



260 Cranberry Highway  
 Orleans, MA 02653  
 508.255.6511 P 508.255.6700 F  
 Orleans | Sandwich | Nantucket  
 coastalengineeringcompany.com

# TRANSMITTAL

**To:** Town of Weymouth Conservation Commission  
 Attn: Mary Ellen Schloss, Agent  
 75 Middle Street  
 Town, MA Zip Code

**Date:** 4/12/19 **Project No.** C18729.00  
**Via:**  1st Class Mail  Pick up  Delivery  Email  
**Phone:**  
**Fax:**

**Subject:** Notice of Intent Application Filing Package **No. of pages to follow:**  
 Proposed Rock Revetment & Pedestrian Walkway  
 Town of Weymouth  
 278 Wessagussett Road & 20 River Street  
 Weymouth, MA  
 Parcels: 4-21-3 & 2-12-10

Plans  Copy of Letter  Specifications  Other

**We are sending the following items:**

Copies	Date	No.	Description
1	Revised		WPA Form 3
1	Revised		Addendum to Notice of Intent
1	Rev. 4/16/19	DRAFT	Coastal Engineering Co., Inc., Plan Set (9 pages), Proposed Site Development Plan North Weymouth Beach Connection Project

**These are transmitted as checked below:**

for approval  for your use  as requested  for review & comment

**Remarks:** Enclosed please find copies of the revised narrative, Form 3 & draft plans for the referenced project.

If you have any questions, please contact our office.

**cc:** Town of Weymouth, by email **By:** Sarah Cole  
 Rebecca Haney, by email  
 Roger P. Michniewicz, Project Manager

*D:\DOC\C18700\C18729\Permitting\NOI\Revised Form 3 & Narrative 4.12.19\Transmittal Template.doc*

*NOTE: If enclosures are not as noted, please contact us at (508) 255-6511*



# 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):

278 Wessagussett Road & 20 River Street	Weymouth	
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	042 14' 59.6610 " N	070 56' 19.6647" W
4-21-3 & 2-12-10	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

a. First Name	b. Last Name	
Town of Weymouth		
c. Organization		
75 Middle Street		
d. Street Address		
Weymouth	MA	02189
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

Roger P.	Michniewicz	
a. First Name	b. Last Name	
Coastal Engineering Co., Inc.		
c. Company		
260 Cranberry Highway		
d. Street Address		
Orleans	MA	02653
e. City/Town	f. State	g. Zip Code
508-255-6511	508-255-6700	rogerm@coastalengineeringcompany.com
h. Phone Number	i. Fax Number	j. Email address

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

EXEMPT		
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

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Weymouth  
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## A. General Information (continued)

6. General Project Description:

Proposed rock revetment & pedestrain walkway connecting Wessagussett Beach & George E. Lane Beach

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

a. County

3610 (20 River)

c. Book

b. Certificate # (if registered land)

316

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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## 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 type="checkbox"/> Bank	1. linear feet	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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	
	2. Width of Riverfront Area (check one):	
	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only	
	<input type="checkbox"/> 100 ft. - New agricultural projects only	
<input type="checkbox"/> 200 ft. - All other projects		
3. Total area of Riverfront Area on the site of the proposed project:		square feet
4. Proposed alteration of the Riverfront Area:		
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?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Was the lot where the activity is proposed created prior to August 1, 1996?		<input type="checkbox"/> Yes <input type="checkbox"/> 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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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and 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.

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

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes, Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, and Land Subject to Coastal Storm Flowage.

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings b. number of replacement stream crossings



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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**

- 2017  
b. Date of map

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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)).  
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, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); 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  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

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@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



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**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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## 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.
  - Plan Set (9 pgs), Proposed Site Development Plan- Wessagussett Walk
  - a. Plan Title
  - Coastal Engineering Co, Inc. Roger P. Michniewicz, P.E.
  - b. Prepared By c. Signed and Stamped by
  - 5/12/18 (original), 4/16/19 (revised)
  - 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:

EXEMPT

2. Municipal Check Number

3. Check date

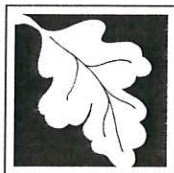
EXEMPT

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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## 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

3. Signature of Property Owner (if different)

4. Date

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.

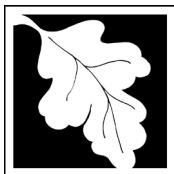
### For MassDEP:

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.



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:

278 Wessagussett Road & 20 River Street      Weymouth  
 a. Street Address      b. City/Town  
 c. Check number      d. Fee amount

2. Applicant Mailing Address:

a. First Name      b. Last Name  
 Town of Weymouth  
 c. Organization  
 75 Middle Street  
 d. Mailing Address  
 Weymouth      MA      02189  
 e. City/Town      f. State      g. Zip Code  
 h. Phone Number      i. Fax Number      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.



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

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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat5 (rock revetment & walkway)			Exempt

**Step 5/Total Project Fee:**

**Step 6/Fee Payments:**

Total Project Fee:	a. Total Fee from Step 5
State share of filing Fee:	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	c. 1/2 Total Fee <b>plus</b> \$12.50

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**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

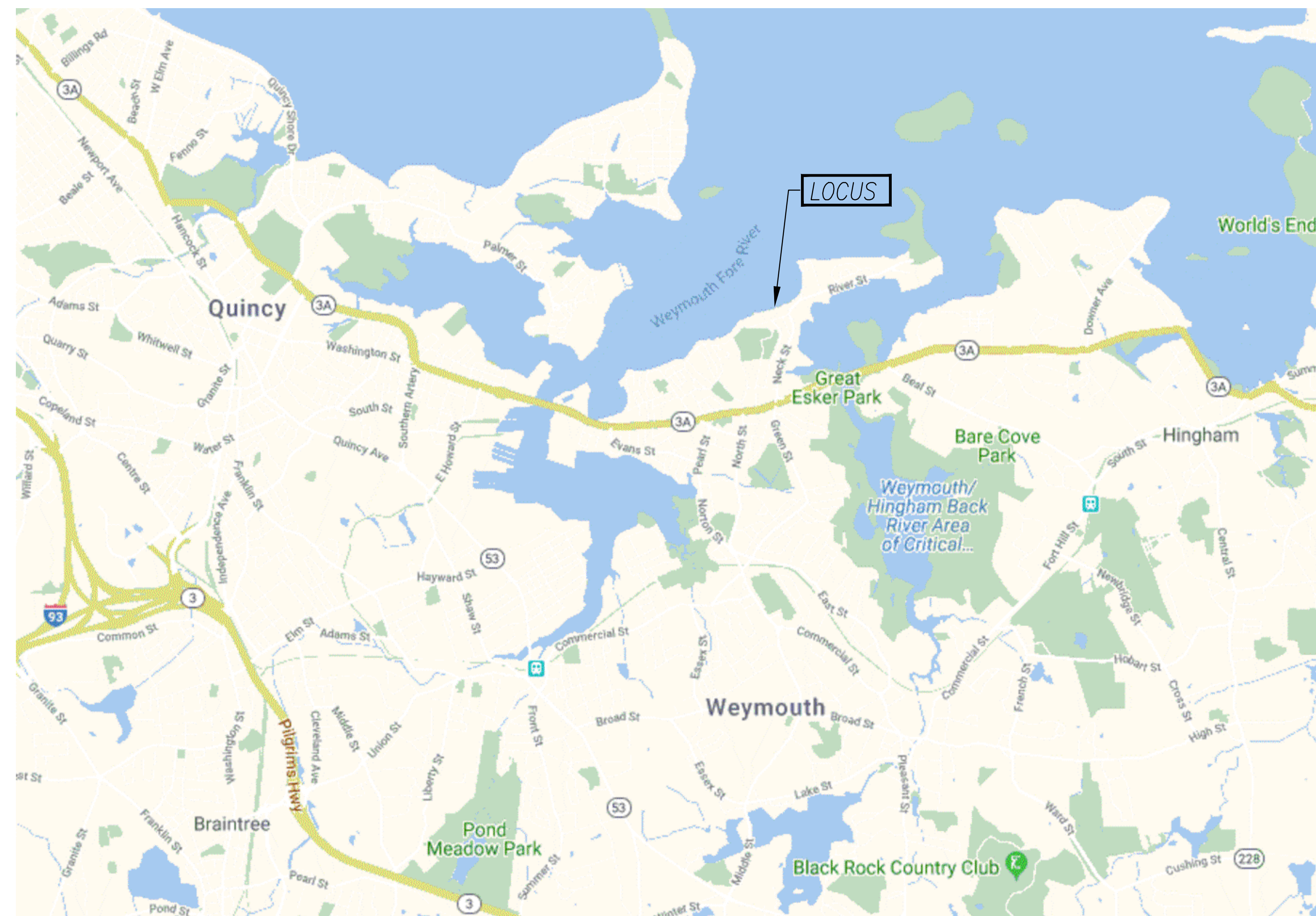
Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

The revised set of plans for the project dated 4/16/19 were prepared in response to comments and input received from CZM, MEPA, AAB, Weymouth Conservation Commission, and Jim O'Connell, Coastal Geologist and include the following changes or additional information:

1. The plan set now includes separate plans that clearly show the existing conditions at the site and, in particular, the demarcation of the line representing the toe of the coastal bank located adjacent to the coastal beach.
2. The existing concrete beach access ramp at Wessagussett Beach has been converted into a single stall HP drop off area by proposing to level this structure with additional concrete and adding a curb on three sides.
3. Change the proposed location of beginning of the concrete walkway at Wessagussett beach from the previous location on the coastal beach to be totally situated on the coastal bank as shown on the plans.
4. Eliminate the two previously proposed large bump out viewing platforms along the walkway and proposing one small 6' x 30' bump out viewing platform over the footprint of the existing bath house foundation near the proposed HP drop off area.
5. Propose up to 1000 cubic yards of beach re-nourishment material be placed on the coastal beach between MLW and the edge of the proposed revetment along the southwestern half of the project to help reduce the footprint of the proposed revetment in this area and to compensate for the loss of sediment from the existing coastal bank due to the installation of the proposed revetment. The beach re-nourishment in this area is proposed to not include any sand size material, but will be comprised of sediment in the range of small gravel up to 4" to 6" diameter cobbles to match existing sediment on the beach in this area. No sand size material is being proposed to alleviate any concerns that the adjacent Yacht Club may have regarding shoaling at their site due to proposed beach nourishment at this site.
6. The stairs on the coastal bank from the Shelf parking area to the boardwalk below are now proposed to be elevated over the surface of the coastal bank following removal of the existing cast-in-place stairs at this location. The surface of the coastal bank in this area is proposed to be filled to match the existing undisturbed grade of the coastal bank located on either side of the existing stairs. This area under the proposed elevated stairs is proposed to be stabilized with batter boards, jute matting, and indigenous plantings.
7. The addition of an AAB-compliant elevated walkway/ramp fitted with Thru-Flow decking located over the existing vegetated coastal dune from the end of the proposed concrete walkway to the coastal beach below.
8. The proposed addition of a new precast concrete headwall and rip-rap lined swale on the coastal bank to alleviate existing scour erosion of the bank from an existing storm water drainage outfall pipe located on the bank that accommodates runoff from Baylee Road.
9. The elimination of the proposed Moby Mat formerly proposed to be located on the coastal beach between the end of the proposed concrete walkway and George E Lane Beach.



MASSACHUSETTS  
SCALE 1" = 2,500'



MASSACHUSETTS  
SCALE 1" = 200'

# PROPOSED SITE DEVELOPMENT PLAN

## WESSAGUSSETT WALK

### WESSAGUSSETT ROAD, REGATTA ROAD AND RIVER STREET

WEYMOUTH, MA

05-12-2018

REV 04-16-2019

DRAWING INDEX

C3.2.1	PLAN SHOWING EXISTING SITE CONDITIONS OVERVIEW	ISSUED: 5/12/18	REV: 4/16/19
C3.2.2	PLAN SHOWING PROPOSED SITE IMPROVEMENTS OVERVIEW	ISSUED: 5/12/18	REV: 4/16/19
C3.2.3	PLAN SHOWING PROPOSED SITE IMPROVEMENTS AREA 1	ISSUED: 5/12/18	REV: 4/16/19
C3.2.4	PLAN SHOWING PROPOSED SITE IMPROVEMENTS AREA 2	ISSUED: 5/12/18	REV: 4/16/19
<del>C3.2.5</del>	<del>PLAN SHOWING PROPOSED SITE IMPROVEMENTS AREA 3</del>	<del>ISSUED: 5/12/18</del>	<del>REMOVED</del>
<del>C3.2.6</del>	<del>PLAN SHOWING PROPOSED SITE IMPROVEMENTS AREA 4</del>	<del>ISSUED: 5/12/18</del>	<del>REMOVED</del>
C3.2.7	SITE IMPROVEMENT DETAILS	ISSUED: 5/12/18	REV: 4/16/19
C3.2.8	SECTIONS AND PHOTOS	ISSUED: 5/12/18	REV: 4/16/19
C3.1.1	PLAN SHOWING EXISTING CONDITIONS	ISSUED: 4/16/19	
C3.1.2	PLAN SHOWING EXISTING CONDITIONS	ISSUED: 4/16/19	

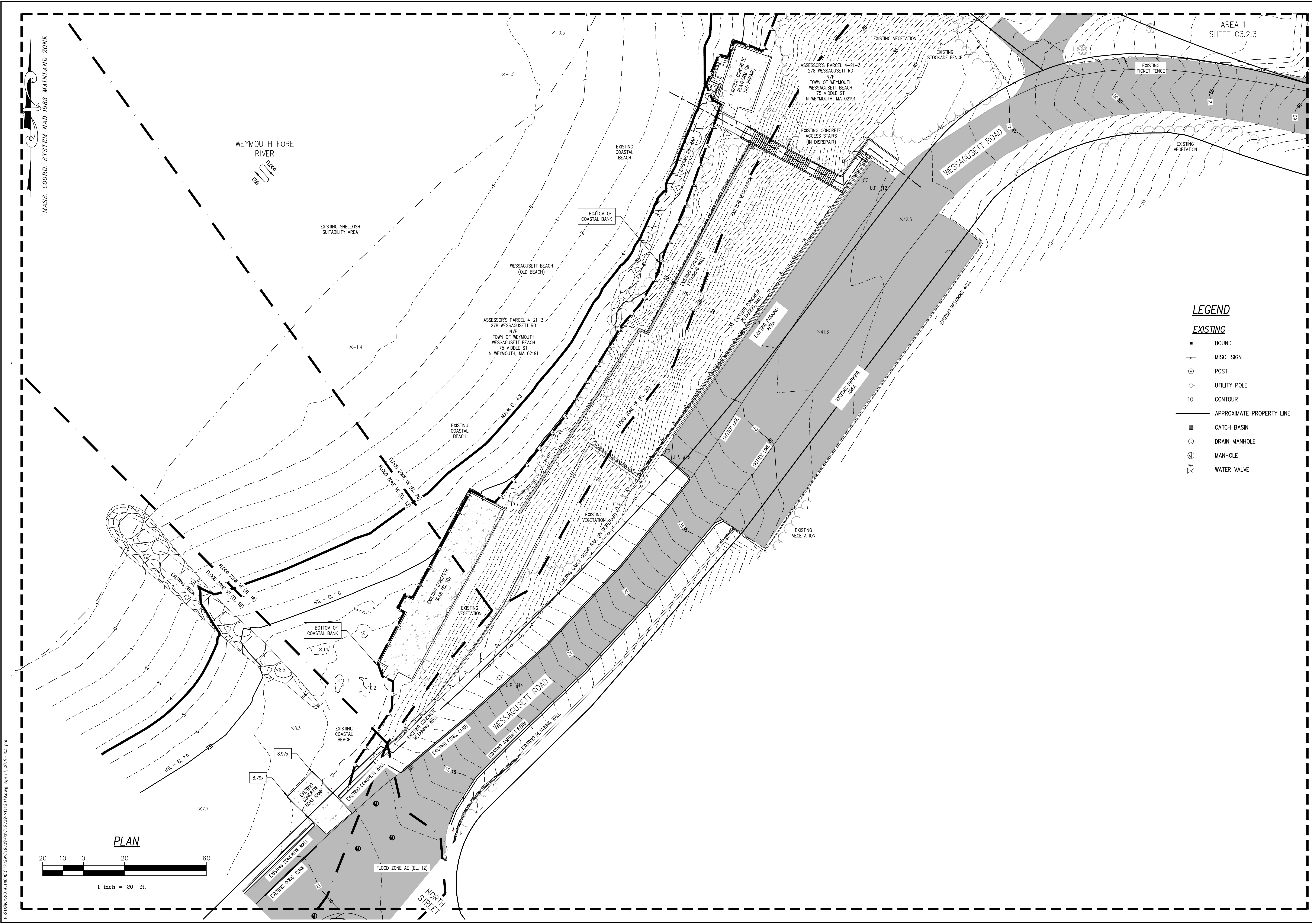
**CIVIL ENGINEER:**  
**COASTAL ENGINEERING CO., INC.**  
 260 CRANBERRY HIGHWAY  
 ORLEANS, MASSACHUSETTS 02653  
 (508) 255-6511

**APPLICANT AND OWNER:**  
**TOWN OF WEYMOUTH**  
 75 MIDDLE STREET  
 EAST WEYMOUTH, MA 02189

THIS DRAWING IS PREPARED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN FINAL CONSTRUCTION DETAILS FROM THE ENGINEER PRIOR TO PREPARATION OF CONSTRUCTION BID AND BEFORE BEGINNING ANY WORK.

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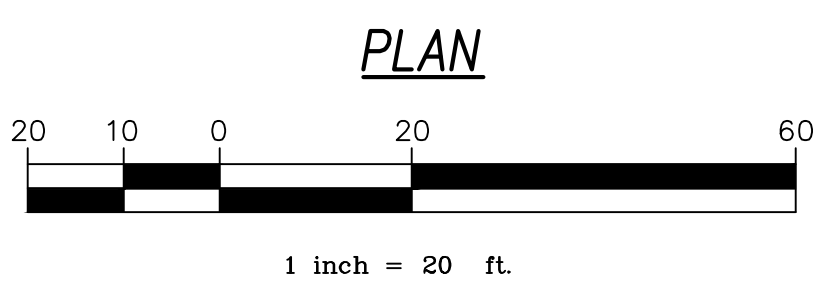
MASS. COORD. SYSTEM NAD 1983 MAINLAND ZONE



**LEGEND**

EXISTING

- BOUND
- +— MISC. SIGN
- ⊕ POST
- ⊙ UTILITY POLE
- - - - - CONTOUR
- APPROXIMATE PROPERTY LINE
- ▣ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ MANHOLE
- ⊙ WATER VALVE



PLAN

**DRAFT**

PROJECT		TOWN OF WEYMOUTH WESSAGUSETT ROAD AND REGATTA ROAD SHEET TITLE	WEYMOUTH, MA
SCALE		AS NOTED	
DRAWING FILE		C18729-NOI 2019.dwg	
DATE		04-16-19	
DRAWN BY		KES	
CHECKED BY		JRN / RPM	
PROJECT NO.		C18729.00	
SHEET NO.		1 OF 2 SHEETS	
SHEET TITLE		PLAN SHOWING EXISTING CONDITIONS	
PROJECT		TOWN OF WEYMOUTH WESSAGUSETT ROAD AND REGATTA ROAD SHEET TITLE	
SCALE		AS NOTED	
DRAWING FILE		C18729-NOI 2019.dwg	
DATE		04-16-19	
DRAWN BY		KES	
CHECKED BY		JRN / RPM	
PROJECT NO.		C18729.00	
SHEET NO.		1 OF 2 SHEETS	
SHEET TITLE		PLAN SHOWING EXISTING CONDITIONS	

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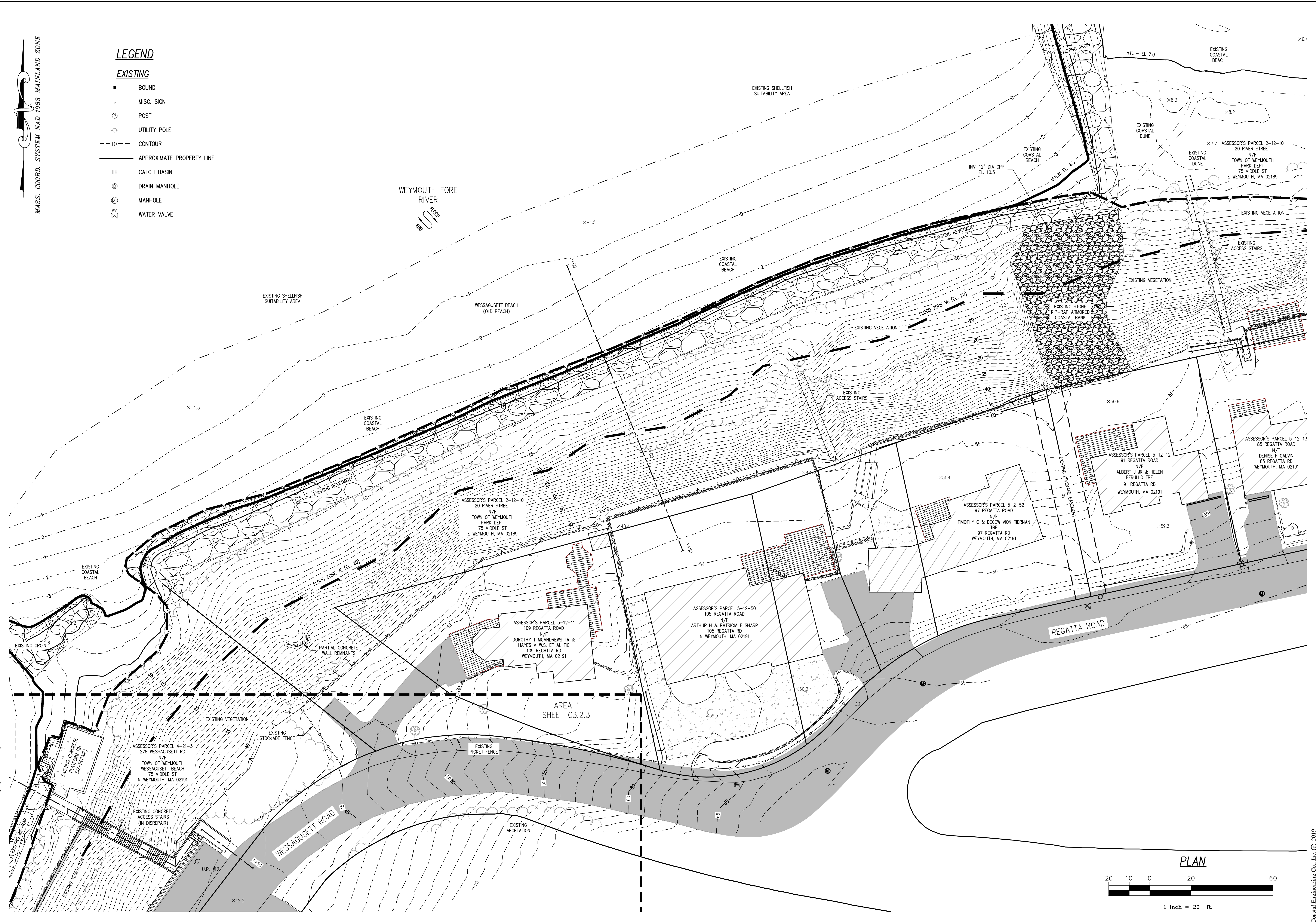
Coastal Engineering Co., Inc. © 2019

MASS. COORD. SYSTEM NAD 1983 MAINLAND ZONE

**LEGEND**

**EXISTING**

- BOUND
- MISC. SIGN
- ⊙ POST
- UTILITY POLE
- - - - CONTOUR
- - - - APPROXIMATE PROPERTY LINE
- ▨ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ MANHOLE
- ⊙ WATER VALVE



NO.	DATE	BY

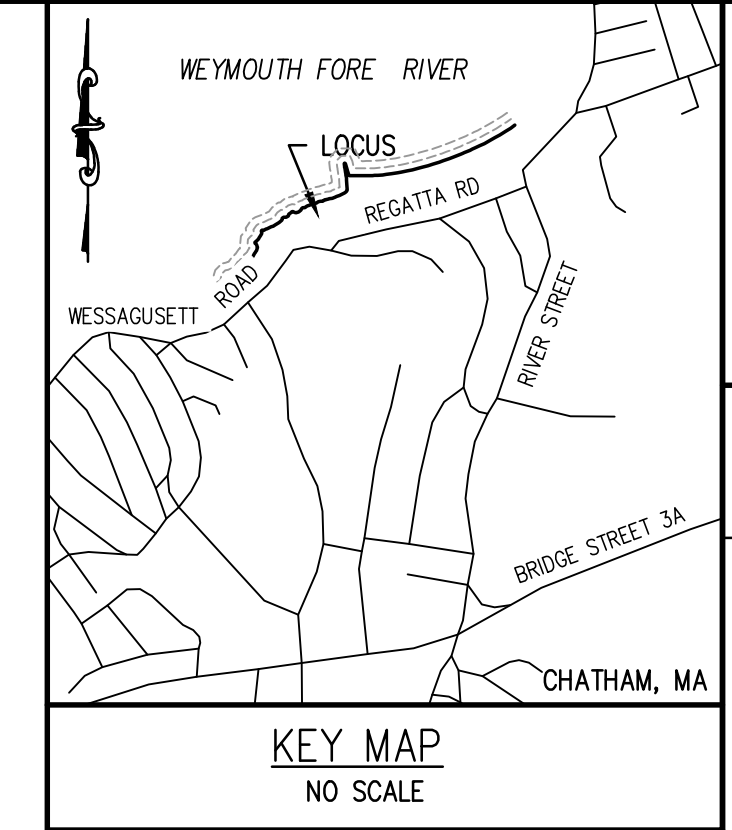
SEAL

**DRAFT**

PROJECT	TOWN OF WEYMOUTH REGATTA ROAD
SHEET TITLE	PLAN SHOWING EXISTING CONDITIONS
SCALE	AS NOTED
DRAWING FILE	C18729-NOI 2019.dwg
DATE	04-16-19
DRAWN BY	KES
CHECKED BY	JRN / RPM
<b>C3.1.2</b>	2 OF 2 SHEETS
PROJECT NO.	C18729.00

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NO.	DATE	REVISION
1	2019-04-16	REVISE LAYOUT AS PER REGULATORY COMMENTS

**PLAN REFERENCES:**

PLAN BOOK 204, PAGE 1280  
 BASE PLAN PREPARED BY:  
 JAMES W. SEWELL COMPANY  
 136 CENTER STREET  
 P.O. BOX 433  
 OLD TOWN, ME. 04468  
 PHONE 207-827-4456  
 BASED UPON AERIAL IMAGERY PERFORMED IN MAY 2017

**FLOOD NOTE:**

FLOOD ZONES VE (EL. 15), VE (EL. 16), VE (EL. 18), VE (EL. 20) AND AE (EL. 12) AS SHOWN ON FEMA FIRM PANEL #25021C0089F EFFECTIVE: JUNE 9, 2014

**DATUM NOTE:**

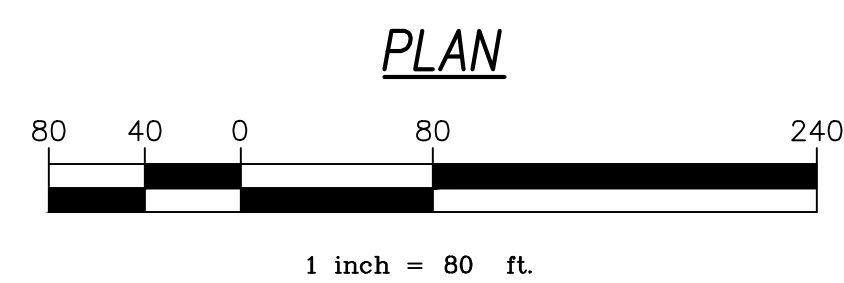
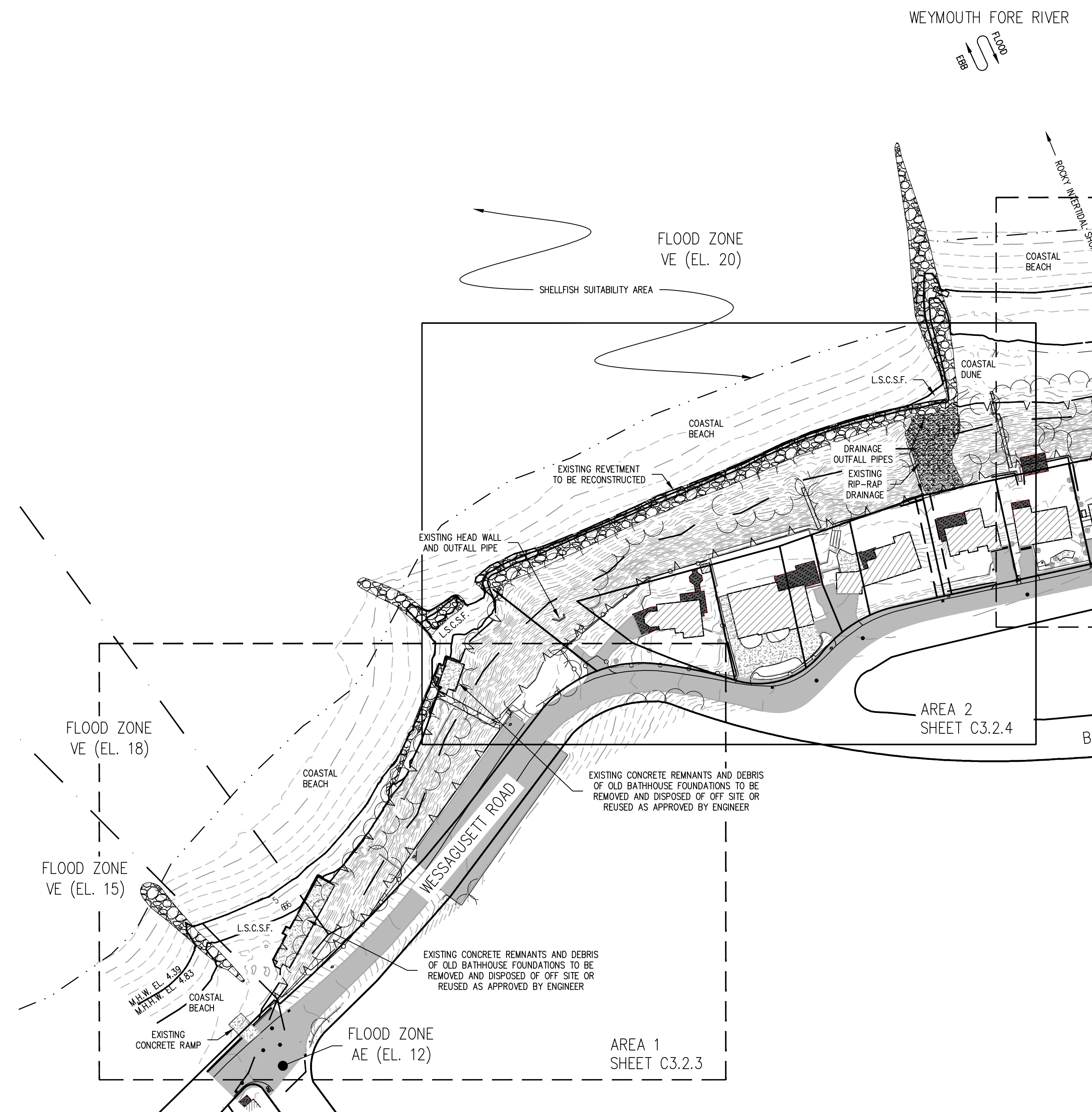
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)  
 MHW EXTRAPOLATED FROM BOSTON AND DUXBURY NOAA TIDE SHEETS

**LEGEND**

**EXISTING**

- BOUND
- ⊕ MISC. SIGN
- ⊙ POST
- UTILITY POLE
- - - - - CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- CATCH BASIN
- ⊕ DRAIN MANHOLE
- ⊙ MANHOLE
- ⊗ WATER VALVE
- - - - - FEMA FLOOD ZONE
- - - - - MATCH LINE
- - - - - MEAN HIGH WATER (M.H.W.) EL. 4.39  
MEAN HIGH HIGH WATER OR SEASONAL HIGH TIDE (M.H.H.W.) EL. 4.83
- L.S.C.S.F. LAND SUBJECT TO COASTAL STORM FLOWAGE
- ~ ~ ~ COASTAL BANK

NOTE:  
 PARCELS SHOWN ARE COMPILED FROM PLAN BOOK 204, PAGE 1280 RECORD PLAN AND PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND ARE SHOWN FOR REPRESENTATION PURPOSES ONLY.



THE INSTALLER SHALL ASCERTAIN THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION, AND SHALL PROTECT UTILITIES WITHIN THE WORK AREA DURING CONSTRUCTION.

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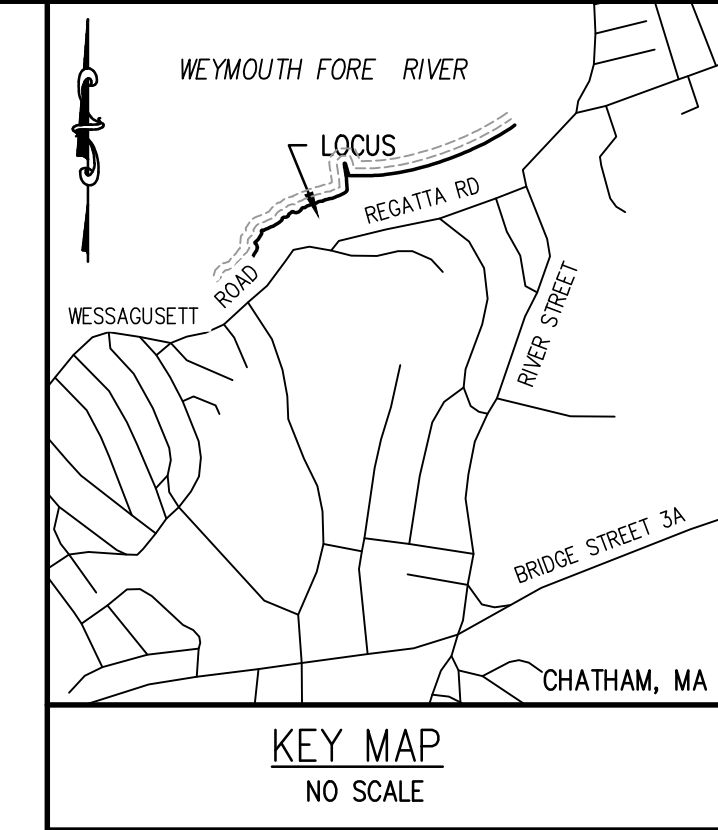
PROJECT  
 NORTH WEYMOUTH BEACH CONNECTION PROJECT  
 WEYMOUTH, MA  
 WESSAGUSSETT ROAD, REGATTA ROAD AND RIVER STREET  
 SHEET TITLE  
**PLAN SHOWING EXISTING CONDITIONS**

SCALE	AS NOTED
DRAWING FILE	POSED NOI 2019 - SAFE.dwg
DATE	5-12-19
DRAWN BY	KES
CHECKED BY	JRN / RPM

PROJECT NO. C18729-00

**C3.2.1**

1 OF 2 SHEETS



NO.	DATE	REVISION
1	2019-04-16	REVISE LAYOUT AS PER REGULATORY COMMENTS

**PLAN REFERENCES:**

PLAN BOOK 204, PAGE 1280  
 BASE PLAN PREPARED BY:  
 JAMES W. SEWELL COMPANY  
 136 CENTER STREET  
 P.O. BOX 433  
 OLD TOWN, ME. 04468  
 PHONE 207-827-4456  
 BASED UPON AERIAL IMAGERY PERFORMED IN MAY 2017

**FLOOD NOTE:**

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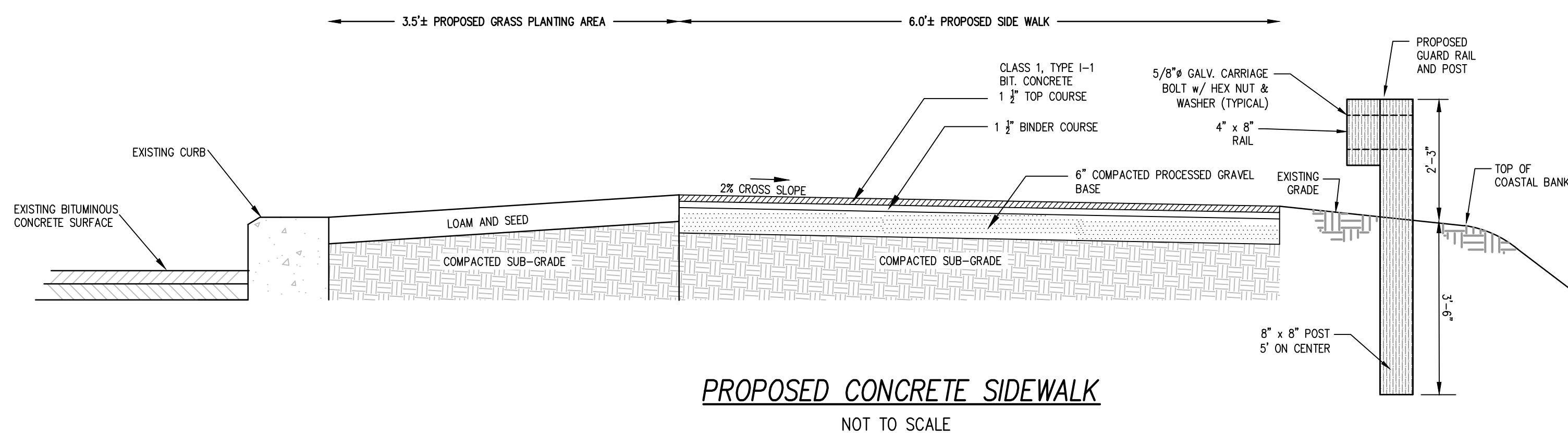
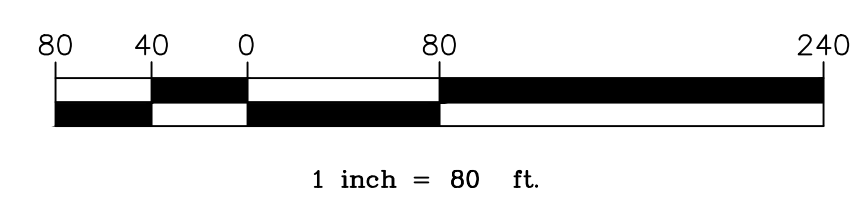
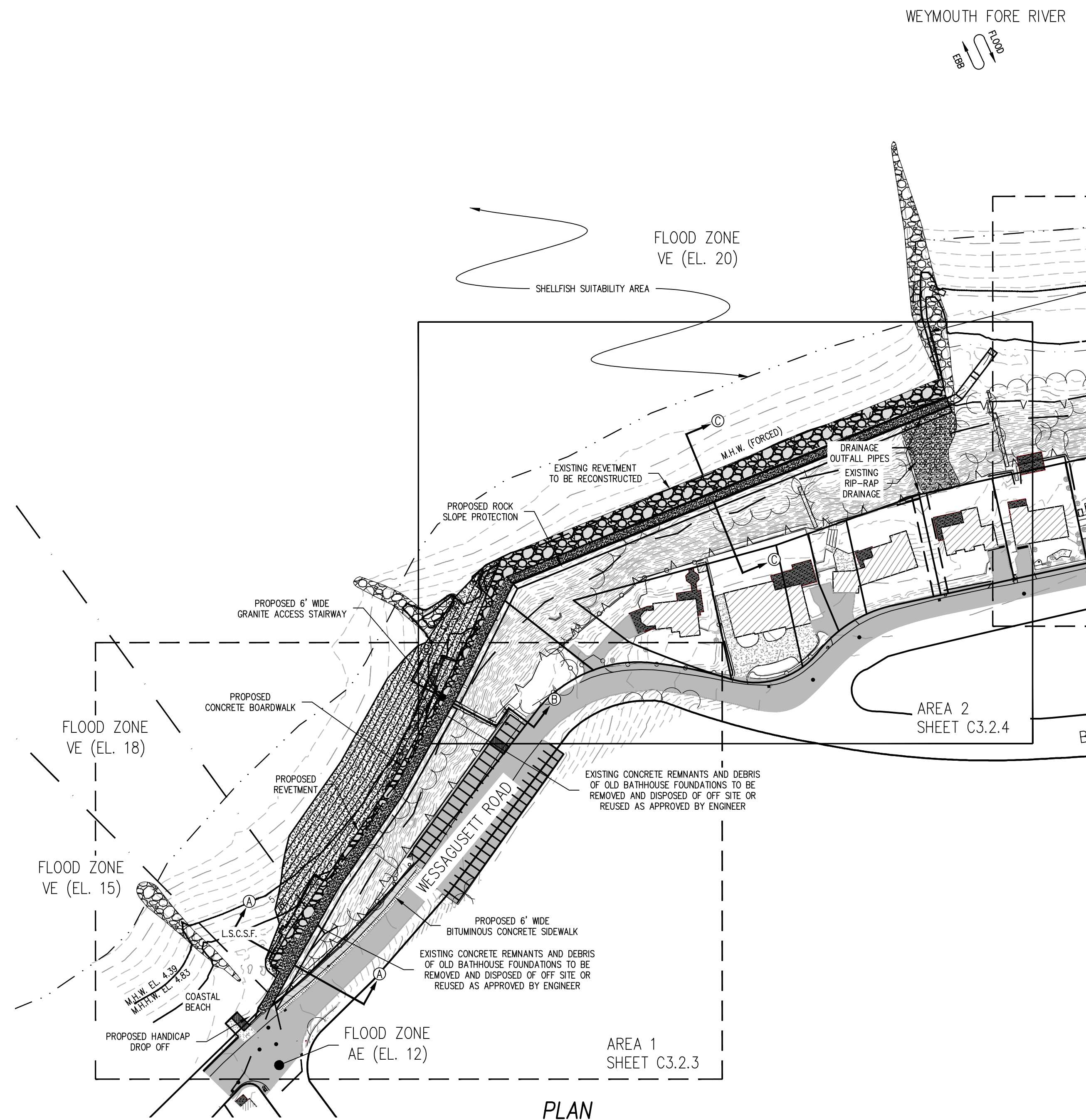
**DATUM NOTE:**

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)  
 MHW EXTRAPOLATED FROM BOSTON AND DUXBURY NOAA TIDE SHEETS

**LEGEND**

- EXISTING**
- BOUND
  - ⊕ MISC. SIGN
  - ⊙ POST
  - ⊕ UTILITY POLE
  - - - - - CONTOUR
  - - - - - APPROXIMATE PROPERTY LINE
  - CATCH BASIN
  - ⊕ DRAIN MANHOLE
  - ⊕ MANHOLE
  - ⊕ WATER VALVE
  - - - - - FEMA FLOOD ZONE
  - - - - - MATCH LINE
  - - - - - MEAN HIGH WATER (M.H.W.) EL. 4.39
  - L.S.C.S.F. LAND SUBJECT TO COASTAL STORM FLOWAGE
  - ~ ~ ~ COASTAL BANK

NOTE:  
 PARCELS SHOWN ARE COMPILED FROM PLAN BOOK 204, PAGE 1280 RECORD PLAN AND PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND ARE SHOWN FOR REPRESENTATION PURPOSES ONLY.



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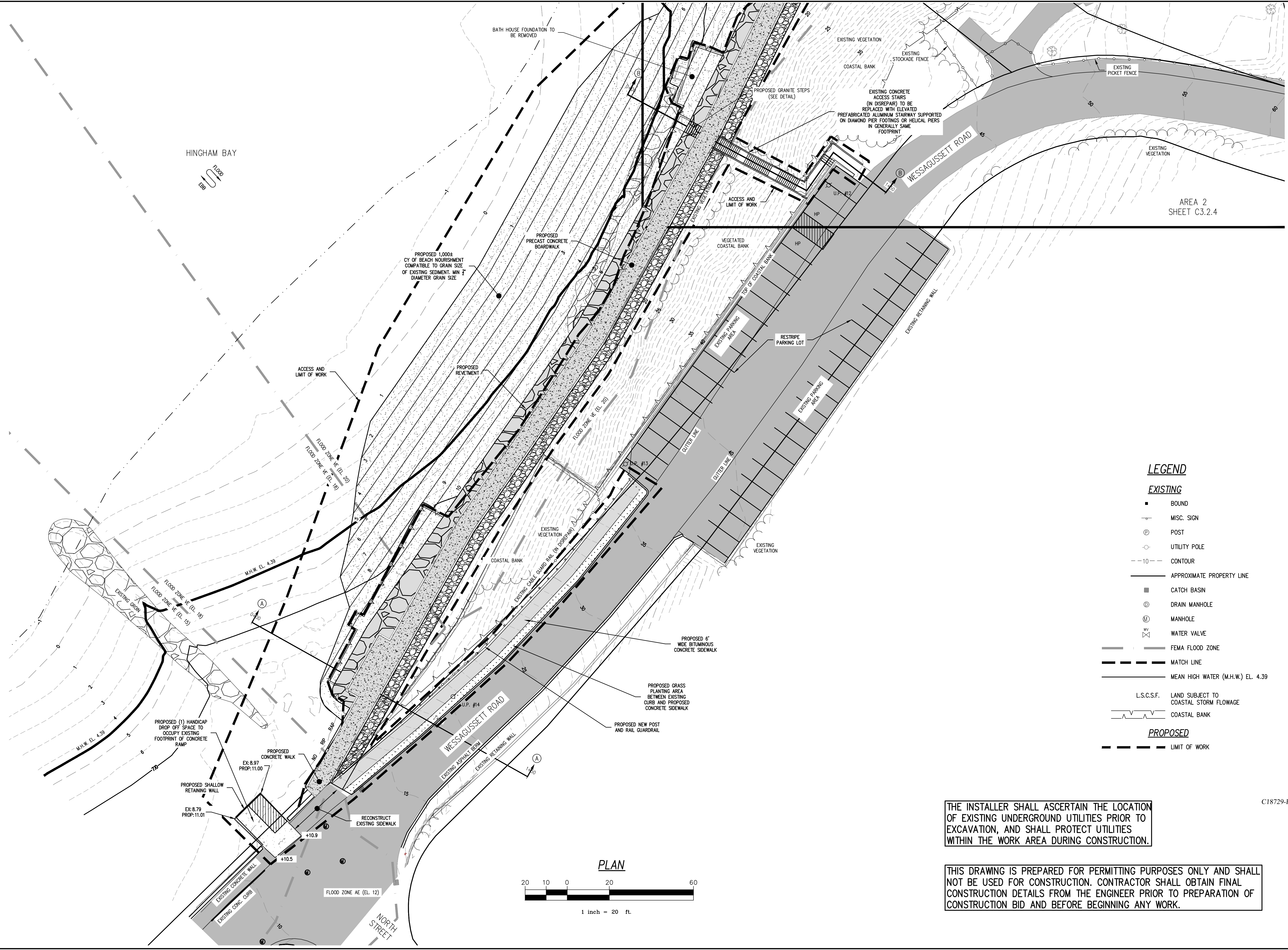
**DRAFT**

PROJECT: NORTH WEYMOUTH BEACH CONNECTION PROJECT  
 WESSAGUSSETT ROAD, REGATTA ROAD AND RIVER STREET WEYMOUTH, MA  
 SHEET TITLE: PLAN SHOWING PROPOSED SITE IMPROVEMENTS OVER VIEW

SCALE: AS NOTED  
 DRAWING FILE: POSED NOI 2019 - SAFE.dwg  
 DATE: 6-12-18  
 DRAWN BY: KES  
 CHECKED BY: JRN / RPM

**C3.2.2**  
 2 OF 2 SHEETS  
 PROJECT NO. C18729.00

NO.	DATE	BY
1	2019-04-16	JRN
REVISE LAYOUT BASED ON REGULATORY COMMENTS		
REVISION		

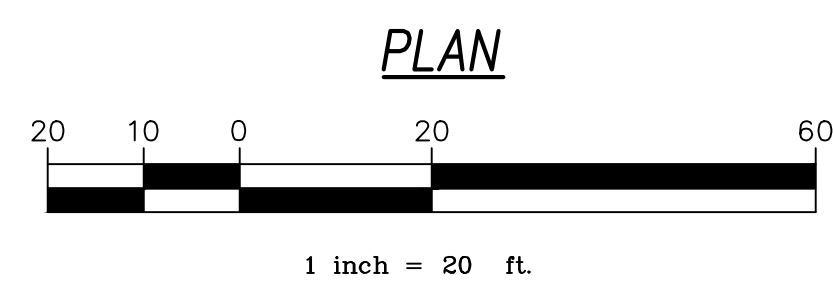


**LEGEND**

- EXISTING**
- BOUND
  - ⊕ MISC. SIGN
  - ⊙ POST
  - ⊕ UTILITY POLE
  - - - - - CONTOUR
  - — — — — APPROXIMATE PROPERTY LINE
  - ▣ CATCH BASIN
  - ⊙ DRAIN MANHOLE
  - ⊙ MANHOLE
  - ⊕ WATER VALVE
  - FEMA FLOOD ZONE
  - - - - - MATCH LINE
  - MEAN HIGH WATER (M.H.W.) EL. 4.39
  - L.S.C.S.F. LAND SUBJECT TO COASTAL STORM FLOWAGE
  - COASTAL BANK
- PROPOSED**
- - - - - LIMIT OF WORK

THE INSTALLER SHALL ASCERTAIN THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION, AND SHALL PROTECT UTILITIES WITHIN THE WORK AREA DURING CONSTRUCTION.

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**DRAFT**

**NORTH WEYMOUTH BEACH CONNECTION PROJECT**  
WESSAGUSSETT ROAD AND REGATTA ROAD  
WEYMOUTH, MA  
**PLAN SHOWING PROPOSED SITE IMPROVEMENTS AREA 1**

SCALE: AS NOTED

DRAWING FILE: C18729-PROPOSED NOI 2019 - SAFE.dwg

DATE: 4-12-19

DRAWN BY: KES

CHECKED BY: JRN / RPM

**C3.2.3**

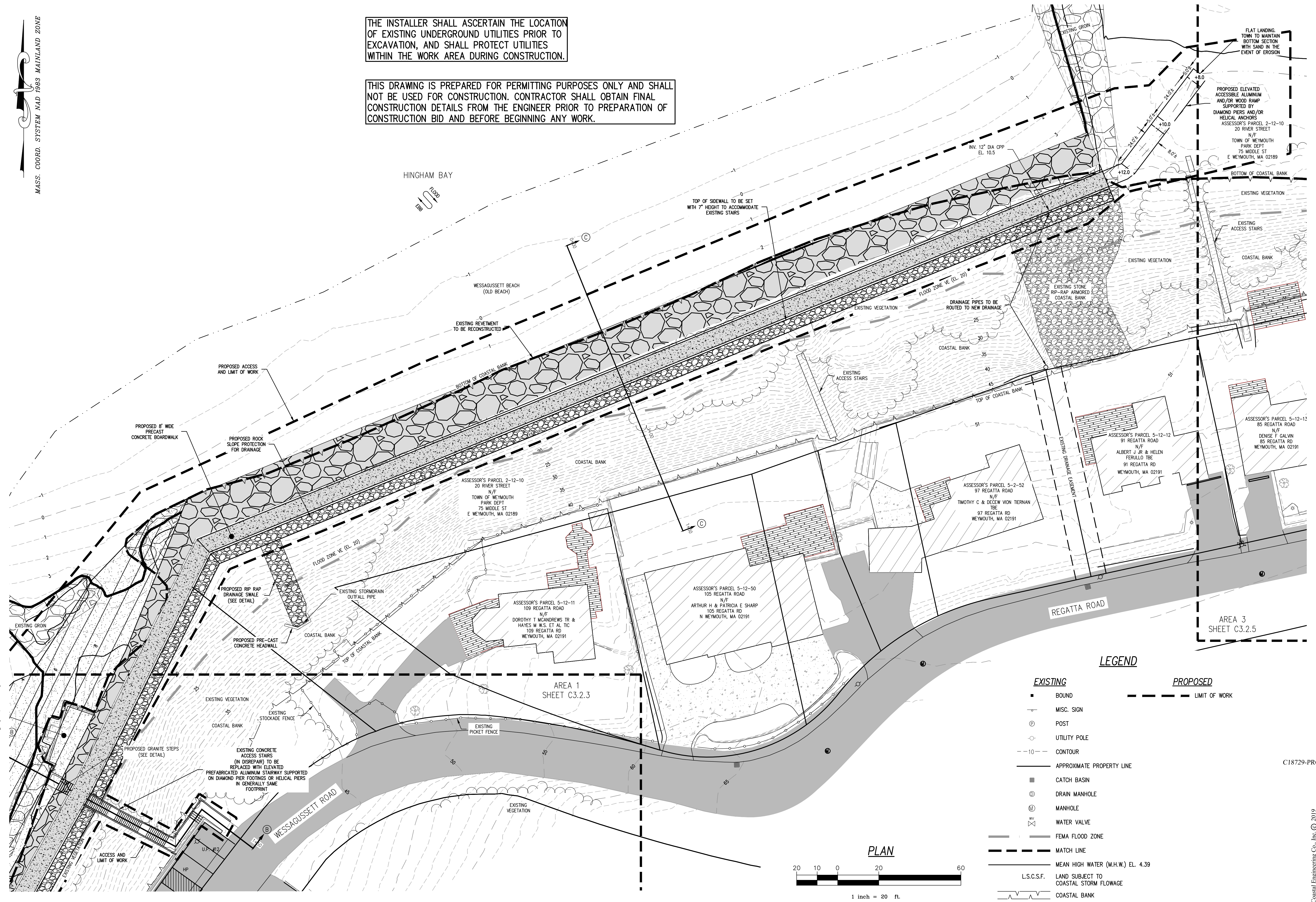
3 OF 3 SHEETS

PROJECT NO. C18729.00

THE INSTALLER SHALL ASCERTAIN THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION, AND SHALL PROTECT UTILITIES WITHIN THE WORK AREA DURING CONSTRUCTION.

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NO.	DATE	REVISION
1	2019-04-16	REVISE LAYOUT BASED ON REGULATORY COMMENTS



**DRAFT**

**NORTH WEYMOUTH BEACH CONNECTION PROJECT**  
REGATTA ROAD  
SHEET TITLE

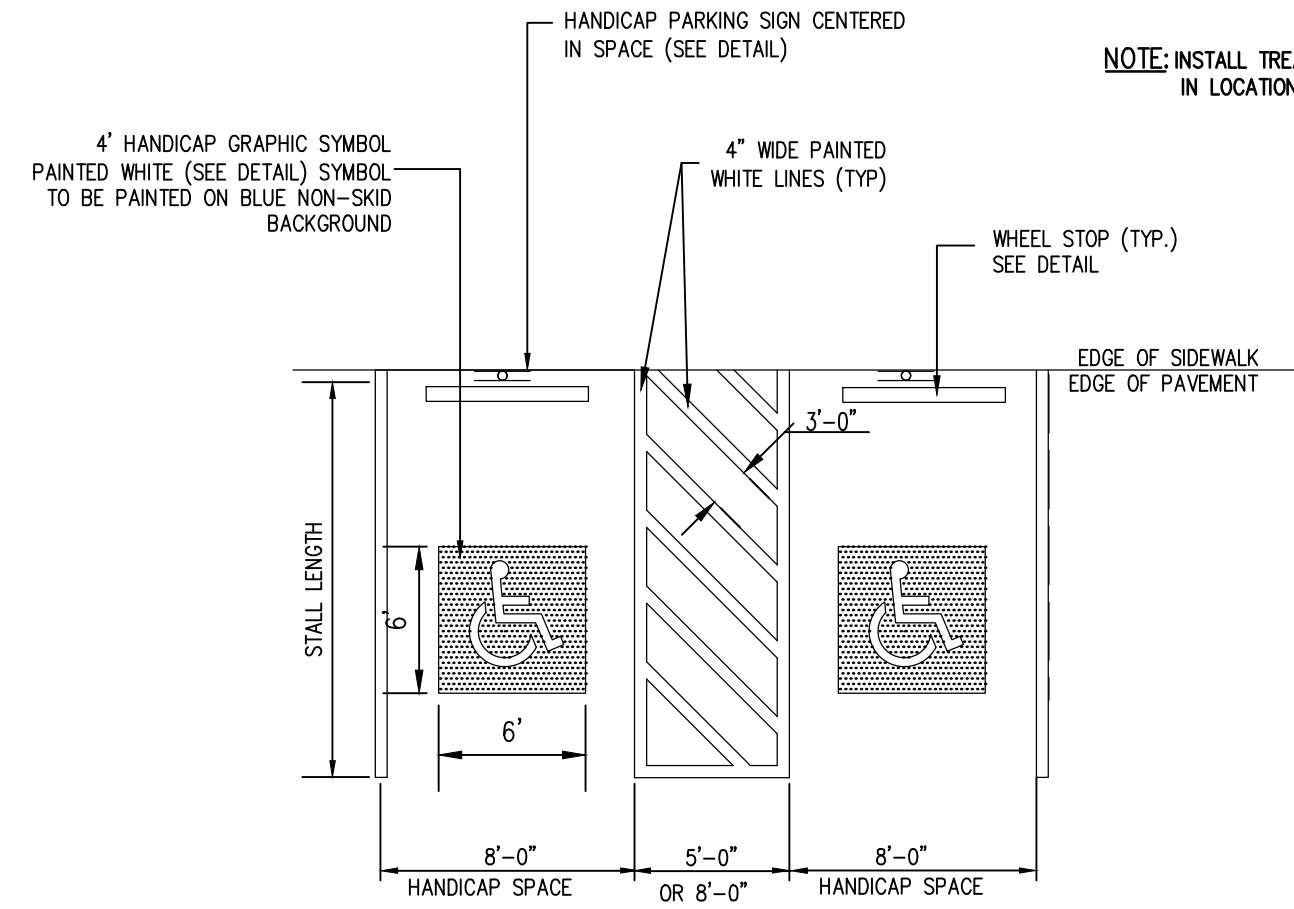
**PLAN SHOWING PROPOSED SITE IMPROVEMENTS AREA 2**

SCALE: AS NOTED  
DRAWING FILE: C18729-PROPOSED NOI 2019 - SAFE.dwg  
DATE: 5-12-19  
DRAWN BY: KES  
CHECKED BY: JRN / RPM

**C3.2.4**  
4 OF 3 SHEETS

PROJECT NO. C18729.00

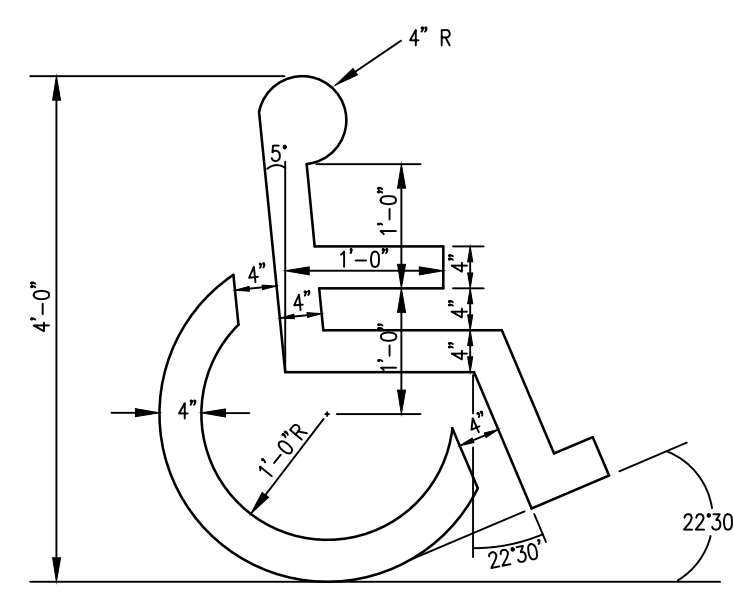
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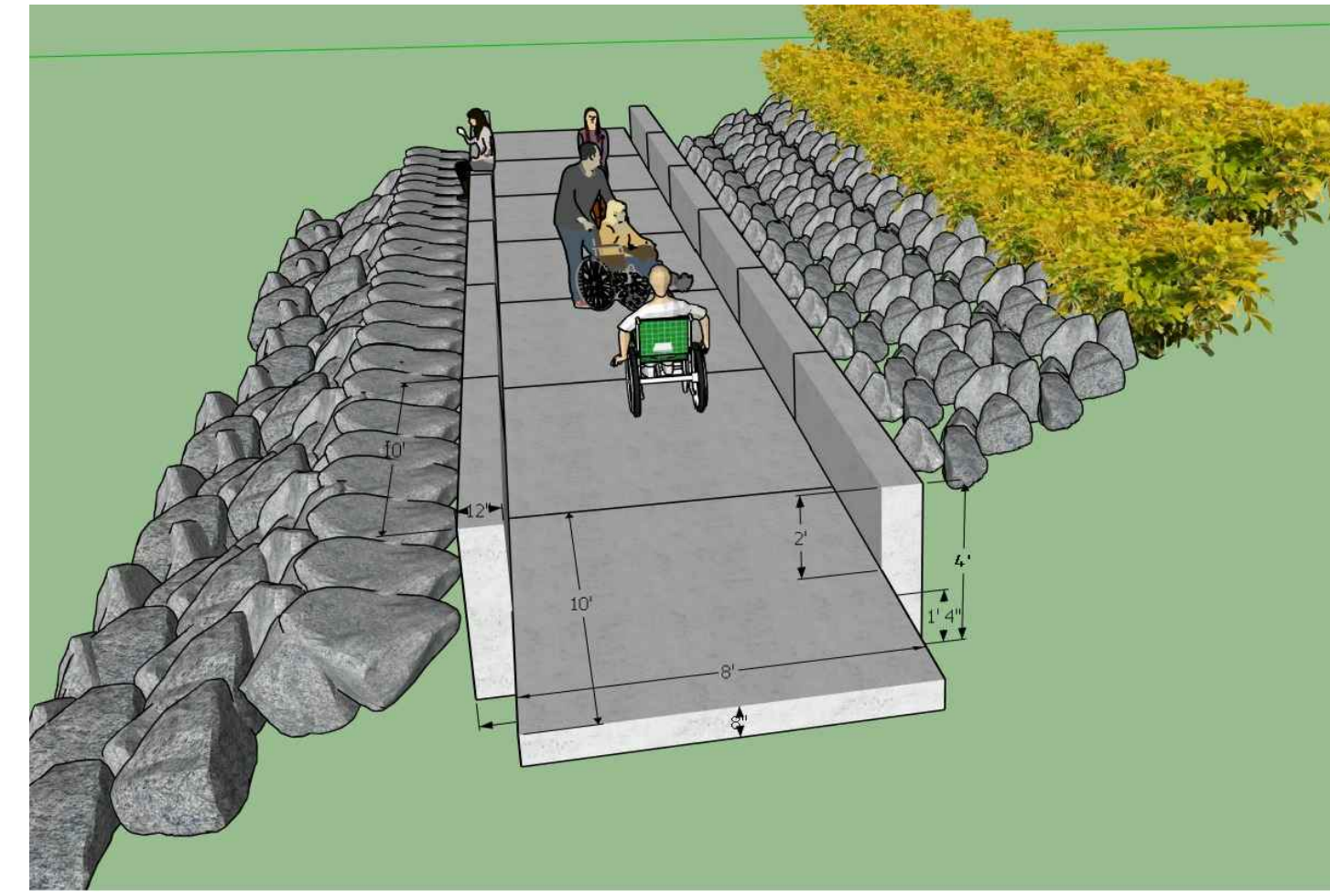
**HANDICAP SPACE STRIPING**

NOTE: INSTALL TREATED TIMBER GUARD RAILS IN LOCATIONS SHOWN ON PLAN

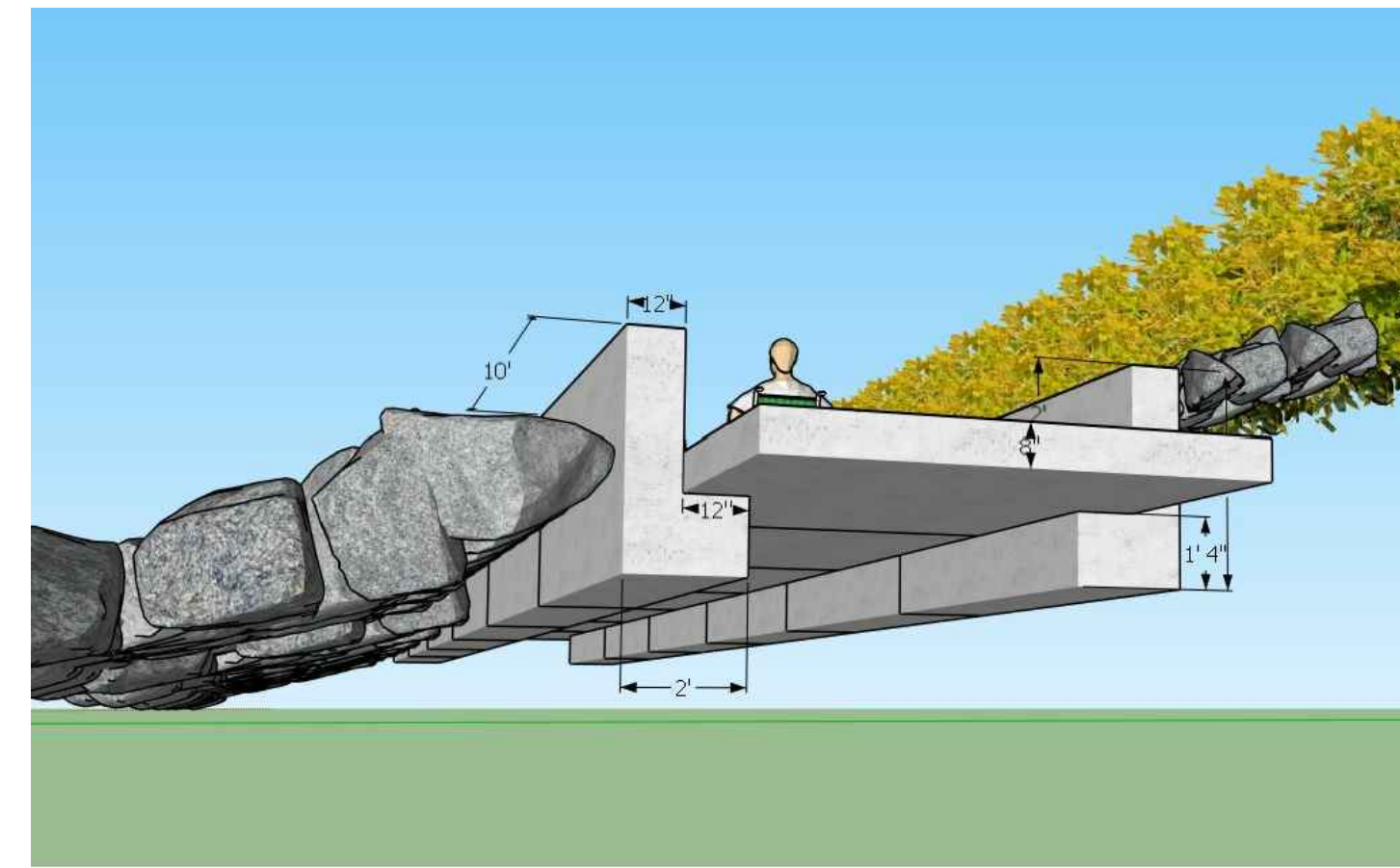
NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES.



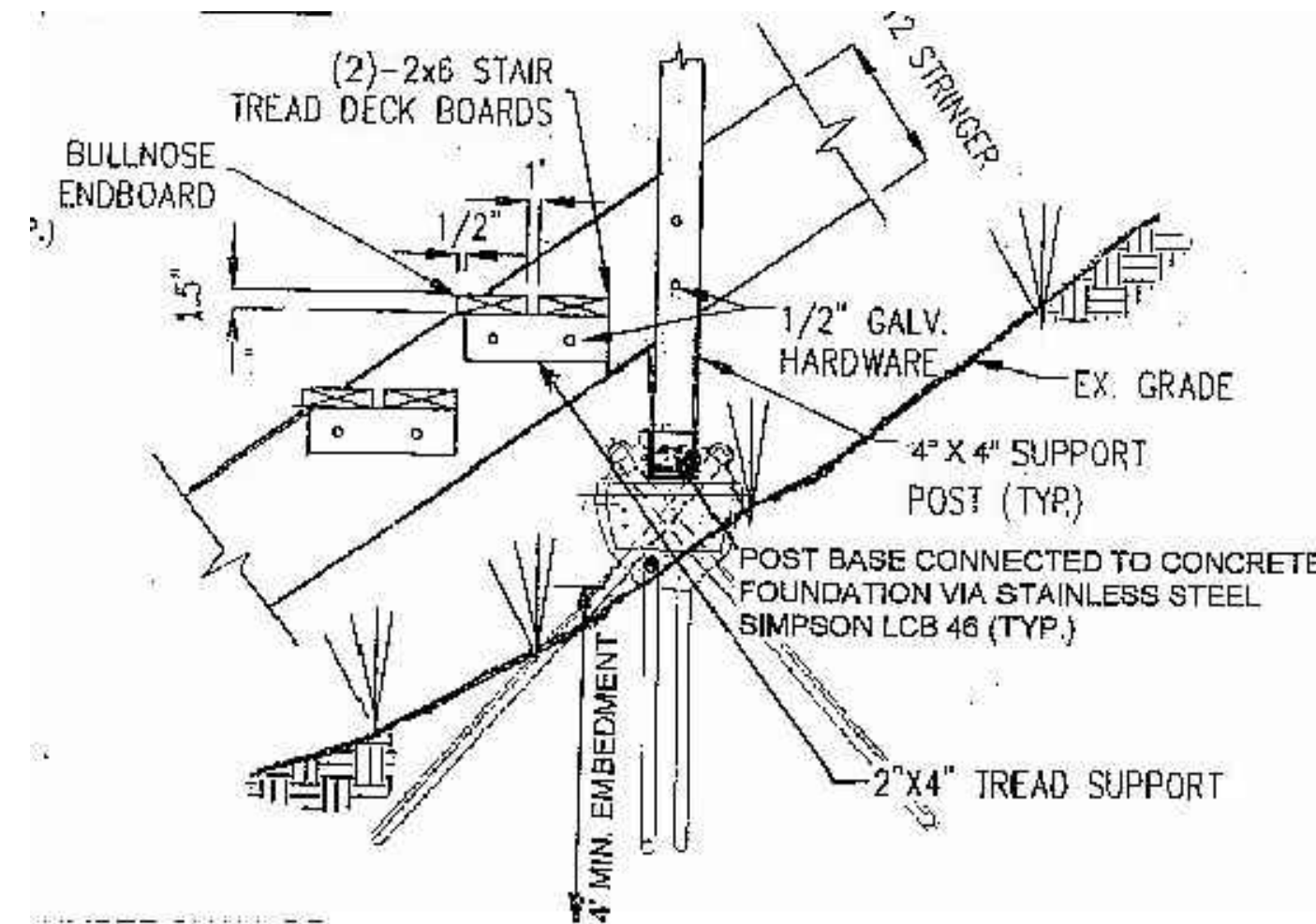
**PAINTED HANDICAP SYMBOL**  
NOT TO SCALE



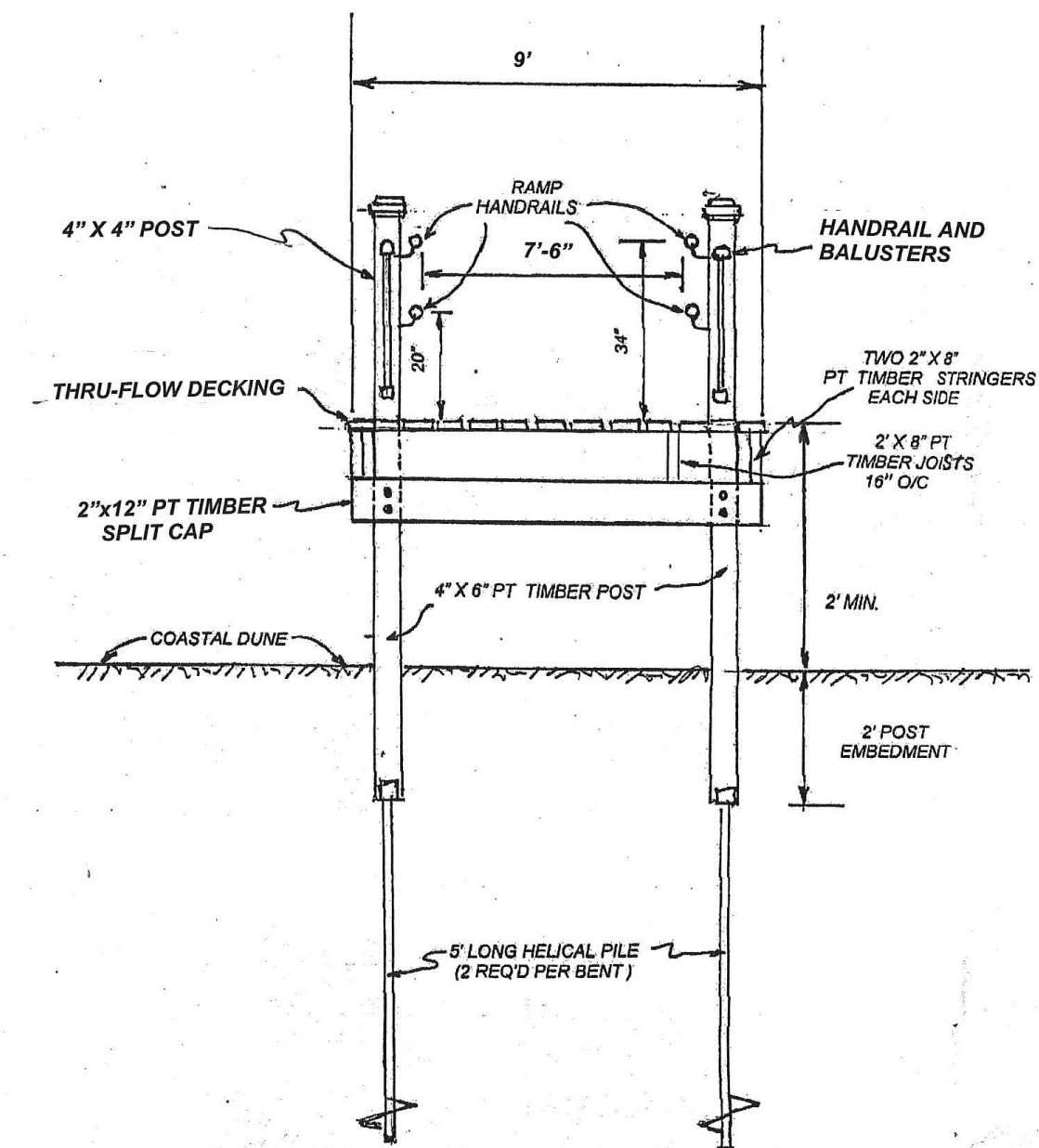
**PRE-CAST CONCRETE BOARDWALK**  
NOT TO SCALE



**PRE-CAST CONCRETE BOARDWALK**  
NOT TO SCALE



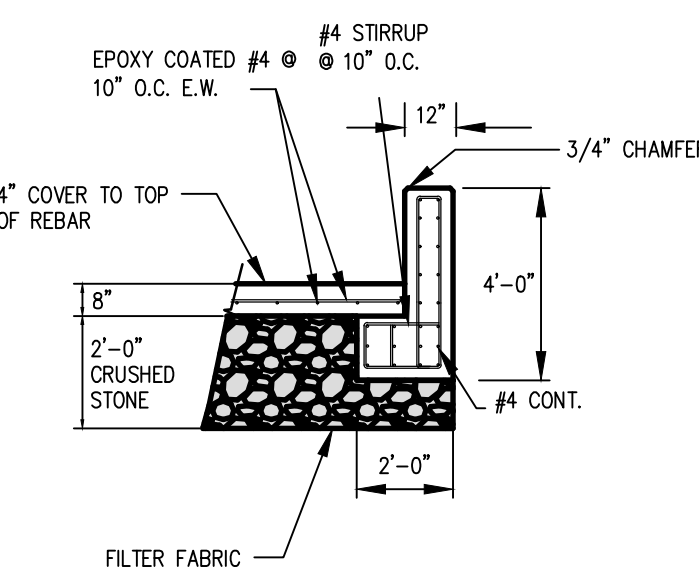
**DIAMOND PIER DETAIL**  
NOT TO SCALE



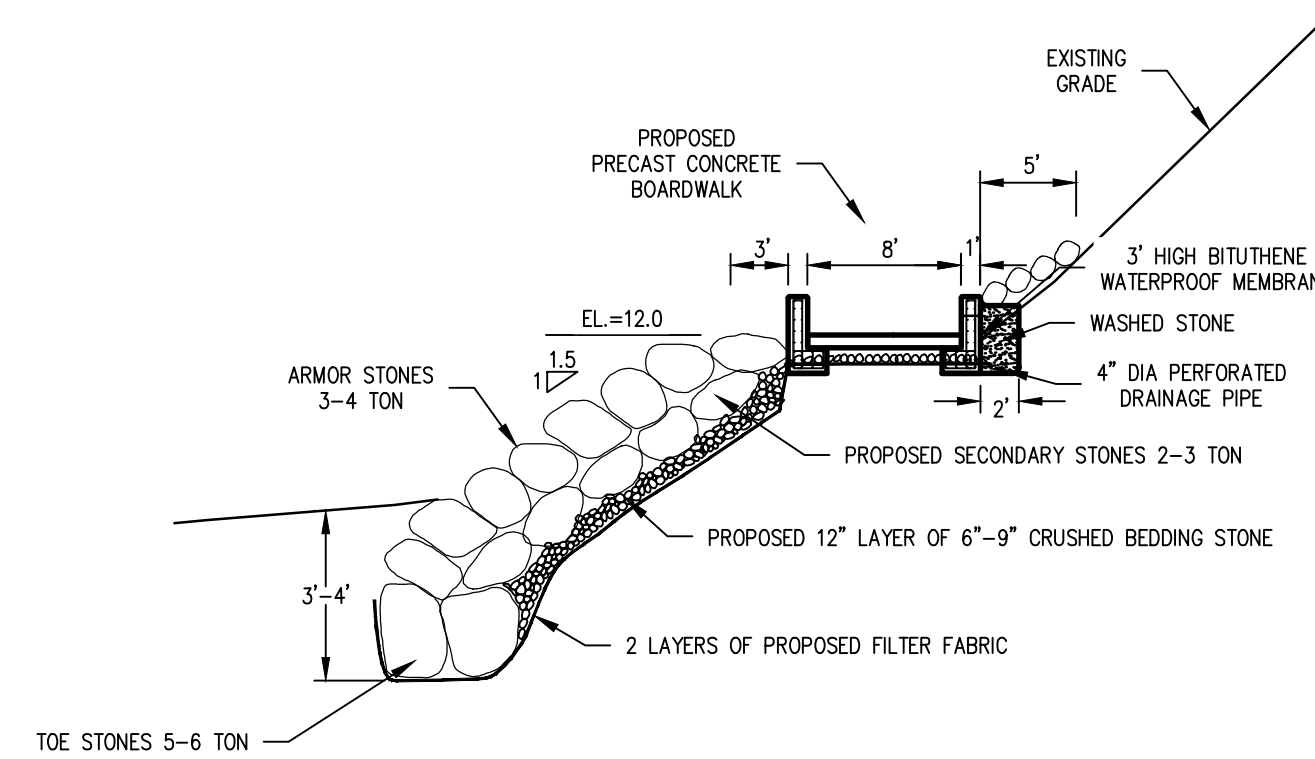
**HELICAL PILE DETAIL**  
PROP. ELEVATED RAMP  
NTS

**PLAN NOTES:**

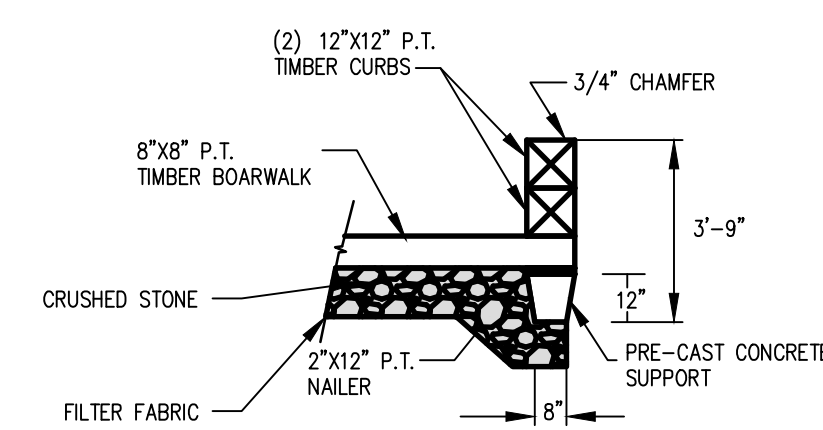
- SUPPLY ALL MATERIAL, EQUIPMENT AND LABOR FOR CONSTRUCTION OF ROCK REVETMENT ALONG THE SHOREFRONT AS DESCRIBED AND SHOWN ON PLAN AND DETAILS.
- ACCESS FOR MATERIAL AND EQUIPMENT TO BE FROM THE SUBJECT PROPERTY AND ????? CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMISSION REQUIRED FOR USE OF ANY AND ALL ACCESS.
- PERFORMANCE OF THE WORK SHALL BE IN COMPLIANCE WITH THE PLAN AND DETAILS, AND ORDER OF CONDITIONS ISSUED BY THE ????? CONSERVATION COMMISSION FOR THE REFERENCED PROJECT AND AS DESCRIBED BELOW.
- ANY FUTURE MAINTENANCE REQUIRED ON THE REVETMENT SHALL NOT COMMENCE UNTIL THE ????? CONSERVATION AGENT HAS FIRST BEEN NOTIFIED AS TO THE SCOPE OF THE REPAIRS.
- ANY FILL MATERIAL REQUIRED SHALL BE CLEAN COMPACTED COARSE SAND BROUGHT ONTO SITE BY CONTRACTOR.
- FILTER CLOTH SHALL BE OF MIRAFI 600X, OR EQUAL, AS APPROVED BY THE ENGINEER.
- THE FILTER CLOTH SHALL BE PLACED IN TWO LAYERS ON TOP OF THE GRADED SLOPE OF THE BANK, AND BENEATH THE TOE MATERIAL. THE JOINTS OF THE FILTER CLOTH SHALL BE STAGGERED AT LEAST SIX FEET APART. THE FILTER CLOTH SHALL BE OVERLAPPED AT LEAST THREE FEET IN EACH DIRECTION. ENDS OF FILTER CLOTH SHALL NOT BUTT EACH OTHER.
- A MINIMUM OF A NINE TO TWELVE INCH LAYER OF BEDDING STONE SHALL BE PLACED OVER THE FILTER CLOTH PRIOR TO THE PLACEMENT OF THE ARMOR STONE. THE BEDDING STONE SHALL BE KEPT IN AN ENCLOSED CONTAINER, AND NOT DUMPED ON THE BEACH. THE CONTRACTOR SHALL PLACE THE BEDDING STONE ON THE SLOPE DIRECTLY FROM THE ENCLOSED CONTAINER.
- THE ARMOR STONE SHALL BE PLACED BY EQUIPMENT ONTO THE BANK. THE ROCK SHALL NOT BE DUMPED ONTO THE BANK. EACH STONE SHALL BE CHOSEN AND PLACED INTO POSITION BY EQUIPMENT IN ORDER TO INTERLOCK WITH ADJOINING STONES. PLACEMENT SHALL BE SUCH SO THAT THE END FACE OF THE LONGEST DIMENSION OF THE STONE SHALL FACE SEAWARD, THE ROCK THUS LAYING HORIZONTALLY. EACH STONE SHALL BE ADEQUATELY "TAPPED" AND "KEYED" INTO PROPER SEATING TO INSURE TIGHT FIT, BEFORE ANOTHER STONE IS ADDED. STONES NOT PROPERLY STACKED SO AS TO SECURELY INTERLOCK, UPON THE ENGINEER'S JUDGMENT, SHALL BE REMOVED AND REPLACED TO THE ENGINEER'S SATISFACTION.
- UPON COMPLETION OF THE REVETMENT, THE CONTRACTOR SHALL REPLACE THE BEACH ACCESS, INCLUDING COVER OVER THE BASE OF THE REVETMENT, TO MATCH THE ORIGINAL PROFILE.
- EXCESS SAND SHALL BE SPREAD EVENLY OVER THE FACE OF THE ROCK REVETMENT.
- THE REVETMENT AND BEACH SHALL BE INSPECTED BY THE ENGINEER APPROXIMATELY 28 DAYS (ONE MOON TIDE) AFTER CONSTRUCTION TO ENSURE THAT NO EXTRANEIOUS CONSTRUCTION STONES REMAIN ON THE BEACH. ANY LOOSE CONSTRUCTION STONES ON THE BEACH SHALL BE REMOVED BY THE CONTRACTOR.



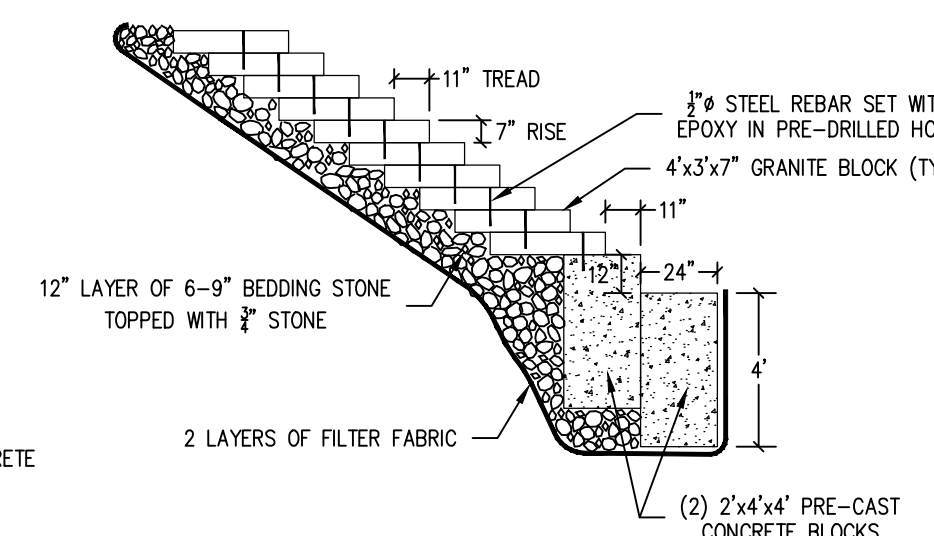
**PRE-CAST CONCRETE DETAIL**  
SCALE: 1" = 4"



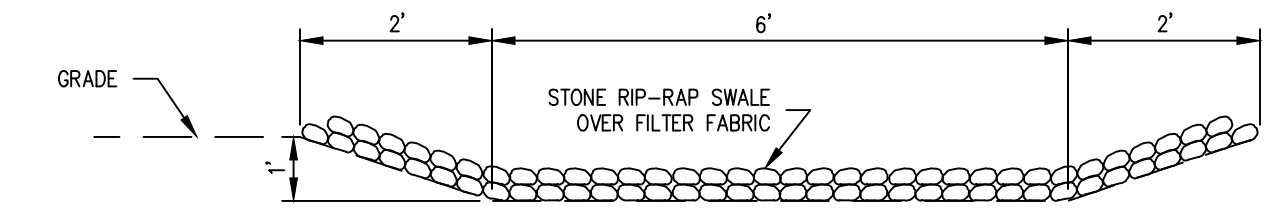
**PRECAST CONCRETE WALKWAY DETAIL**  
NOT TO SCALE



**TIMBER BOARDWALK DETAIL**  
SCALE: 1" = 4"



**GRANITE STEPS DETAIL**  
SCALE: 1" = 5"



**DRAINAGE SWALE DETAIL**  
NOT TO SCALE

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NO.	DATE	REVISION
1	2019-04-16	REVISE LAYOUT AS PER REGULATORY COMMENTS
		JRN BY

**DRAFT**

PROJECT: **NORTH WEYMOUTH BEACH CONNECTION PROJECT**  
WEYMOUTH, MA  
REGATTA ROAD AND RIVER STREET  
SHEET TITLE: **PLAN SHOWING PROPOSED SITE IMPROVEMENT DETAILS**

SCALE: AS NOTED

DRAWING FILE: POSED NOI 2019 - SAFE.dwg

DATE: 5-12-19

DRAWN BY: KES

CHECKED BY: JRN / RPM

**C3.2.7**

7 OF 8 SHEETS

PROJECT NO. C18729.00

NO.	DATE	REVISION
1	2019-04-16	REVISE LAYOUT AS PER REGULATORY COMMENTS

SEAL

**DRAFT**

PROJECT: **NORTH WEYMOUTH BEACH CONNECTION PROJECT**  
REGATTA ROAD AND RIVER STREET  
WEYMOUTH, MA

SHEET TITLE: **SECTIONS AND PHOTOS**

SCALE: AS NOTED

DRAWING FILE: POSED NOI 2019 - SAFE.dwg

DATE: 5-12-18

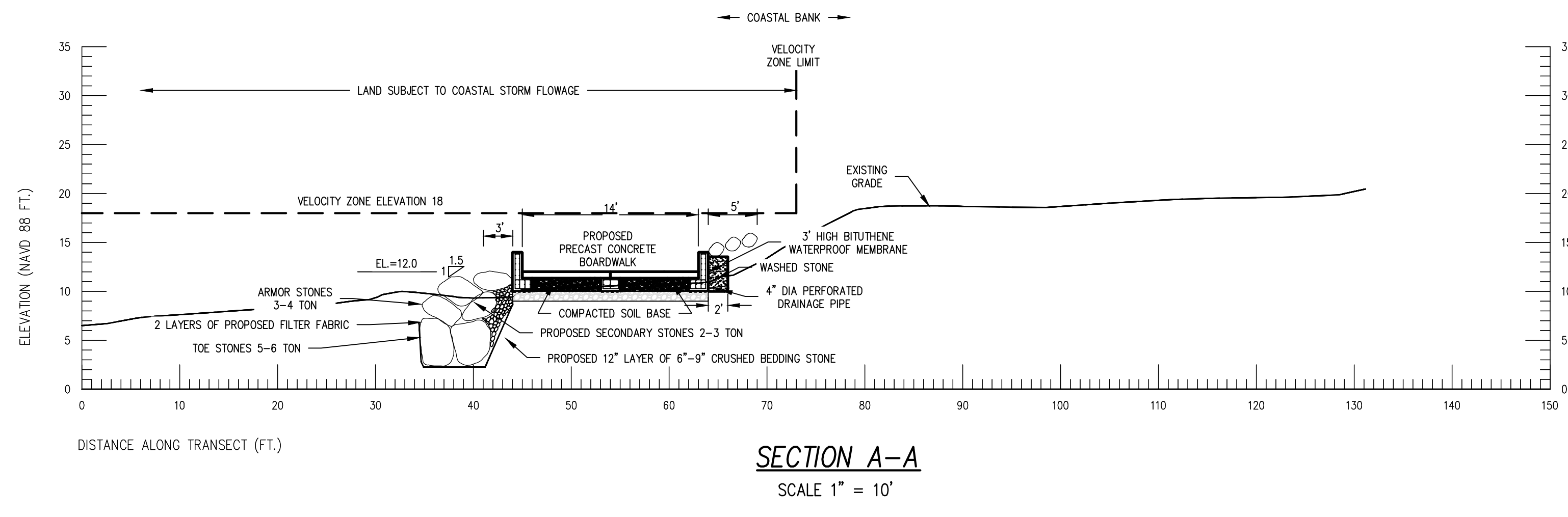
DRAWN BY: KES

CHECKED BY: JRN / RPM

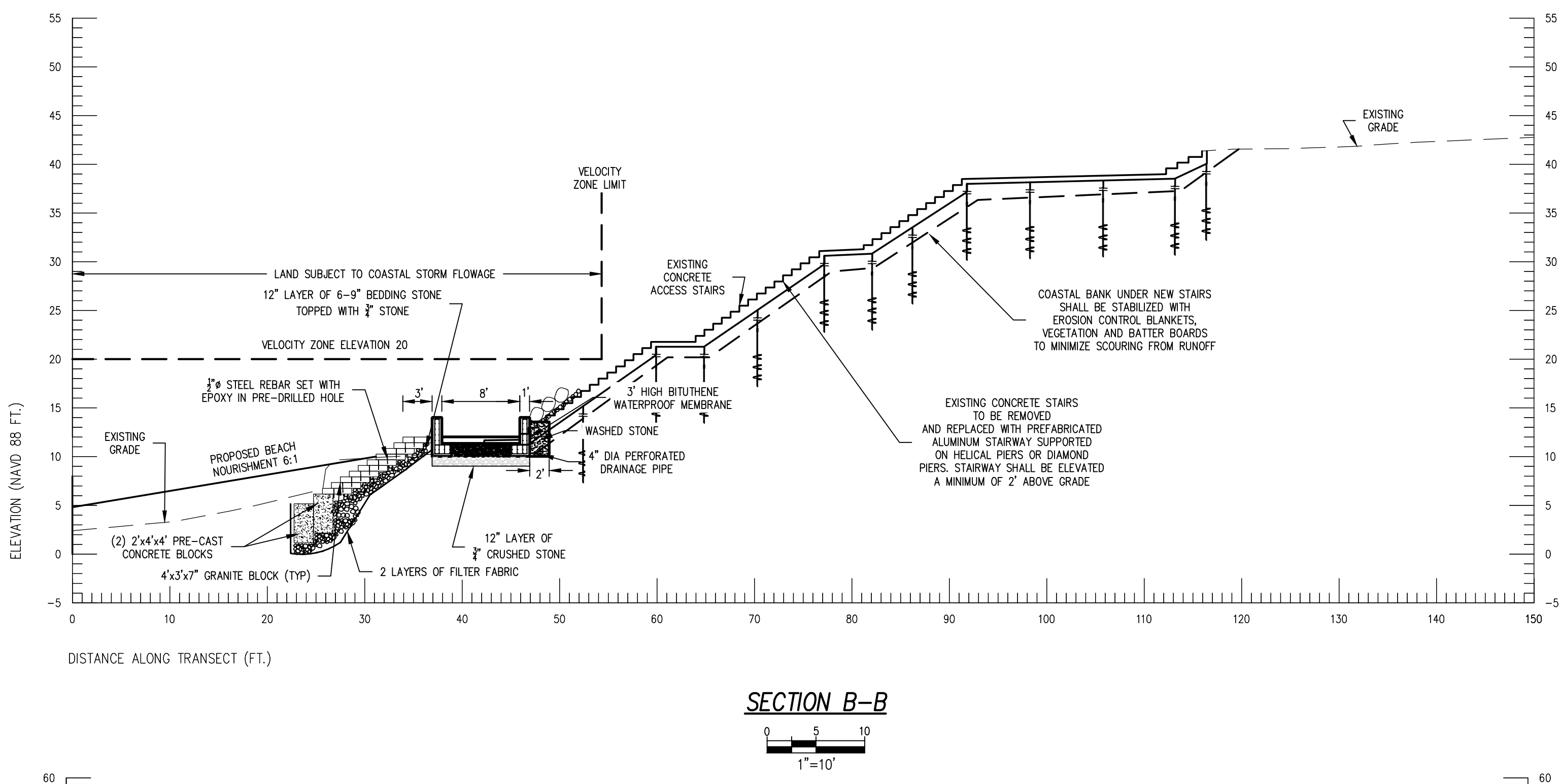
**C3.2.8**

8 OF 8 SHEETS

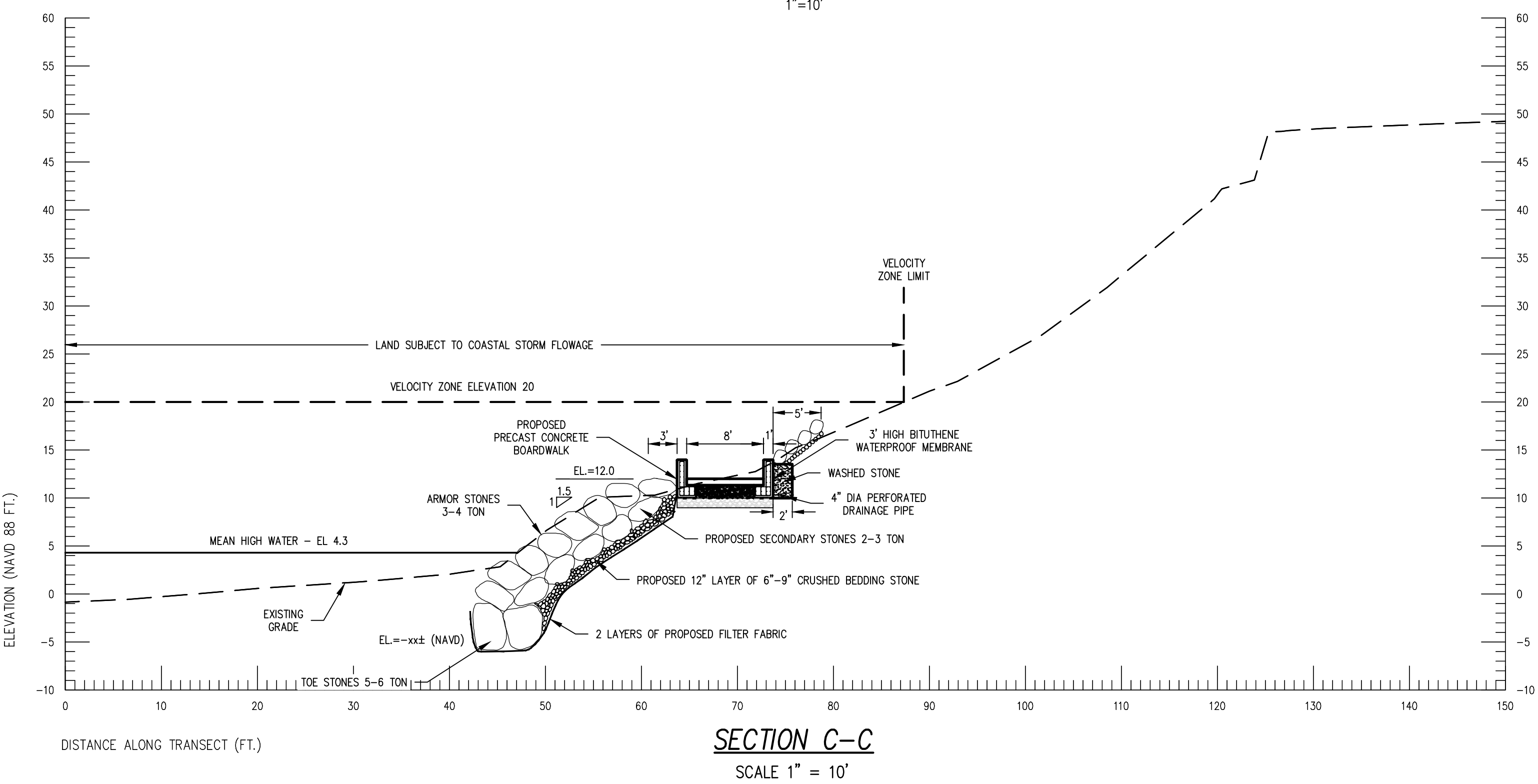
PROJECT NO. C18729.00



PHOTOS NEAR SECTION A-A



PHOTOS NEAR SECTION B-B



PHOTOS NEAR SECTION C-C

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Coastal Engineering Co.