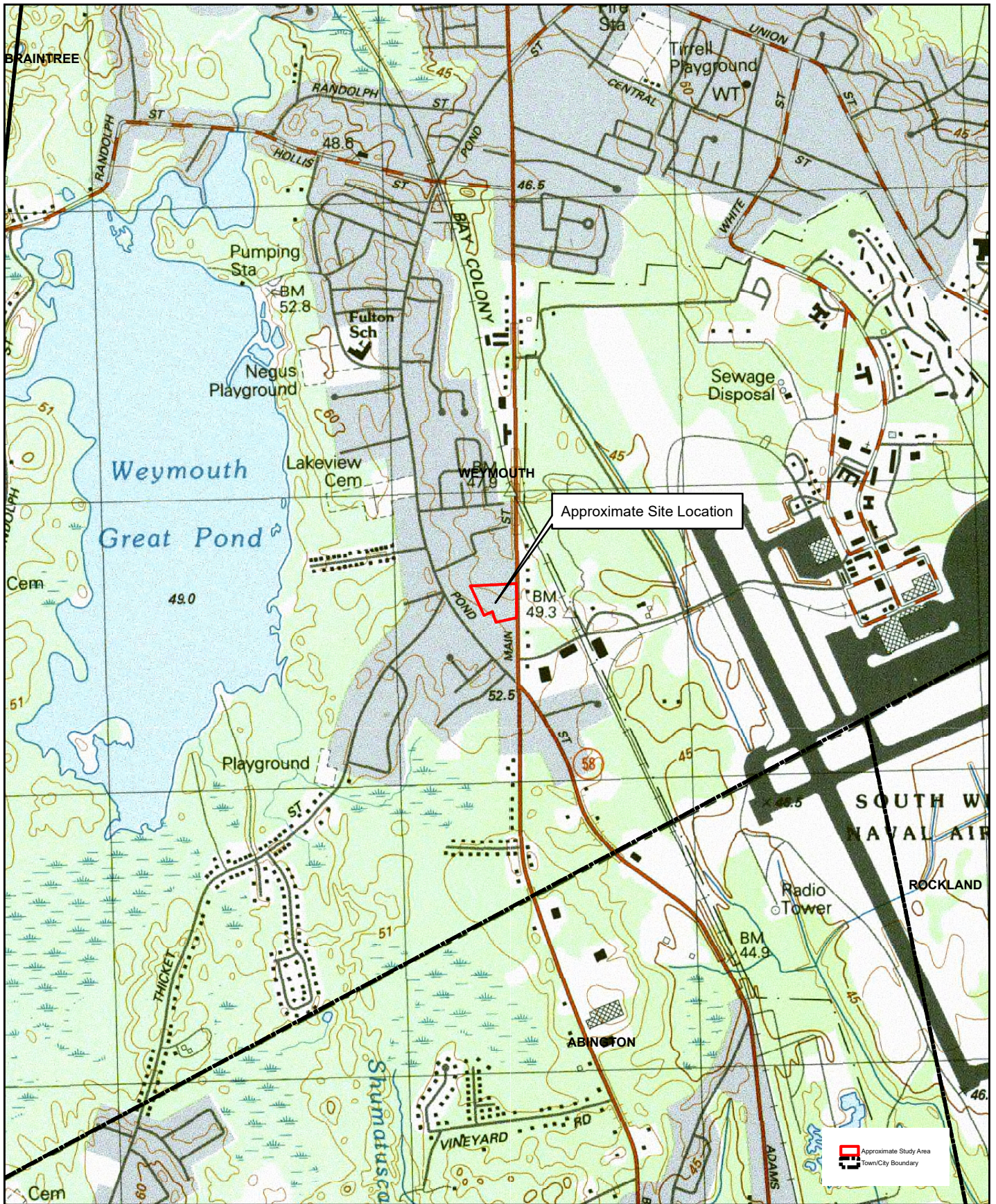
The proposed work will not have any adverse effect on any interests identified in the Wetlands Protection Act or Ordinance and the project is designed to minimize adverse effects on the resource areas as follows:

- The proposed work area is previously altered and degraded, providing little value to existing resource areas;
- Stormwater management will be provided in compliance with the MassDEP Stormwater Management Regulations; and
- Erosion controls will be installed prior to the start of construction and be maintained throughout construction until the site is stabilized.

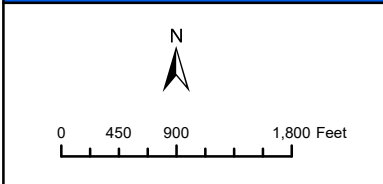
The proposed design achieves the goals of the Applicant, while being sensitive to adjacent regulated resource areas. Accordingly, the Applicant respectfully requests that the Conservation Commission consider a finding that the proposed design is adequately protective of the interests identified in the Wetlands Protection Act and Town of Weymouth Wetlands Protection Ordinance, and issue a Negative Determination of Applicability Category 1 where the area and work is not in an area subject to protection under the Wetlands Protection Act (WPA) or Buffer Zone; Category 4 where the work described is not within an Area subject to protection under the WPA and does not require filing a NOI; and Category 6 where the area/work is not subject to review and approval under the Weymouth Wetlands Protection Ordinance. If the Commission determines the IVW is locally jurisdictional, the Applicant is requesting confirmation that the work described in this Request is within the Buffer Zone, as defined in the local regulations, but will not alter an Area subject to protection under the Ordinance, therefore does not require the filing of a NOI under the Ordinance.



SECTION III – FIGURES



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Topographic Quadrangle Images



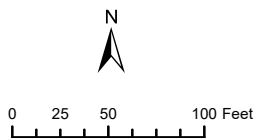
USGS Map
Request for Determination of Applicability
1427 – 1449 Main Street
Weymouth, MA 02190

FIGURE 1

LUCAS
 ENVIRONMENTAL, LLC



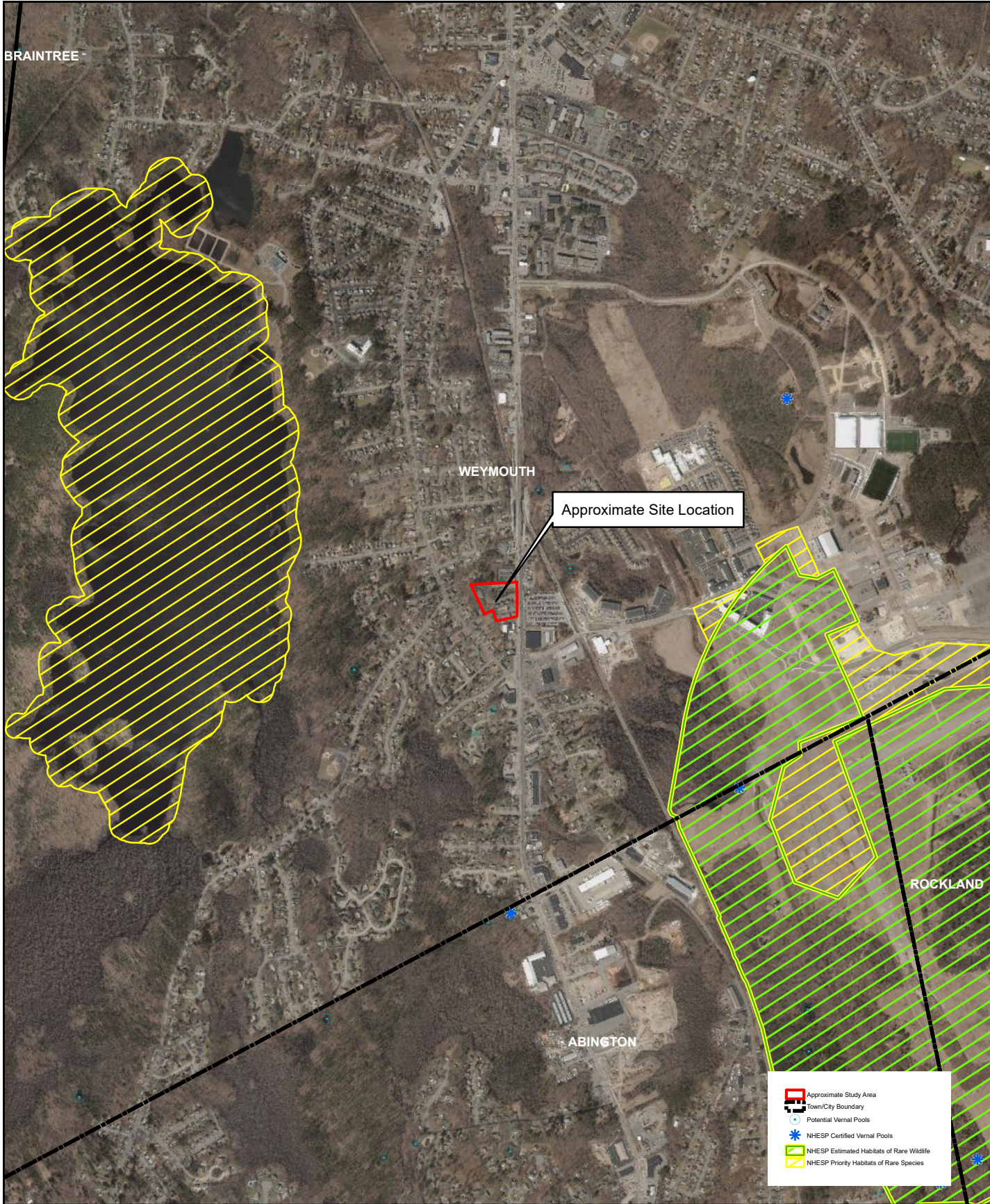
Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2019)



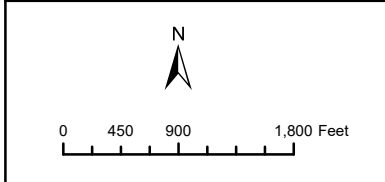
Aerial Map
Request for Determination of Applicability
1427 – 1449 Main Street
Weymouth, MA 02190



FIGURE 2



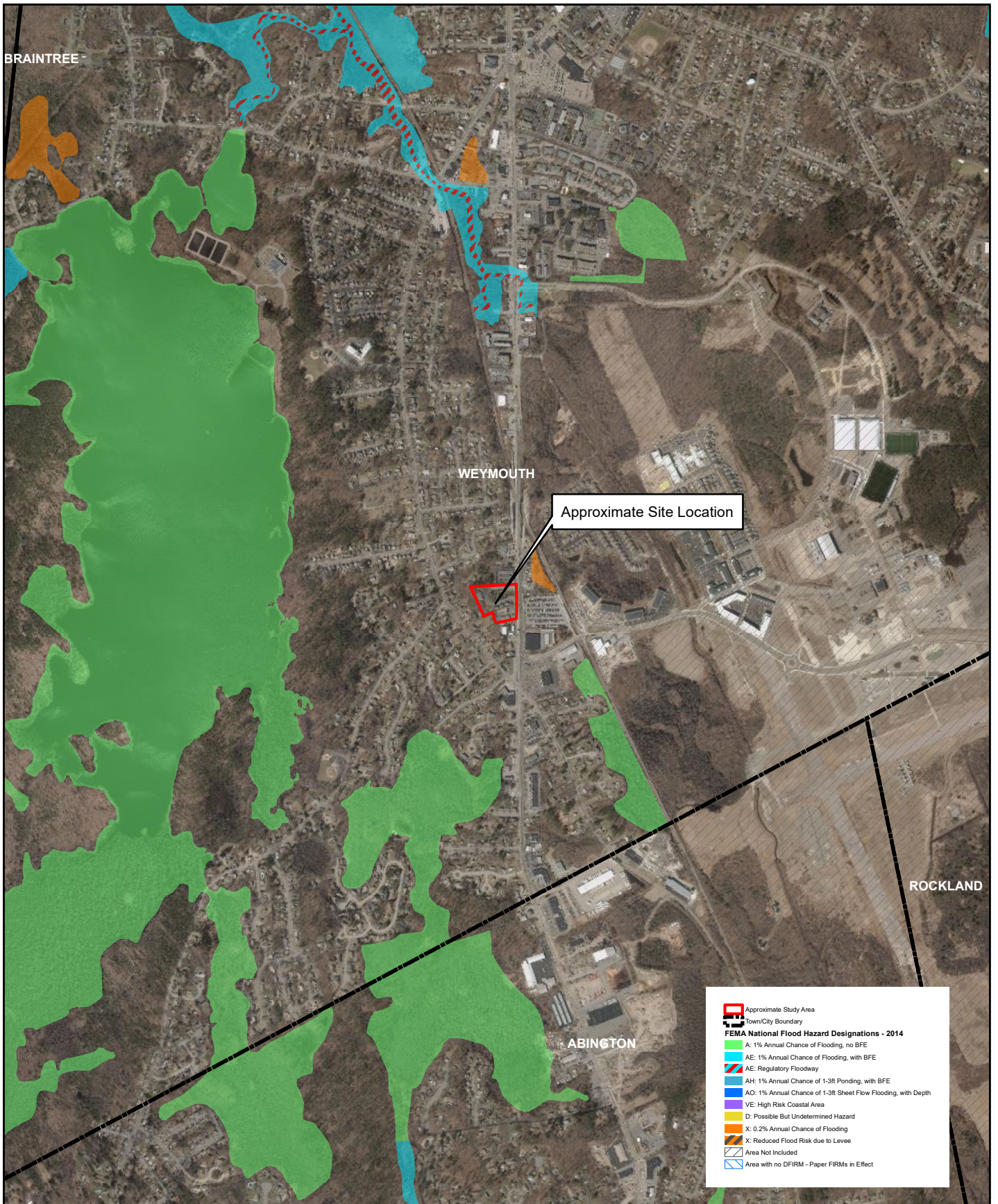
Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2019)



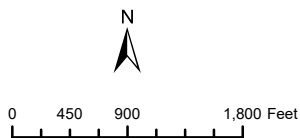
NHESP Map
Request for Determination of Applicability
1427 – 1449 Main Street
Weymouth, MA 02190

FIGURE 3

LUCAS
 ENVIRONMENTAL, LLC



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2019)



FEMA Map
Request for Determination of Applicability
1427 – 1449 Main Street
Weymouth, MA 02190





SECTION IV – APPENDICES



APPENDIX A

PHOTOGRAPHIC DOCUMENTATION

PHOTOGRAPHIC DOCUMENTATION

DATE: December 10, 2020



Photograph 1: Overview of existing conditions within the miniature golf course looking north.



Photograph 2: View of southern portion of site looking west from Main Street.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 10, 2020



Photograph 3: View of existing conditions south of miniature golf course, looking west.



Photograph 4: View of existing conditions in rear of site.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 10, 2020



Photograph 5: View of Isolated Vegetated Wetland north of site.



Photograph 6: View of Isolated Vegetated Wetland north of site.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 10, 2020



Photograph 7: View of upland slope south of Isolated Vegetated Wetland, showing berm of existing access drive.



Photograph 8: View of upland slope and access drive south of Isolated Vegetated Wetland, facing west.

ABUTTER INFORMATION

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 Atlantic 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:

1427 - 1449 Main Street, Weymouth, Massachusetts

The proposed project involves the construction of a 165-unit new senior living facility with associated access, landscaping, lighting, utilities and stormwater improvements.

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, 3rd 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 617.405.4140 contact person Christopher M. Lucas, Lucas Environmental, LLC

between the hours of: 9:00 am to 5:00 pm on the following days of the week: Monday - Friday

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 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.

NOTE: To preserve your appeal rights you must submit comments/concerns in writing.

Town of Weymouth



ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 12/23/20

1) Subject Identification (Address and Parcel #) 1427 - 1449 Main Street (Map #57, Block #624, Lot #12, 29, 30, 31, 32 & 13)

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

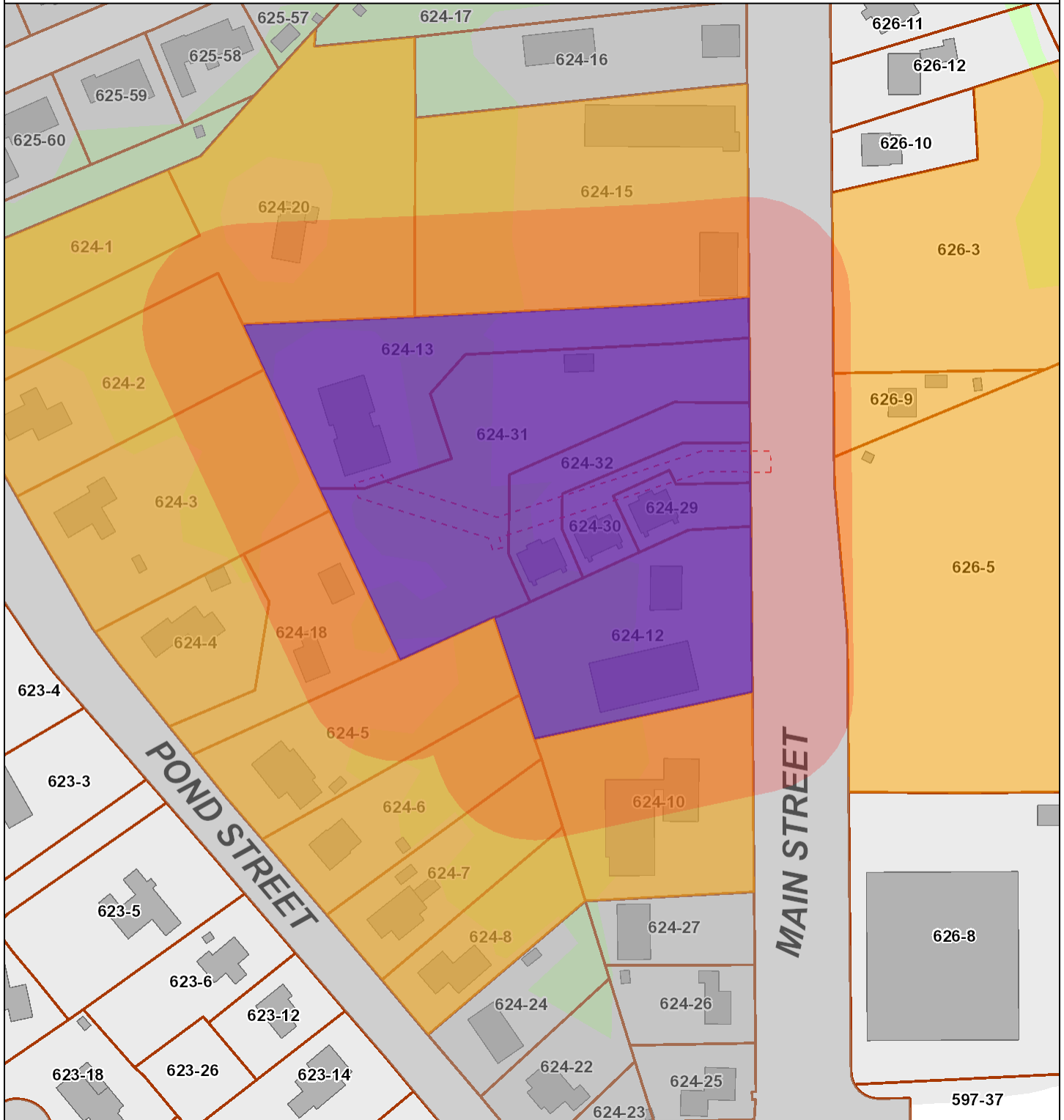
3) Contact Person Nick Dewhurst or Randy Miron - Bohler

4) Telephone Number 508-480-9900

NOTE:

- Abutters List fee is \$15.00; checks are payable to Town of Weymouth . Lists are requested in the Collector's Office , 1st Floor*
- You will be notified when list is ready (usually within a week)
- Completed requests must be picked up in the Conservation Office, 3rd Floor*
*75 Middle Street (Mon-Fri 8:30-4:30)

REV. 01/2018



- 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" = 139 ft



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

12/28/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 57 BLOCK: 626 LOT: 5 EXT: 0	0 MAIN ST	MASS BAY TRANSPORTATION AUTHORITY 954 HANCOCK ST QUINCY, MA, 02169	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 15 EXT: 0	1407--1419 MAIN ST	MATTHEWS CAROL L TRUSTEE N/O BOSTON OIL CHANGE LLC 25 MAIN ST 4TH FLOOR HARFORD, CT, 06106	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 626 LOT: 3 EXT: 0	1420 MAIN ST	COLONY CROSSING LLC 180 CANTON AVENUE MILTON, MA, 02186	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 13 EXT: 0	1427 MAIN ST	BROCKTON AREA MULTI- SERVICES INC 10 CHRISTY'S DRIVE BROCKTON, MA, 02301	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 626 LOT: 9 EXT: 0	1430 MAIN ST	COLONY CROSSING LLC 180 CANTON AVENUE MILTON, MA, 02186	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 31 EXT: 0	1431 MAIN ST	RYDER PROPERTIES COMPANY LLC 847 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 29 EXT: 0	1433 MAIN ST	RYDER PROPERTIES COMPANY LLC 847 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 30 EXT: 0	1435 MAIN ST	RYDER PROPERTIES COMPANY LLC 847 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 32 EXT: 0	1437 MAIN ST	RYDER PROPERTIES COMPANY LLC 847 WASHINGTON ST WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 12 EXT: 0	1449 MAIN ST	CLEARY THOMAS P TRUSTEE C/O CLEARY CAROL A 14 SHADY LN S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12/28/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 57 BLOCK: 624 LOT: 10 EXT: 0	1465 MAIN ST	YAZBECK MICHAEL TR JMY REALTY TRUST 1465 MAIN ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 1 EXT: 0	410 POND ST	BARNES DEREK 410 POND ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 20 EXT: 0	416 POND ST	TAM ALLEN S & MOLLY TBE 416 POND ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 2 EXT: 0	418 POND ST	CRISCUOLO ERICA BRITTANY & ALYSSA LIND TBE 418 POND ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 3 EXT: 0	428 POND ST	ABBOTT JOHN B 428 POND ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 4 EXT: 0	438 POND ST	COLE STEVEN G & JANET A 438 POND ST S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 18 EXT: 0	444 POND ST	ROMASCO JOSEPH S & GAIL M TRS OF ROMASCO REVOCABLE TRUST 444 POND ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 5 EXT: 0	450 POND ST	SPELLMAN KEVIN A & KAREN A 450 POND ST S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 6 EXT: 0	454 POND ST	ARRUDA CHRISTOPHER J & TINA M 454 POND ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 57 BLOCK: 624 LOT: 7 EXT: 0	460 POND ST	FINNERTY MATTHEW C & KELLY A 460 POND ST S WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12/28/2020

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 57 BLOCK: 624 LOT: 8 EXT: 0	468 POND ST	MCCARTHY TRACY S & GLENN A & HEATH KAREN L & CAROLE A JT 468 POND ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Prepared by:

Reviewed by:

|

ABBOTT JOHN B
428 POND ST
WEYMOUTH, MA 02190

ARRUDA CHRISTOPHER J & TINA M
454 POND ST
WEYMOUTH, MA 02190

BARNES DEREK
410 POND ST
WEYMOUTH, MA 02190

BROCKTON AREA MULTI- SERVICES
INC
10 CHRISTY'S DRIVE
BROCKTON, MA 02301

CLEARY THOMAS P TRUSTEE
C/O CLEARY CAROL A
14 SHADY LN
S WEYMOUTH, MA 02190

COLE STEVEN G & JANET A
438 POND ST
S WEYMOUTH, MA 02190

COLONY CROSSING LLC
180 CANTON AVENUE
MILTON, MA 02186

COLONY CROSSING LLC
180 CANTON AVENUE
MILTON, MA 02186

CRISCUOLO ERICA BRITTANY &
ALYSSA LIND TBE
418 POND ST
WEYMOUTH, MA 02190

FINNERTY MATTHEW C & KELLY A
460 POND ST
S WEYMOUTH, MA 02190

MASS BAY TRANSPORTATION
AUTHORITY
954 HANCOCK ST
QUINCY, MA 02169

MATTHEWS CAROL L TRUSTEE
N/O BOSTON OIL CHANGE LLC
25 MAIN ST 4TH FLOOR
HARFORD, CT 06106

MCCARTHY TRACY S & GLENN A &
HEATH KAREN L & CAROLE A JT
468 POND ST
WEYMOUTH, MA 02190

ROMASCO JOSEPH S & GAIL M
TRS OF ROMASCO REVOCABLE TRUST
444 POND ST
WEYMOUTH, MA 02190

RYDER PROPERTIES COMPANY LLC
847 WASHINGTON ST
WEYMOUTH, MA 02189

RYDER PROPERTIES COMPANY LLC
847 WASHINGTON ST
WEYMOUTH, MA 02189

RYDER PROPERTIES COMPANY LLC
847 WASHINGTON ST
WEYMOUTH, MA 02189

RYDER PROPERTIES COMPANY LLC
847 WASHINGTON ST
WEYMOUTH, MA 02189

SPELLMAN KEVIN A & KAREN A
450 POND ST
S WEYMOUTH, MA 02190

TAM ALLEN S & MOLLY TBE
416 POND ST
WEYMOUTH, MA 02190

YAZBECK MICHAEL TR
JMY REALTY TRUST
1465 MAIN ST
WEYMOUTH, MA 02190

FILING FEE INFORMATION



CALCULATED FILING FEE STATEMENT

The proposed project involves the construction of a Senior Living Facility located at 1427-1449 Main Street in Weymouth, Massachusetts. There are no fees associated with the submission of a Request for Determination of Applicability application under the Massachusetts Wetlands Protection Act; however, the local Wetlands Protection Ordinance establishes a local fee structure.

Local Fees:

7.04 Filing Fees (2)

(a) Request for Determination of Applicability \$75.00.

Fee = \$75.00

Check Payable to: Town of Weymouth for \$75.00



LUCAS ENVIRONMENTAL, LLC
500A WASHINGTON STREET
QUINCY, MA 02169



5-7017/2110

1/1/2021

PAY TO THE ORDER OF Town of Weymouth

\$ ****75.00**

Seventy-Five and 00/100*****
DOLLARS

Town of Weymouth
75 Middle Street
Weymouth, MA 02189

Christopher M. Lucas

AUTHORIZED SIGNATURE



MEMO
RDA Filing Fee - Main Street, Atlantic Dev.

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

LUCAS ENVIRONMENTAL, LLC
Town of Weymouth

RDA Filing Fee - Main Street

1/1/2021

75.00

Citizens Checking RDA Filing Fee - Main Street, Atlantic Dev.

75.00