



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:

Jeannine Fabian and Jon Willis

miata_nina@yahoo.com

Name

E-Mail Address

194 Broad St

Mailing Address

Weymouth

MA

02188

City/Town

State

Zip Code

617-365-5588

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

B. 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 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).



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C. Project Description

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

194 Broad St	Weymouth
Street Address	City/Town
M:20	B: 219 L: 012
Assessors Map/Plat Number	Parcel/Lot Number

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

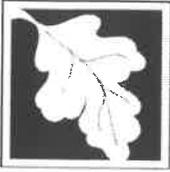
single family home with 2 car garage on 9,692 SqFt of land. All work to be done on the existing lawn area. The wetlands exist ~70 ft to the east of the closest point of the proposed construction

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

194 Broad St RDA Wetland Resource Map	3/23/23
Title	Date
Willis Residence 194 Broad St Weymouth MA 01288	1/16/23
Title	Date
Title	Date

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

Building a 2 story addition to the back of the existing structure with all work on the existing lawn area.



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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).

all proposed work will be conducted on preexisting lawn.

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.)

Public records



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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:

Jeannine Fabian and Jon Willis

Name

194 Broad St

Mailing Address

Weymouth

City/Town

MA

State

02188

Zip Code

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.

Jeannine Fabian
Signature of Applicant

March 27, 2023

Date

Signature of Representative (if any)

March 21, 2023

Date



ZONING TABLE

R-1 DISTRICT	REQUIRED	EXISTING	PROPOSED
LOT SIZE	25,000 SQ. FT.	9,760± SQ. FT.	9,760± SQ. FT.
MINIMUM LOT WIDTH	120.00'	61.36'	61.36'
MINIMUM FRONT SETBACK	18.0'	17.1'	17.1'
MINIMUM SIDE SETBACK	10.0'	3.4'	3.4'
MINIMUM REAR SETBACK	24.0'	75.0'	41.7'
LOT COVERAGE	30%	13.7%	17.6%
HEIGHT	35'	LESS THAN 35'	LESS THAN 35'

OWNER OF RECORD

JEANNINE FABIAN & JON E. WILLIS
DEED BOOK 29064 PAGE 568 N.C.R.D.

ZONING DISTRICT

TAX MAP 20 PARCEL 219-12
R-1 DISTRICT

PLAN REFERENCES

1959 PLAN OF ALT. AND WIDENING OF BROAD ST
PLAN NO. 905 OF 1947
DEED BOOK 1689 PAGE 338
DEED BOOK 1667 PAGE 584

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY.



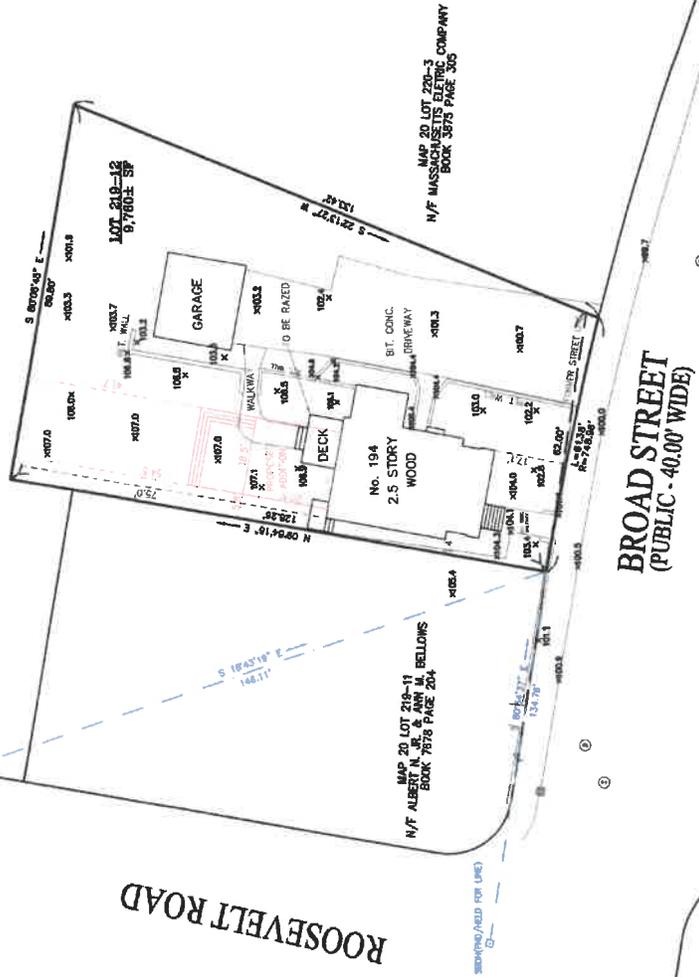
PLAN OF LAND
194 BROAD STREET
WEYMOUTH, MA

SCALE 1" = 20' SEPTEMBER 16, 2021
PREPARED BY

VINEYARD ENGINEERING
& **ENVIRONMENTAL SERVICES INC.**
LAND SURVEY, CIVIL ENGINEERING
& ENVIRONMENTAL SERVICES
17 SALEM STREET
MEDFORD MA 02155
TEL. 781-933-3330 FAX. 781-933-3334
Vineyardeng.com



MAP 20 LOT 218-10
N/F WILLIAM & JANE O'BRIEN
BOOK 18441 PAGE 97



194 Broad Street RDA Wetland Resource Map



This map was created by Mike Perrin, Assistant Conservation Administrator on 3/23/2023. The location of the structure is rough, but Conservation Staff measured distance from Bordering Vegetated Wetland to flagged out closest point of work and measured ~70ft.