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May 30, 2023

Mr. John Reilly, Chairman  
Weymouth Conservation Commission  
75 Middle Street  
Weymouth, MA 02189

**Re: "Site Development Plans, 550-560 Washington Street, (APN 29-330-3), Weymouth, Massachusetts"**

Dear Mr. Reilly and members of the Weymouth Conservation Commission,

This letter is in response to a Conservation Commission Review Letter dated April 21, 2023 from Andrew Hultin, Conservation Administrator.

Enclosed herewith are the following:

- Plans entitled "Site Development Plans, 550-560 Washington Street, (APN 29-330-3), Weymouth, Massachusetts" prepared by McKenzie Engineering Group, Inc. (MEG) dated March 24, 2023 with a latest revision date of May 24, 2023.
- Drainage Calculations and Stormwater Management Plan prepared by MEG dated March 24, 2023 with a latest revision date of May 24, 2023.
- Plan entitled "Riverfront Area Mitigation Plan, 550-560 Washington Street, (APN 29-330-3), Weymouth, Massachusetts" prepared by Environmental Consulting and Restoration, LLC, with a latest revision date of May 24, 2023.

The following are responses to the comments that were highlighted in the Engineering Peer Review Letter that warrant further clarification (MEG responses are shown in *blue italics*).

**Notice of Intent Comments:**

1. This is a NOI is for the construction of a 3-story mixed-use building within Riverfront area and buffer to Bordering Vegetated Wetland. The existing site contains the Union Brewhouse, a single-family dwelling and associated structures, a shed, and a large cleared/gravel area in the rear currently used by a landscape company. A steep slope ranging from ten to thirty feet runs along the north-western property line. The plan proposes removing the existing structures and constructing a 3-story building containing a 29-space parking garage, 28 residential units and first floor restaurant, drainage infrastructure and site grading. Resource areas on site include buffer zone to 2 BVWs (Series A and Series B) as well as Riverfront Area. The closest point of the

proposed building to BVW is roughly 30' (WF A12), while a proposed stone wall is within the 25' buffer to Wetland Series A.

*Comment noted. Please refer to the Site Plan for the updated building and parking layout.*

2. Work is proposed in the 25' no-disturb buffer, a variance will be needed from the commission for this work. The commission always encourages the applicant to pull back from the 25ft no disturb and maintain this buffer to the extent feasible.

*The Applicant has requested a variance for the proposed work. Within the 25-ft. no-disturb buffer the development has been designed to propose the minimum disturbance necessary to construct the proposed rip-rap spillway and site grading based on existing topography constraints, and the outlet elevation associated with the proposed subsurface infiltration system. Along the frontage of the property the existing edge of pavement is located within the 25 ft. buffer zone. The proposed edge of pavement is to be located along the existing edge of pavement and will include a 12" wide cape cod berm to prevent untreated surface runoff from the parking area from entering the downslope wetlands.*

*Proposed work within the 25-ft buffer zone at the rear of the development will be limited to proposed mitigation and restoration of the existing slope, including construction of the stone terraced wall and landscape plantings.*

3. The Riverfront analysis indicates that total RFA is ~33k square feet, previous degraded RFA is ~4k square feet, degraded RFA under the proposed project is ~9k square feet, and alteration of non-degraded RFA is ~5k square feet, or ~7% of total RFA. The plan also proposed a mitigation area of ~11.25k square feet, or a 2.27:1 mitigation ratio. Mitigation includes stabilization of the slope with a seed mix and planting in the area currently used as a landscape yard.

*Please refer to Riverfront Area Analysis on the Mitigation and Restoration Plan, Sheet RES-1 for updated Riverfront Area calculations. The mitigation area has been increased to 12,580 s.f.*

4. The Weymouth DPW is reviewing the stormwater management system and providing comments to the Commission. Conservation has not yet received these comments.

*Comment noted.*

5. The Conservation Commission conducted a site visit on April 18th with the applicant and project engineer. The following concerns are noted from that visit.

- Conditions along the steep slope are of particular concern. Extensive debris has been deposited over the north-west slope that borders wetland resource areas. This debris is located along the majority of the slope and consists of, but not limited to, landscaping debris, trash, fence material, propane tanks, oil tanks, asphalt and concrete. In the rear of the property, it appears that a significant amount of material (dirt, crushed asphalt) was recently brought in to level the area, and was then pushed over the side of the slope. The material appears to have expanded the toe of slope into the wetland areas delineated in 2021, specifically near flags A11 and A12. The majority-fill slope is eroding and causing additional sedimentation further into wetland resource areas. Based on historic aerial images, it appears significant fill was brought in around or after 2021. A Notice of Violation is being issued for this recent fill- see attached notice.

*The Notice of Violation has been received by the Applicant. The Applicant's tenant has ceased filling within the Riverfront Area.*

- Highly invasive Japanese knotweed is found along significant areas of the slope. This plant will pose a challenge to any restoration efforts on site. It should be expected that a management plan will be needed for the knotweed and that control of the knotweed would be included in an Order of Condition.

*Please refer to the Proposed Riverfront Mitigation Notes on the Mitigation and Restoration Plan, Sheet RES-1, for removal and monitoring of non-native invasive species. We anticipate special conditions in the Order associated with the removal and monitoring of non-native invasive species.*

- The wetland was flagged in 2021, however many of the flags are missing or appear to be beneath some of the fill (flag A11-A12). Wetland flags should be refreshed and will need to be maintained through the duration of the project.

*Reflagging of the wetland flags will be coordinated with the wetland scientist.*

- It appears that a number of mature trees will need to be removed for this project. A count of the species and size of trees to be removed should be provided to the commission.

*A count of mature tree species will be coordinated with the project wetland scientist and provided to the Commission.*

- The Elevations shown on the existing conditions plan show a change in grade across the rear of the site from elevation 119 to elevation 112. This does not seem to reflect current conditions as the area appears to be relatively flat from recent grading. Does the existing conditions survey capture the recent fill and grading that was done?

*The topography shown on the Existing Conditions Plan, Sheet EX-1 has been updated to show current elevations at the rear of the site based on a topographic survey performed in May 2023 by MEG. A line delineating the existing limit of fill has been added to the plan.*

6. Conservation staff recommend that the applicant engage Brad Holmes to provide an analysis of the fill that has been brought into the rear of the site and pushed over the slope. We'll want to understand the extent of the fill and its impacts to wetlands. The existing conditions plan should be updated to show where the fill has impacted wetland and should accurately reflect the conditions on site. The proposed mitigation and slope stabilization plan should then be updated to fully address the violation as well as the requirements for riverfront mitigation. More detail should be provided to extent of fill to be removed, how the slope will be stabilized and how invasive species will be managed.

*The topography shown on the Existing Conditions Plan, Sheet EX-1 has been updated to show current elevations at the rear of the site based on a topographic survey performed in May 2023 by MEG. A line delineating the existing limit of fill has been added to the plan. Please refer to the revised Proposed Slope Stabilization notes on the Mitigation and Restoration Plan, Sheet RES-1.*

*The Applicant is in the process of consulting with excavation companies regarding the removal of fill and slope stabilization procedures.*

Very truly yours,

MCKENZIE ENGINEERING GROUP, INC.

**McKenzie Engineering Group, Inc.**

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CC: Union Realty Trust