

NOTICE OF INTENT  
UNDER THE TOWN OF WEYMOUTH  
WETLANDS PROTECTION ORDINANCE, CHAPTER 7, SECTION 301

- Project Location 19 Lambert Ave
2. Town of Weymouth Atlas Reference (Parcel #) 365-5 & 346-5  
Construction of an addition and post permitting of retaining wall along the shore
3. Project Description Whitman's Pond
4. County, Norfolk: Book 40423 Page 500
5. \*Applicant Nicholas & Drena Wayne \*Telephone# \_\_\_\_\_
6. \*Applicant Address 19 Lambert Ave
7. Property Owner Same
8. Representative Kenneth Thomson Telephone# 781 929 1203
9. Representative's Address 134 Spring Street, Rockland, MA
10. Billing Party for Legal Notice (All info is required):  
Name: Kenneth Thomson  
Address: 134 Spring Street, Rockland, MA  
Home Phone: \_\_\_\_\_ Cell: 781 929 1203  
Email address 5wetlands@gmail.com
11. Has the Conservation Commission received the **original material plus six (6) copies** of the Notice of Intent form, 8.5"x11", U.S.G.S. locus and 8.5"x11" sheet clearly showing the proposed site and work in addition to labeled resource areas? YES X NO \_\_\_\_\_
12. Are the following additional interests relevant to the proposed project? If so, Notice of Intent must include a discussion of these interests. Aesthetics \_\_\_\_\_ Wildlife \_\_\_\_\_ Recreation \_\_\_\_\_ Erosion Control X
13. Have you filed your Local Wetland Fees? State Fees? YES X NO \_\_\_\_\_
14. Have you filed the Abutters' Notification and Affidavit of Service? YES X NO \_\_\_\_\_

I, THE UNDERSIGNED, HEREBY APPLY FOR A PERMIT PURSUANT TO THE CODE OF ORDINANCES, TOWN OF WEYMOUTH, CHAPTER 7, SECTION 301

Wayne Nicholas  
Signature  
Drena Nicholas

4/11/24  
Date

THE WEYMOUTH CONSERVATION OFFICE WILL SUBMIT THE NECESSARY LEGAL AD. AND THE APPLICANT WILL BE BILLED DIRECTLY BY THE PATRIOT LEDGER. FOR BILLING PURPOSES, THE PATRIOT LEDGER REQUIRES THAT THE TELEPHONE NUMBER SUBMITTED MUST BE THE DIRECT CONTACT NUMBER THAT MATCHES THE NAME AND ADDRESS OF THE APPLICANT. OTHERWISE THE LEGAL AD WILL NOT BE PUBLISHED AND THE HEARING WILL BE DELAYED

**SITE ACCESS AUTHORIZATION**

DATE: 4/11/24

PROJECT: Construction of a addition

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

FROM: Nicholas & Drena Wayne

LOCATION: 19 Lambert Ave  
(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: Wayne Nicholas DATE: \_\_\_\_\_  
*General Nicholas*



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**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):

19 Lambert Ave

a. Street Address

Weymouth

b. City/Town

02189

c. Zip Code

Latitude and Longitude:

42.20650

d. Latitude

70.93018

e. Longitude

365 346

f. Assessors Map/Plat Number

5 5

g. Parcel /Lot Number

2. Applicant:

Nicholas & Drena

a. First Name

Wayne

b. Last Name

c. Organization

19 Lambert Ave

d. Street Address

Weymouth

e. City/Town

MA

f. State

02189

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

Same

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):

Kenneth

a. First Name

Thomson

b. Last Name

5 Wetlands

c. Company

134 SPring Street

d. Street Address

Rockland

e. City/Town

MA

f. State

02370

g. Zip Code

781 929 1203

h. Phone Number

i. Fax Number

5wetlands@gmail.com

j. Email address

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

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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## A. General Information (continued)

6. General Project Description:

Construction of an addition and post permitting of retaining wall along the shore of Whitmans Pond.

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 CMR 10.24(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

40423

c. Book

b. Certificate # (if registered land)

500

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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Bureau of Resource Protection - Wetlands

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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.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding and Isolated Land Subject to Flooding.

f. Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 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? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes 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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment

	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

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 BWV	b. square feet of Salt Marsh
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5.  Project Involves Stream Crossings

a. number of new stream crossings	b. number of replacement stream crossings
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Provided by MassDEP:	
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Document Transaction Number	_____
Weymouth	_____
City/Town	_____

## 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

- 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**

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\*

- 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

- 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<https://www.mass.gov/ma-endangered-species-act-mesa-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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MassDEP File Number

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**C. Other Applicable Standards and Requirements (cont'd)**

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).  
 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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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 - Bourne to Rhode Island border, and the Cape & Islands:      North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 836 South Rodney French Blvd.  
 New Bedford, MA 02744  
 Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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.

c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).





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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

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- 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.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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City/Town	

**D. Additional Information (cont'd)**

3.  Identify the method for BWV and other resource area boundary delineations (MassDEP BWV 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.

Site Plan

a. Plan Title

Hardy Man Design Group

Shawn Hardy

b. Prepared By

c. Signed and Stamped by

01-11-2024

1"=20'

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:

2008	4/10/2024
2. Municipal Check Number	3. Check date
2009	4/10/2024
4. State Check Number	5. Check date
Hardy Man Design Group P C	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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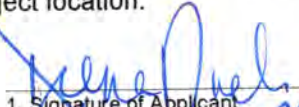
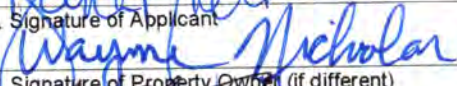
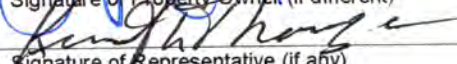
Weymouth

City/Town

**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 <u>4/11/24</u>
	
3. Signature of Property Owner (if different)	4. Date <u>4/11/24</u>
	
5. Signature of Representative (if any)	6. Date <u>4/11/24</u>

**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:

19 Lambert Ave  
 a. Street Address  
 Weymouth  
 b. City/Town  
 #  
 c. Check number  
 d. Fee amount

2. Applicant Mailing Address:

Nicholas & Drena  
 a. First Name  
 Wayne  
 b. Last Name  
 c. Organization  
 19 Lambert Ave  
 d. Mailing Address  
 Weymouth  
 e. City/Town  
 MA  
 f. State  
 02189  
 g. Zip Code  
 h. Phone Number  
 i. Fax Number  
 j. Email Address

3. Property Owner (if different):

Same  
 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

**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.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
category 1a	1	\$110.00	\$120.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$110.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$110.00
			a. Total Fee from Step 5
State share of filing Fee:			\$42.50
			b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:			\$67.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**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.)



246000

247000

248000

886000

886000

884800

884800

883600

883600

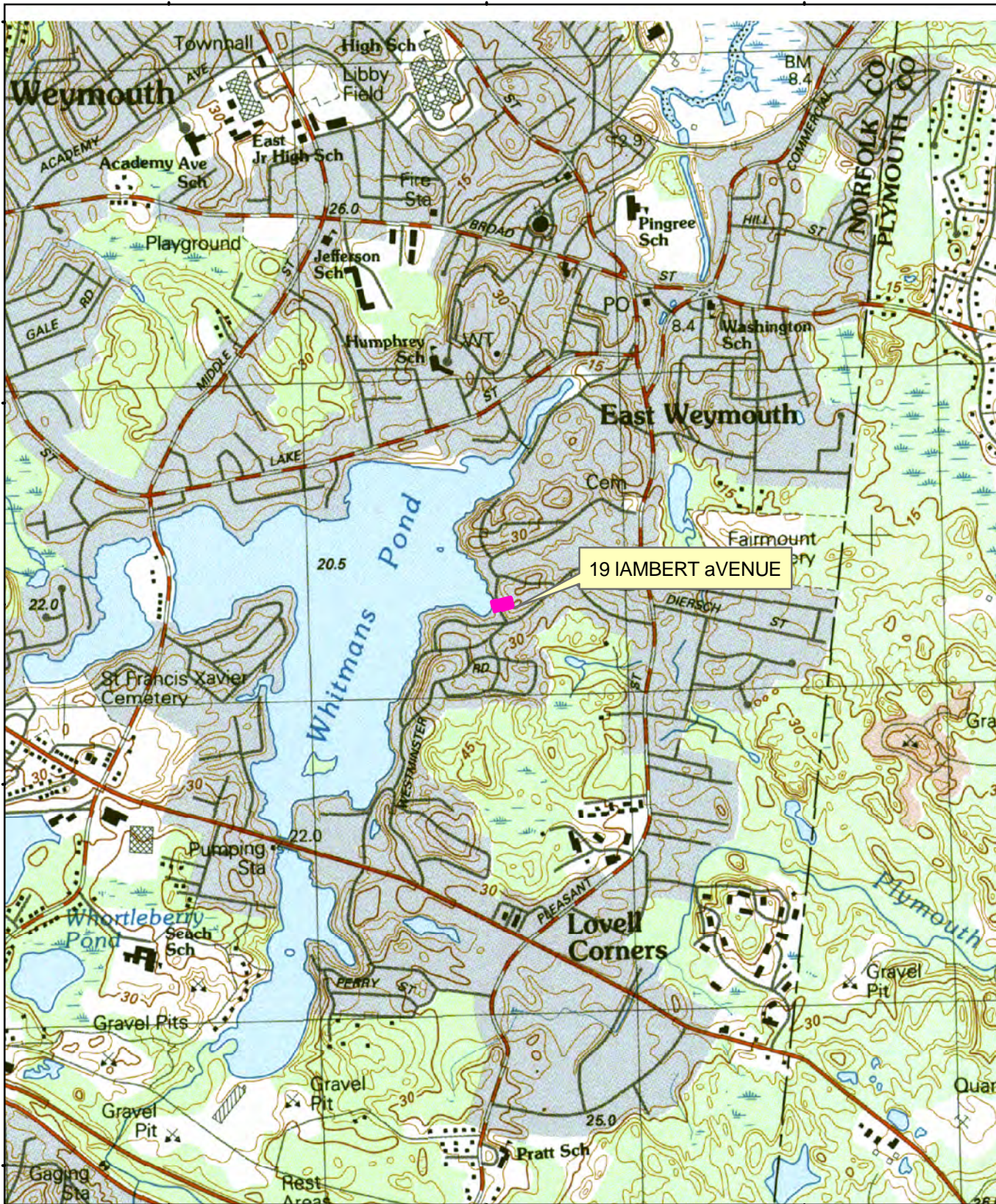
882400

882400

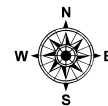
246000

247000

248000



USGS  
 19 Lambert Avenue  
 Walpole, MA

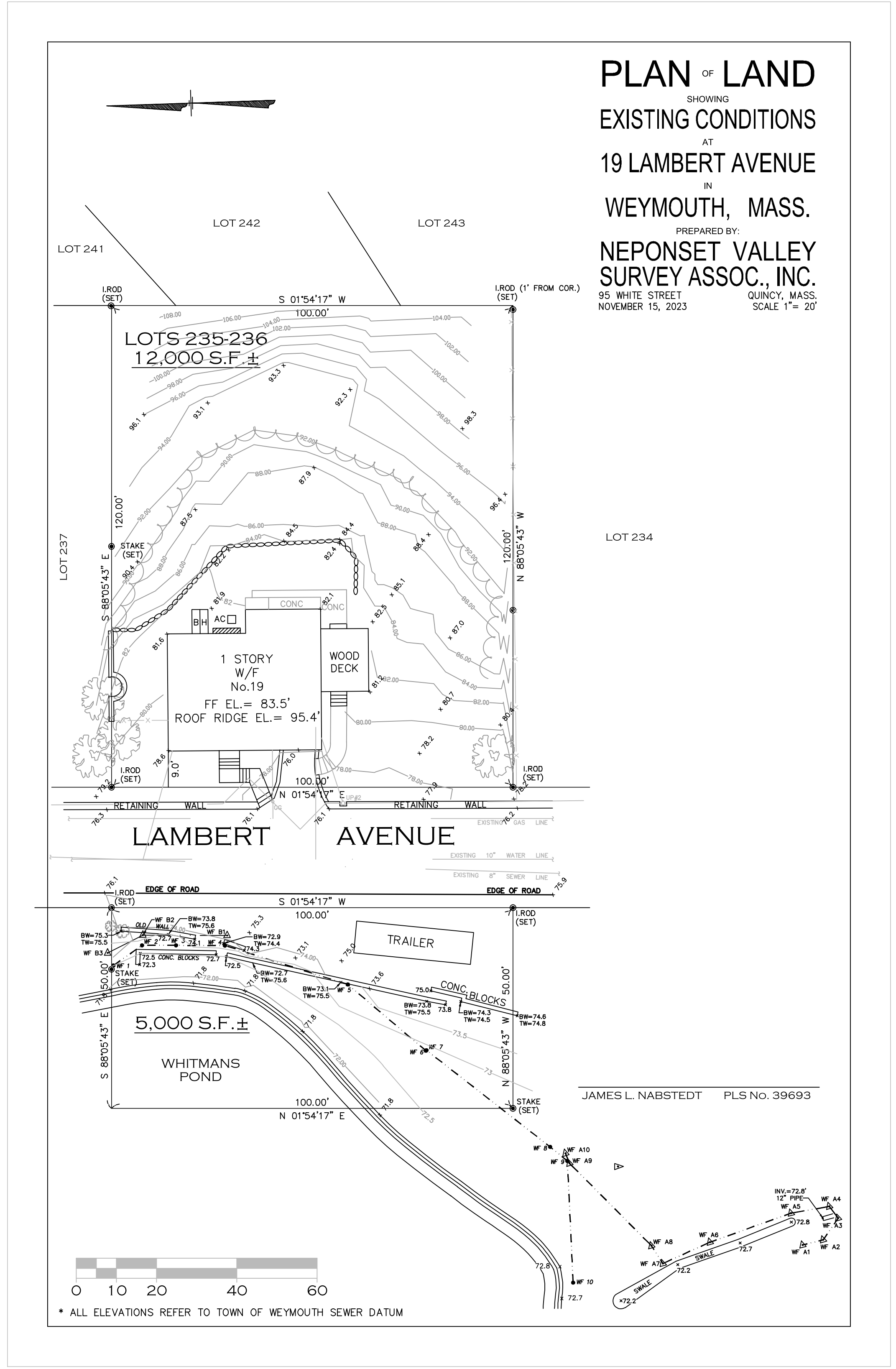


NOTES:

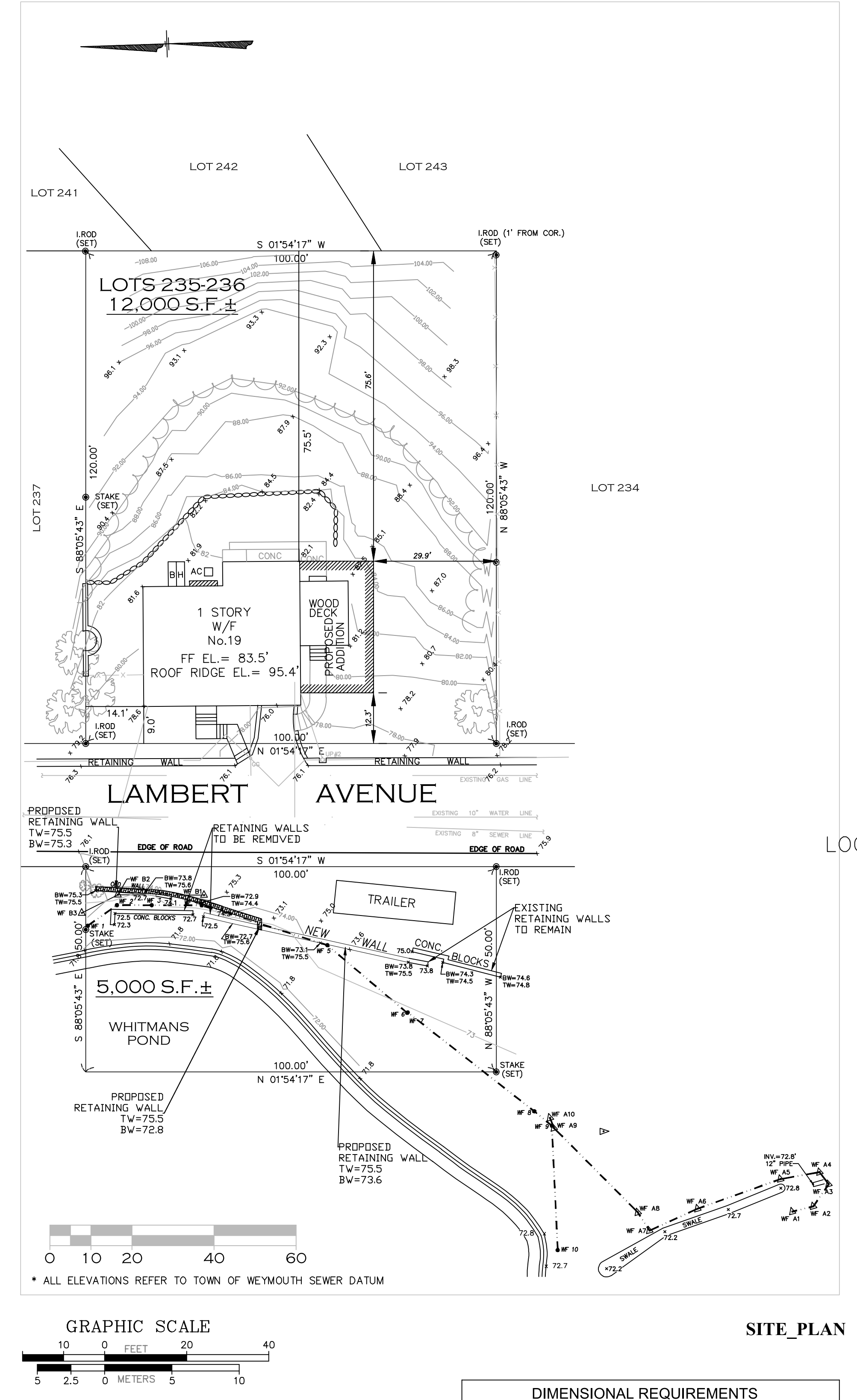


LOCUS





**PLAN OF LAND**  
SHOWING  
**EXISTING CONDITIONS**  
AT  
**19 LAMBERT AVENUE**  
IN  
**WEYMOUTH, MASS.**  
PREPARED BY:  
**NEPONSET VALLEY SURVEY ASSOC., INC.**  
95 WHITE STREET QUINCY, MASS. 02269  
NOVEMBER 15, 2023 SCALE 1" = 20'



**GENERAL NOTES:**

- THE PROPERTY IS SHOWN AT THE TOWN OF WEYMOUTH ASSESSORS DEPARTMENT ON MAP 27, BLOCK 3565 AS LOT 5 THEREON.
- LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS AS FOLLOWS:  
OWNER: NICHOLAS WAYNE R. & DRENA  
DEED BOOK 40423 PAGE 500
- EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION ON OR DURING NOVEMBER 15 OF 2023 BY NEPONSET VALLEY SURVEY ASSOC., INC. THE ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH DATUM.
- LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES AND A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY, AND HAVE BEEN FIELD INSPECTED FOR CONNECTIONS WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- LOCUS IS LOCATED IN A 'ZONE X', AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WEYMOUTH, MAP NUMBER 250210233E HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

**SURVEYING PLAN**  
(EXISTING CONDITIONS)

**GRAPHIC SCALE**

0 10 20 40 60

5 2.5 0 METERS 5 10

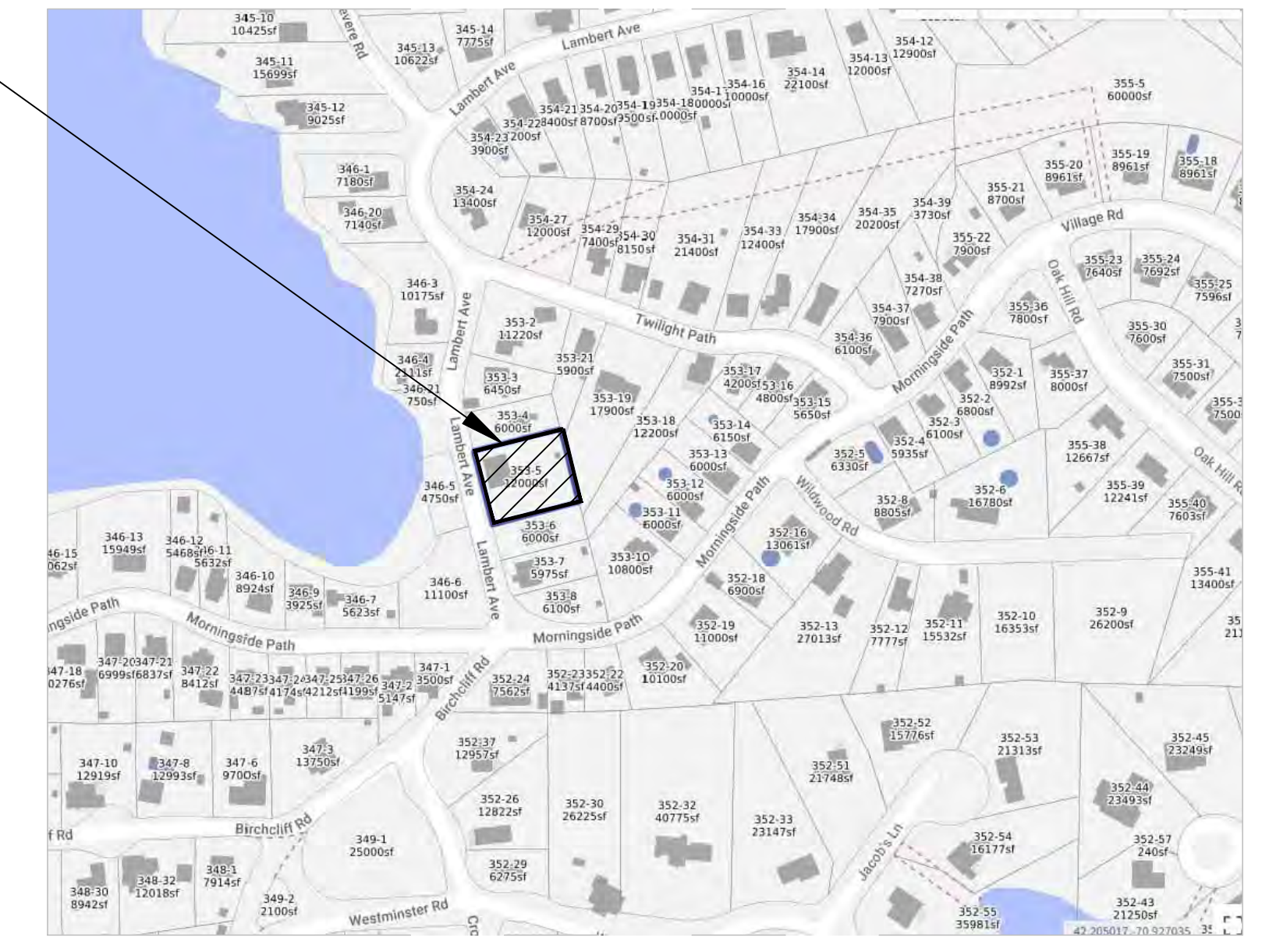
**DIMENSIONAL REQUIREMENTS**

ZONING RES-1	REQUIRED	EXISTING
MIN. LOT AREA	25,000 SF	22,000 SF*
MIN. LOT AREA PER UNIT	25,000 SF	22,000 SF*
MAX. LOT COVERAGE	30 %	15.3 %
MIN. LOT WIDTH	120 FT	100 FT
MIN. YARD - FRONT	18 FT	9 FT
MIN. YARD - SIDE	10 FT	14.1 FT
MIN. YARD - REAR	24 FT	75.5 FT
MAX. BUILDING HEIGHT	2 1/2 /80 FT	1 STORIES
PARKING (9'x18')	2 PER UNIT	2

\* TOTAL EXISTING LOT AREA = LOT 235 + LOT 236 =  
TOTAL EXISTING LOT AREA = 12,000 + 5,000 = 22,000 SF

**EROSION CONTROL NOTES:**

- PRIOR TO COMMENCING EARTH DISTURBANCE, INSTALL STAKED FILTER SOCK AND MAINTAIN THROUGHOUT ALL CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
- ALL MATERIALS AND STOCKPILES SHALL BE STORED ON UPLAND AREAS. STOCKPILES SHALL BE SURROUNDED BY FILTER SOCK, SHALL HAVE SIDE SLOPES NO GREATER THAN 30%, AND SHALL BE SEEDED OR STABILIZED IF LEFT UNDISTURBED FOR TWO WEEKS OR MORE.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PRIOR TO ANY EVENTS AND PROMPTLY AFTER EACH RAINFALL.
- ANY SLOPE STEEPER THAN 3:1 SHALL BE EQUIPPED WITH JUTE MESH SLOPE STABILIZATION.
- ALL CATCH BASINS SHALL BE PROVIDED WITH FILTER SOCK DIKES UNTIL BASE COURSE IS IN PLACE.
- FILTER SOCK FILLER MATERIAL SHALL BE COMPOSTED MULCH.



LOCUS

**SITE PLAN**

**REVISIONS:**

NO.	COMMENTS:	DATE:

**SITE PLAN**  
**19 LAMBERT AVENUE**  
**WEYMOUTH, MASSACHUSETTS**

DRAWN BY: KPV  
DESIGNED BY: SPH  
CHECKED BY: SPH

DATE: 04-11-2024

**HARDY + MAN DESIGN GROUP, PC**  
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

PREPARED FOR:  
**PERMITTING**

1285 WASHINGTON STREET  
WEYMOUTH, MA  
(781) 335-1464

SHEET  
**C-1**







## PROJECT NARRATIVE

### Existing Conditions

The property consists of two parcels separated by Lambert Ave. The existing house and proposed addition are located upslope of the road. The second parcel is located down slope of the road along the shore of Whitmans Pond. The owner constructed a retaining wall down slope of the original retaining wall without a permit. This situation will be corrected with this filing. The shore line of the beach is primarily a sandy beach. A patch of native vegetation was located along the northern edge

### Proposed Project

The project proposes to construct an 18 by 32 foot addition on the southern side of the existing house.

### Bank Restoration

As an after the fact permit, the old retaining wall will be removed and a section of the new retaining wall will be removed and reconstructed where the original wall was.

Whitmans Pond has a USGS water level gage, averaging 20 years of monthly water levels it was determined that the mean high water mark is 72.5 feet. Concrete retaining wall base pieces were placed which impacted 22 square feet of Land under Waterbodies and Waterways. The blocks will be removed and a gravel/sand mixture will be placed. The bank, 37 Linear feet, will be restored by re-grading from the average high water mark 72.5 feet to the top of the wall approximately 73 to 73.8 feet.

Bordering Vegetated Wetlands impact are 128 Square feet. To restore BVW the project proposes to plant 32 Bankers willows also known as Dwarf Willow 2 foot on center. The stabilizing the area with New England Wetland Plants Wetmix. Bankers willow was developed by USDA Natural Resources Conservation Service. Dwarf willow is a small to medium sized shrub growing only 6 to 8 feet high, but has an extensive root system. It is used for erosion control along streams. See attached spec sheet



Northern view of the wall base which impacts 22 square feet to Land Under Waterbodies and Waterways and 37 linear feet of Bank



Southern View





*Notice of Intent*  
*19 Lambert Ave, Weymouth, MA*  
*April 11, 2024*



Historic view From Weymouth Conservation Commission

# Town of Weymouth



## ABUTTERS LIST ORDER FORM for CONSERVATION COMMISSION

Date: 3/11/2024

1) Subject Identification  
(Address and Parcel #)

19 Lambert Ave <sup>553-5</sup> 363-5, 346-5

- 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

Kenneth Thomson

4) Telephone Number

781 929 1203    5wetlands@gmail.com

### NOTE:

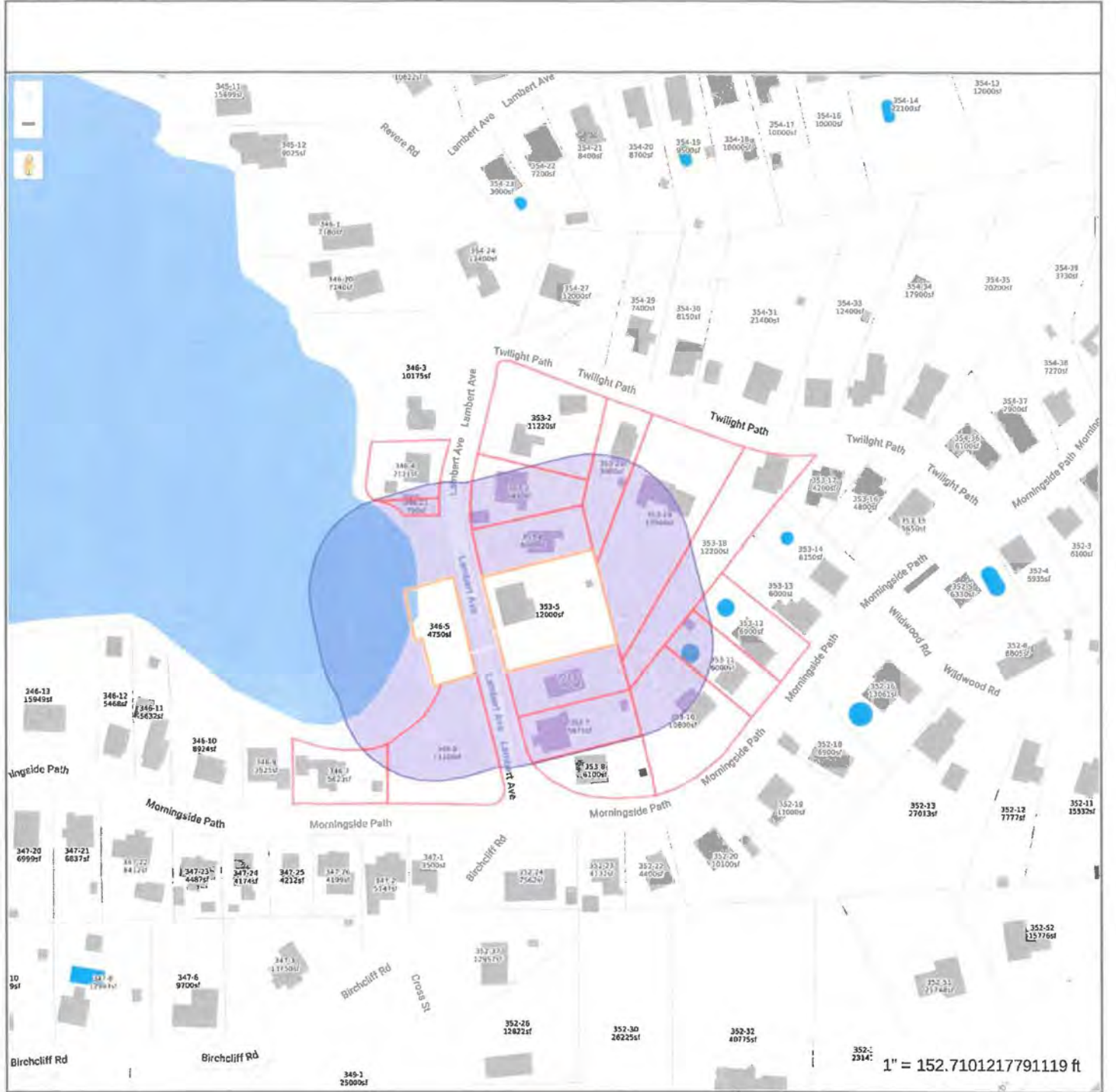
- Abutters List fee is \$15.00; checks are payable to Town of Weymouth . Lists are requested in the Collector's Office , 1st Floor\*
- You will be notified when list is ready (usually within a week)
- Completed requests must be picked up in the Conservation Office, 3rd Floor\*  
\*75 Middle Street (Mon-Fri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

REV. 01/2018



#127.





MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Weymouth, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

3/12/2024


PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 27 BLOCK: 346 LOT: 21 EXT: 0	0 LAMBERT AVE	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 346 LOT: 4 EXT: 0	32 LAMBERT AVE	FOLEY ROBERT & MATTERAZZO  32 LAMBERT AVE  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 346 LOT: 6 EXT: 0	0 LAMBERT AVE	TOWN OF WEYMOUTH  75 MIDDLE ST  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 346 LOT: 7 EXT: 0	52 MORNINGSSIDE PTH	DONNELLY JOSEPH P  52 MORNINGSSIDE PTH  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 10 EXT: 0	88 MORNINGSSIDE PTH	RIPEPI ANITA E  88 MORNINGSSIDE PATH  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 11 EXT: 0	96 MORNINGSSIDE PTH	ROBINSON AMANDA DUNN &  96 MORNINGSSIDE PTH  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 12 EXT: 0	98 MORNINGSSIDE PTH	HIGGINS CHRISTOPHER P &  98 MORNINGSSIDE PATH  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 18 EXT: 0	29 TWILIGHT PTH	NGUYEN DUNG THI THUY  29 TWILIGHT PTH  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 19 EXT: 0	23 TWILIGHT PTH	DOYLE CHRISTOPHER M  23 TWILIGHT PTH  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 2 EXT: 0	35 LAMBERT AVE	STEDMAN JANET  35 LAMBERT AVE  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3/12/2024

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 27 BLOCK: 353 LOT: 21 EXT: 0	15 TWILIGHT PTH	MAYLE LINDA S & MICHAEL R JR  15 TWILIGHT PTH  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 3 EXT: 0	31 LAMBERT AVE	31 LAMBERT AVENUE REALTY TRUST  14 EDWARD DR  WHITMAN, MA 02382	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 4 EXT: 0	21 LAMBERT AVE	HORAN BARBARA L & SHUMILLA  21 LAMBERT AVE  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 6 EXT: 0	11 LAMBERT AVE	STREMPPEL MARY V  11 LAMBERT AVE  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 7 EXT: 0	9 LAMBERT AVE	COLEMAN ELIZABETH A  9 LAMBERT AVE  E WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 8 EXT: 0	5 LAMBERT AVE	ROBERY CHRISTOPHER & STEMMLER  5 LAMBERT AVE  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 346 LOT: 5 EXT: 0	0 LAMBERT AVE	NICHOLAS WAYNE R & DRENA  19 LAMBERT AVE  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 27 BLOCK: 353 LOT: 5 EXT: 0	19 LAMBERT AVE	NICHOLAS WAYNE R & DRENA  19 LAMBERT AVE  WEYMOUTH, MA 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This list of abutters is a certified copy of the Town of Weymouth's tax records

Prepared by:

  
3/12/24

Reviewed by:





Certificate of Mailing — Firm

Name and Address of Sender

5 Wetlands  
134 Spring Street  
Rockland, MA 02370

TOTAL NO.  
of Pieces Listed by Sender

TOTAL NO.  
of Pieces Received at Post Office™

Affix Stamp Here  
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14



0000

Address  
Street, City, State, and ZIP Code™

N OF WEYMOUTH  
IDDLE ST  
EYMOUTH, MA 02189

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14



0000

OLEY ROBERT & MATIERAZZO  
2 LAMBERT AVE  
WEYMOUTH, MA 02189

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14



0000

DONNELLY JOSEPH P  
52 MORNINGSIDE PTH  
WEYMOUTH, MA 02189

RIPEPI ANITA E  
88 MORNINGSIDE PATH  
E WEYMOUTH, MA 02189

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14



0000

ROBINSON AMANDA DUNN &  
96 MORNINGSIDE PTH  
WEYMOUTH, MA 02189

HIGGINS CHRISTOPHER P &  
98 MORNINGSIDE PATH  
E WEYMOUTH, MA 02189

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14



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U.S. POSTAGE PAID  
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AMOUNT  
**\$2.00**  
R2305K134600-14



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R2305K134600-14



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U.S. POSTAGE PAID  
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02351  
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AMOUNT  
**\$2.00**  
R2305K134600-14



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Certificate of Mailing — Firm

Name and Address of Sender

5 Wetlands

134 Spring Street

TOTAL NO. of Pieces Listed by Sender

TOTAL NO. of Pieces Received at Post Office™

Affix Stamp Here  
Postmark with Date of Receipt.

(Name of receiving employee)

Address

(Name, Street, City, State, and ZIP Code™)

U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14



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U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14



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U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
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R2305K134600-14



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U.S. POSTAGE PAID  
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APR 11 24  
AMOUNT  
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R2305K134600-14



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U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14



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U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14



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U.S. POSTAGE PAID  
ABINGTON, MA  
02351  
APR 11 24  
AMOUNT  
**\$2.00**  
R2305K134600-14

6.





Certificate of Mailing — Firm

Name and Address of Sender

5 Wetlands

134 Spring Street  
Rockland, MA 02370

TOTAL NO.  
of Pieces Listed by Sender

TOTAL NO.  
of Pieces Received at Post Office™

Affix Stamp Here  
Postmark with Date of Receipt.



Postmaster, per (name of receiving employee)

USPS® Tracking Number  
Firm-specific Identifier

Address  
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1.

STREMPER MARYV  
11 LAMBERT AVE  
WEYMOUTH, MA 02189

2.

COLEMAN ELIZABETH A  
9 LAMBERT AVE  
E WEYMOUTH, MA 02189

3.

ROSEY CHRISTOPHER & STEMMER  
5 LAMBERT AVE  
WEYMOUTH, MA 02189

4.

NICHOLAS WAYNE R & DRENA  
19 LAMBERT AVE  
WEYMOUTH, MA 02189

5.

6.

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

Boston, MA 02211

**OFFICIAL USE**

7012 3460 0001 0542 8481

Postage	\$4.40 \$3.65
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.68 \$3.73

0352  
14

Postmark  
Here

04/11/2024

Sent To

Street, Apt. No.,  
or PO Box No.  
City, State, ZIP+4

DEP  
Box 4062  
Boston, MA 02211

PS Form 3800, August 2006

See Reverse for Instructions

TOWN OF WEYMOUTH

NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT AND LOCAL WETLANDS PROTECTION ORDINANCE, CHAPTER 7, SECTION 301

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 Nicholas Wayne
- 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:  
19 Lambert Avenue - Construction of an addition and realignment of a paver wall .  
\_\_\_\_\_  
\_\_\_\_\_
- D. Copies of the Notice of Intent or OOC Amendment Request or Request for Determination may be examined at The Weymouth Conservation Commission Office, Weymouth Town Hall, between the hours of 8:30 and 4:30, Monday through Friday (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 page under the current and past cases tab at: <https://www.weymouth.ma.us/conservation-commission/pages/current-and-past-cases-partial-list>
- 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 781 929 1203 contact person Kenneth Thomson  
between the hours of: 9 am and 5 pm on the following days of the week: M-F  
or email the request to 5wetlands@gmail.com
- F. Information regarding the date, time, and place of the public hearing 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
- G. Check One: This is the Applicant  
This is the Applicant's Representative  
Other (specify) Town of Weymouth Conservation Commission

*NOTE: Notice of the public hearing/meeting, including its date, time and place 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](http://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.*

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and Code of Ordinances, Town of Weymouth, Chapter 7, Section 301

(To be submitted to the Massachusetts Department of Environmental Protection and the **Weymouth Conservation Commission** when filing a Notice of Intent or Request for Determination)

I Kenneth Thomson hereby certify under the pains and penalties of perjury that on 4/11/2024(date) I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, and **Town of Weymouth**, in connection with the following matter:

A Notice of Intent or Request for Determination filed under the Massachusetts Wetlands Protection Act by

\_\_\_\_\_

With the **Town of Weymouth Conservation Commission** on \_\_\_\_\_ (Date)

For property located at 19 Lambert Avenue

Shown on Assessors Map# 27 Block # 3565 Lot# 5

The forms of the notification, and a list of the abutters and town departments to whom it was given and their addresses, are attached to this Affidavit of Service.



Name

4/11/2024  
Date

Shawn Hardy  
Hardy Man Design Group  
1285 Washington Street  
Weymouth, MA 02189



## INTRODUCTION

Kenneth Thomson, *Botanist* conducted wetland delineation at 19 Lambert Avenue on October 11, 2023. The property is divided by Lambert Avenue into two separate parcels, with the single family home located up-gradient and a small lot along the shore of Whitmans Pond. The shoreline has a new retaining wall and remnants of an old concrete wall. The pond shoreline is a sandy beach. Located to the south is Town owned property consisting of more sandy beach and mowed lawn. Wetland vegetation is located to the north consisting of button bush mixed with blue indigo an upland species. Soils are mapped as Charlton fine sandy loam. Charlton soils are nearly level to very steep soils on moraines and glaciated upland hills and ridges. The soils formed in acid melt-out till.

A review of MassGIS data layers show FEMA has identified that Whitmans has a 100 year floodplain, see attached FEMA Firmette. The Firmette identifies the flood plain is a Zone A.

## WETLAND DELINEATION

Kenneth Thomson (Botanist/Wetland Scientist) identified and delineated wetlands subject to regulatory jurisdiction under Section 404 of the Clean Water Act (33 U.S.C. 1344) or the Massachusetts Wetlands Protection Act, M.G.L., Chapter 131, Section 40. Fieldwork was conducted on October 11, 2023. The predominance of hydrophytic vegetation, evidence of hydric soils, and wetland hydrology were used to define the boundary of vegetated wetlands following the Interim Regional Supplement to the 1987 Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, January 2012, and the 2022 MA DEP Delineation Manual Guidelines. The wetlands were flagged A1 to A10. B series flag B1 to B3 is the top of the observed Bank. Flags 1-11 was the observed Mean High Water Mark.

## MassGIS REVIEW

MassGIS data maps were reviewed for wetlands, floodplain, outstanding resource waters (ORWs), surface water protection, groundwater protection and Area of Environmental Concern (ACEC) and MA Natural Heritage data. The following data layers are associated with the site under review.

Present	Absent	Natural Heritage
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Certified Vernal Pools
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential Vernal Pools
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Estimated Habitat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Priority Habitat



<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Ground Water Protection</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interim Well Head Protection
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone II
		<b>Surface Water Protection</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone B
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone C
		<b>Wetlands</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DEP Wetland Layer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2005 Human Alter Layer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Perennial Stream
		<b>Floodplain – Zone A</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FEMA Flood Hazard Data
		<b>Out Standing Resource Waters (ORW)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ORW
		<b>Area of Environmental Concern (ACEC)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ACEC

## WETLAND REGULATORY REVIEW

### Massachusetts Wetland Resource Areas Performance Standards

Wetland resource areas on the site regulated under the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40) and its Regulations (310 CMR 10.00) include:

- *Bank*
- *Land Under Water Bodies and Waterways*
- *Bordering Vegetate Wetland*
- *Bordering Land Subject to Flooding*

A 100-foot buffer zone extends landward from the limit of the *Bordering Vegetated Wetlands* and *or Bank*.

Sincerely,

*5 Wetlands*

Kenneth Thomson  
Botanist

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 19 Lambert Street City/Town: Weymouth Sampling Date: 10/11/2023  
 Applicant/Owner: Hardy Man Design Group P C Sampling Point or Zone: A8 Wetland  
 Investigator(s): Kenneth Thomson Latitude / Longitude: 42.20617 / 70.93066  
 Soil Map Unit Name: Hollis NWI or DEP Classification: WS1

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)  
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.**

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) <u>15.00</u>
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) <u>9.00</u>
<b>Wetland Hydrology Indicators</b>		
Reliable Indicators of Wetlands Hydrology <input checked="" type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation <input type="checkbox"/> Hydrological records <input checked="" type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input checked="" type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input checked="" type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	Indicators of the Influence of Water <input type="checkbox"/> Direct observation of inundation <input checked="" type="checkbox"/> Drainage patterns <input checked="" type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Red Maple	Acer rubrum	FAC	20.0	Yes	Yes
2. American Elm	Ulmus americana	FACW	3.0	No	
3.					
4.					
5.					
6.					
7.					
8.					
9.					
<u>23.0</u> = Total Cover					
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Black Willow	Salix nigra	OBL	10.5	Yes	Yes
2. Swamp Dogwood	Cornus amomum	FACW	10.5	Yes	Yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
<u>21.0</u> = Total Cover					
<u>Herb Stratum</u>		Plot size <u>5</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Blue Indigo	Baptisia australis	FACU	10.5	Yes	No
2. Common Reed	Phragmites australis	FACW	10.5	Yes	Yes
3. White Panicle American Aster	Symphotrichum lanceolatum	FACW	10.5	Yes	Yes
4. Green Bulrush	Scirpus atrovirens	OBL	3.0	No	
5. Blue Iris	Iris versicolor	OBL	3.0	No	
6. New York Aster	Symphotrichum novi-belgii	FACW	3.0	No	
7. Purple Loosestrife	Lythrum salicaria	OBL	3.0	No	
8. Swamp Dogwood	Cornus amomum	FACW	3.0	No	
9.					
10.					
11.					
12.					
<u>46.5</u> = Total Cover					

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.	N/A						
2.							
3.							
4.							
				<u>0.0</u> = Total Cover			

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.00
	FACW species		X 2	= 0.00
	FAC species		X 3	= 0.00
	FACU species		X 4	= 0.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = <b>0.00</b>		Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Wetland vegetation criterion met?</b>			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**Definitions of Vegetation Strata**

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 19 Lambert Avenue City/Town: Weymouth Sampling Date: 10/11/2024

Applicant/Owner: Hardy Man Design Group P C Sampling Point or Zone: A8 Upland

Investigator(s): Kenneth Thomson Latitude / Longitude: 42.20619 / 70.93055

Soil Map Unit Name: Hollis Gavelly Fine Sandy Loam NWI or DEP Classification: Upland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.**

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>
Hydic Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
<b>Reliable Indicators of Wetlands Hydrology</b>	<b>Indicators that can be Reliable with Proper Interpretation</b>	<b>Indicators of the Influence of Water</b>
<input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines  <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits  <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

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**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>					
				Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.	N/A						
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				0.0 = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>					
				Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.	N/A						
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				0.0 = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5</u>					
				Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.	Upland Lawn			UPL	75.0	Yes	No
2.	Common Plantain	Plantago major		FACU	15.0	No	
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				90.0 = Total Cover			



**VEGETATION** – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30</u>		Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.	N/A						
2.							
3.							
4.							
				<u>0.0</u> = Total Cover			

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.00
	FACW species		X 2	= 0.00
	FAC species		X 3	= 0.00
	FACU species		X 4	= 0.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = <b>0.00</b>		Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Wetland vegetation criterion met?</b>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

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- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
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15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

