

Webby Engineering Associates, Inc.

Civil Engineers • Registered Land Surveyors

Joseph E. Webby Jr. P.L.S.
Richard R. DeBenedictis P.E.
Joseph E. Webby III P.L.S.
Bryan J. Webby P.M.

Brian Vasa, Agent
Plympton Conservation Commission
Town Hall
Plympton, Mass.02367

December 9, 2021

RE: Lot 7-2-30, # 0 Maple Street

Dear Brian;

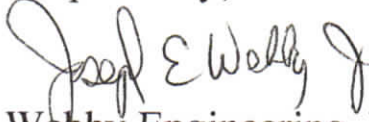
On behalf of Paul D'Angelo, please find Notice Of Intent Application to construct a single family dwelling at his Lot on 0 Maple Street.

Enclosed are;

2-copies of NOI application
2-full size plans
4- 11" x 17" plans
Check for \$ 525.00 filing fee
Check for \$ 262.50 filing fee
Check for \$ 45.00 advertising fee
Check for \$4,064.25 disturbance fee.

If you have any questions, please contact our office.

Respectfully;



Webby Engineering, Inc.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

PLYMPTON

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):

MAPLE STREET

a. Street Address

PLYMPTON

b. City/Town

02367

c. Zip Code

Latitude and Longitude:

41.9790

d. Latitude

-70.8118

e. Longitude

7

f. Assessors Map/Plat Number

7-2-29 and 7-2-14

g. Parcel /Lot Number

2. Applicant:

PAUL

a. First Name

D'ANGELO III

b. Last Name

c. Organization

P.O. BOX 143

d. Street Address

PLYMPTON

e. City/Town

MA

f. State

02367

g. Zip Code

781-718-6001

h. Phone Number

i. Fax Number

pauldangelo@outlook.com

j. Email Address

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

SAME AS APPLICANT

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):

JOSEPH

a. First Name

WEBBY

b. Last Name

WEBBY ENGINEERING, INC.

c. Company

180 COUNTY ROAD

d. Street Address

PLYMPTON

e. City/Town

MA

f. State

02367

g. Zip Code

781-585-1164

h. Phone Number

781-585-0450

i. Fax Number

webbyengineering@aol.com

j. Email address

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

500 + 525 LOCAL

a. Total Fee Paid

237.50

b. State Fee Paid

262.50 + 525 LOCAL

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

TO CONSTRUCT A SINGLE FAMILY DWELLING WITH ASSOCIATED DRIVEWAY, UTILITIES, WELL, AND SITE GRADING, WITHIN 100 FEET OF BORDERING VEGETATED WETLANDS.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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:

PLYMOUTH

a. County

53394

c. Book

b. Certificate # (if registered land)

3

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☒ 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.
- ☐ 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 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 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. ☐ 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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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. <input type="checkbox"/> 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. <input type="checkbox"/> 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.

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

2021

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 <https://www.mass.gov/mas-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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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 - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull 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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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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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.

PROPOSED SANITARY SYSTEM, PREPARED FOR PAUL D'ANGELO

a. Plan Title

WEBBY ENGINEERING, INC.

J. WEBBY PLS & R.DeBENEDICTIS PE

b. Prepared By

c. Signed and Stamped by

6-23-21

1"=40'

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:

1. Municipal Check Number

11-23-21

2. Municipal Check Number

3. Check date

3247

11-23-21

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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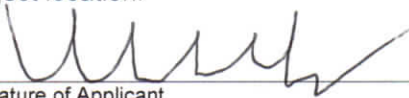
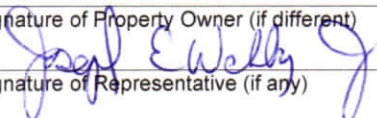
PLYMPTON

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	12-9-21 2. Date
3. Signature of Property Owner (if different)	12-9-21 4. Date
 5. Signature of Representative (if any)	12-9-21 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.



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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:

MAPLE STREET

a. Street Address

3247

c. Check number

PLYMPTON

b. City/Town

237.50

d. Fee amount

2. Applicant Mailing Address:

PAUL

a. First Name

D'ANGELO III

b. Last Name

c. Organization

P.O. BOX 143

d. Mailing Address

PLYMPTON

e. City/Town

781-718-6001

h. Phone Number

MA

f. State

02367

g. Zip Code

pauldangelo@outlook.com

j. Email Address

3. Property Owner (if different):

SAME AS APPLICANT

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).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
SINGLE FAMILY DWELLING			500 + 525 LOCAL
Step 5/Total Project Fee:			500 + 525 LOCAL

Total Project Fee:	500 + 525 LOCAL
	a. Total Fee from Step 5
State share of filing Fee:	237.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	262.50 + 525 LOCAL
	c. 1/2 Total Fee plus \$12.50

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.

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.

noifeetf.doc • Wetland Fee Transmittal Form • rev. 10/11



TOWN OF PLYMPTON

5 Palmer Road
Plympton, MA 02367
T: 781.585.3227
F: 781.582.1505

assessor@plymptontown.org

Board of Assessors

Ethan C. Stiles
Jocelyn A. Anderson
David Batchelder

REQUEST FOR CERTIFIED ABUTTERS LIST

PARCEL MAP 7 BLOCK 2 LOT 14
PROPERTY ADDRESS MAPLE ST
PROPERTY OWNER Paul DeAngelo III
CONTACT PERSON Joe Webby TELEPHONE# 781 585 1164
EMAIL ADDRESS Webbyengineering@aol.com
MAILING ADDRESS 180 County Rd
SIGNATURE Joseph E. Webby DATE 10/22/21
PAYMENT OF \$95.00 VIA CHECK FOR EACH PARCEL REQUESTED
PAYABLE TO "TOWN OF PLYMPTON"

- ☐ 100' - Board of Selectmen
☒ 200' - Conservation Commission
☐ 200' - Wetlands Protection Bylaw

- ☐ 300' - Zoning Board of Appeals
☐ 300' - Planning Board

CERTIFIED LIST OF ABUTTERS

The attached abutters list has been prepared under MGL Chapter 40A§11 to certify that at the time of the last assessment for taxation made by the Town of Plympton, the names and addresses provided are the assessed abutting owners based on the distance noted above to the parcel of land requested above.

Wendy Jones
Wendy Jones, Assistant Assessor

Date

11/14/21



PLANNING BOARD
PLYMPTON, MASS.
8/24/21
DATE



STEPHEN J. KOTOWSKI
Professional Engineer
No. 12345
State of Massachusetts

Plymouth County Registry of Deeds
PLANBOOK 65 PAGE 670

RECORD NOTES

- 1) RECORD CORRECTIONS: SEE E. 10/10/18
 - 2) DEED REFERENCE: 53347/2 (PARCEL D) 7-2-20
 - 3) PLAN REFERENCE: 711/25 (PARCEL D) 7-2-20
 - 4) METERS SQUARE: 4545.00 (PARCEL D) 7-2-20
 - 5) COMMUNITY-PANEL NUMBER: 2020030311
 - 6) LOTS: 6 ZONED AGRICULTURAL RESIDENTIAL
 - 7) DATE OF GROUND SURVEY: JANUARY 2021
- THE PURPOSE OF THIS PLAN IS TO CORRECT PARCEL D 7-2-20 AND PARCEL D 7-2-14 AND TO CORRECT PARCEL D 7-2-20

Plan of Land
in
PLYMPTON, MASS.
Prepared for
PAUL J. D'ANGELO III
AUGUST 24, 2021
WEBBY ENGINEERING ASSOCIATES, INC.
Engineers & Land Surveyors
County Road - Plympton, Ma.



Drawn By: STEPHEN J. KOTOWSKI

ane 06.06

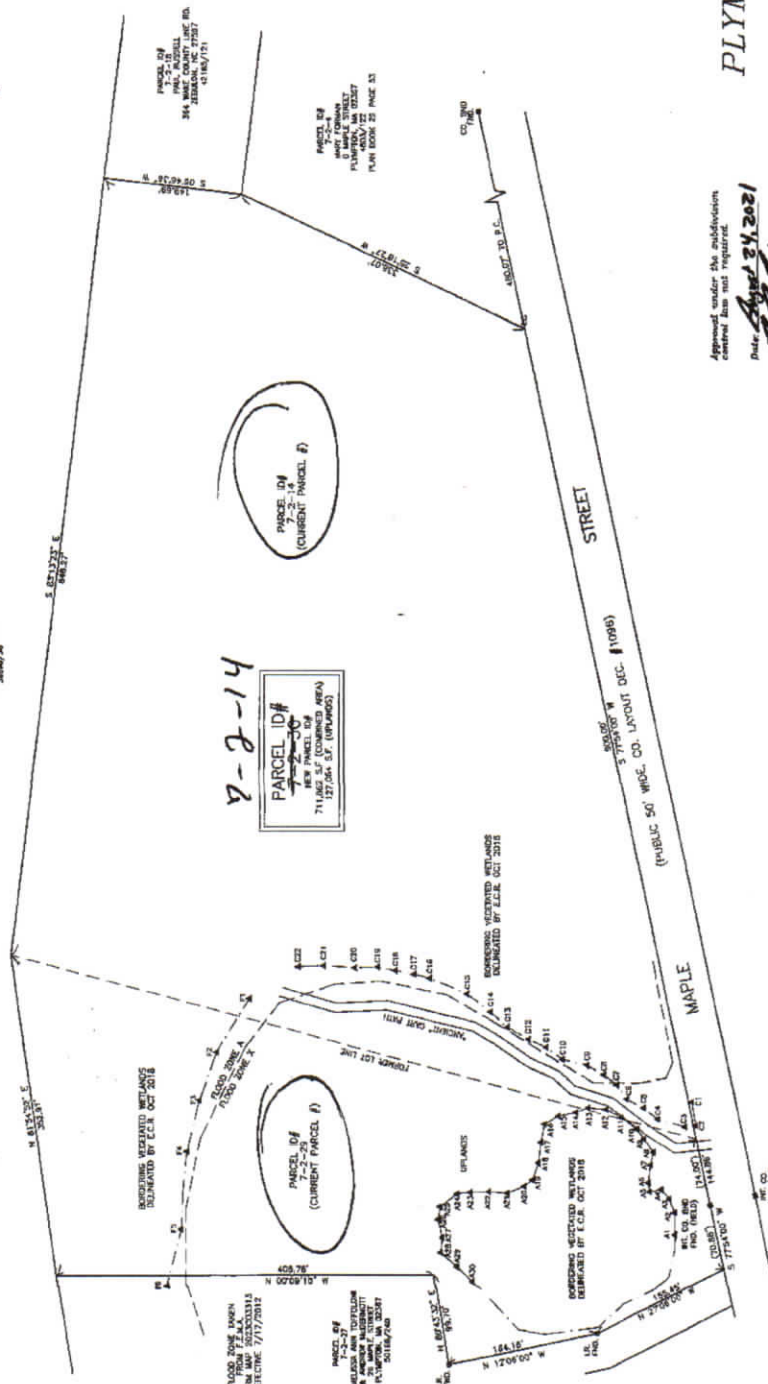
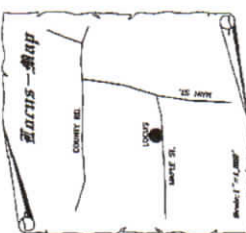


PARCEL D
7-2-20
711/25 (PARCEL D)
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7-2-14

PARCEL ID#
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PARCEL ID#
7-2-20
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Approved under the subdivision
control law not required.

DATE: August 24, 2021

Signature of Stephen J. Kotowski

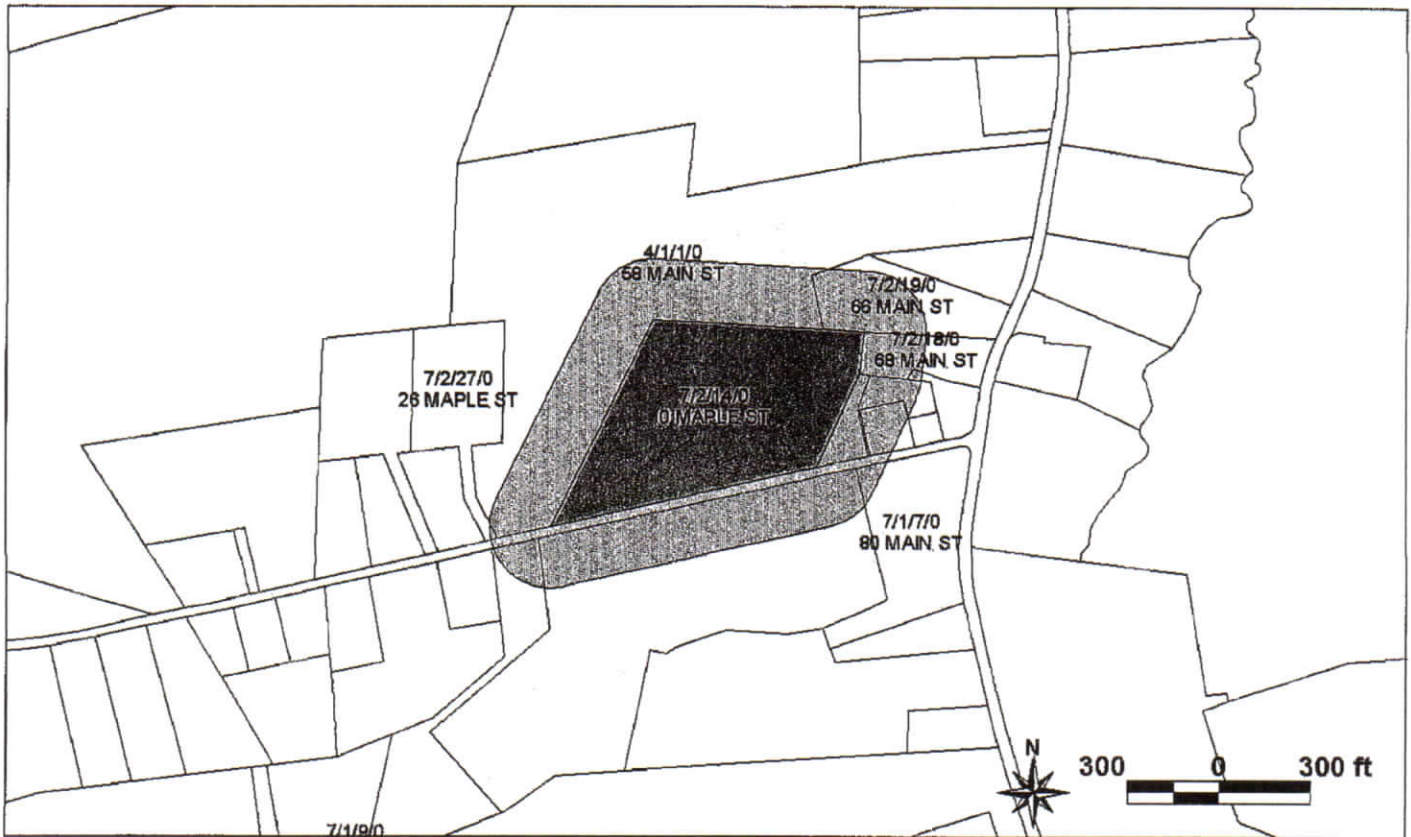
ENCLOSURE OF THIS PLAN SHALL NOT BE DEEMED TO BE A VOUCHER OF
THE LOCATION OF THE STRUCTURES SHOWN ON THE SUBDIVISION
ENCLOSURE OF THIS PLAN SHALL NOT BE A VOUCHER OF
THE LOCATION OF THE STRUCTURES SHOWN ON THE SUBDIVISION
SHOWN ON THIS PLAN CONFORM TO APPLICABLE ZONING REQUIREMENTS

PLYMPTON Planning Board



TOWN OF PLYMPTON, MA
BOARD OF ASSESSORS
5 PALMER RD

Abutters List Within 200 feet of Parcel 7/2/14/0 COMBINED WITH 7-2-29



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2095	4-1-1-0-R	NESSRALLA, MANSUR NESSRALLA, MARIE	58 MAIN ST	58 MAIN ST	PLYMPTON	MA	02367
1975 + 7-1-8	7-1-7-0-R	GONSALVES GLENN J HETRICK JEFFREY	80 MAIN ST	80 MAIN ST	PLYMPTON	MA	02367
1976 + 7-1-10	7-1-9-0-R	OLIVIER, RICK A	11 MAPLE ST	P.O. BOX 745	CATAUMET	MA	02534
1977	7-1-11-0-R	VAUTRINOT DONALD C	0 MAPLE ST	P O BOX 14	PLYMPTON	MA	02367
2003	7-2-4-0-R	FORMAN MARY C/O MARY E QUINTELLANI	0 MAPLE ST	0 MAPLE ST	PLYMPTON	MA	02367
2013	7-2-14-0-R	HEIRS OF JUSTICE JAMES G ESTATE S/O D'ANGELO PAUL J, III	0 MAPLE ST	PO BOX 143	PLYMPTON	MA	02367
2014	7-2-15-0-R	MAHONEY BRIAN J	6 MAPLE ST	6 MAPLE ST.	PLYMPTON	MA	02367
2016	7-2-17-0-R	MARTINS MARIO M MARTINS PRISCILLA S	72 MAIN ST	P.O. BOX 194	HALIFAX	MA	02338
2017	7-2-18-0-R	RUSSELL PAUL J, TR 88 MAIN STREET REALTY TRUST	68 MAIN ST	364 WAKE COUNTY LINE RD	ZEBULON	NC	27597
2018	7-2-19-0-R	LONG STEPHEN J LONG DEBORAH J	66 MAIN ST	66 MAIN ST.	PLYMPTON	MA	02367
3705	7-2-25-0-R	HEIRS OF JAMES GARRETT JUSTICE S/O D'ANGELO PAUL J, III	0 MAPLE ST	P.O. BOX 143	PLYMOUTH	MA	02360
2023 6-2-99 7-2-29 7-2-24 7-2-26 7-1-15 7-1-16 7-2-13	7-2-27-0-R	TOFFOLONI MELISSA ANN MCDERMOTT ANDREW MERRIMONT TRUST HEIRS OF JUSTICE EST. S/O D'ANGELO, PAUL J, III WOODS, JOHN + PAMELA RODRIGUES, TARVEY + LEAH GRAY, ROLAND C/O RUBIN FAIRBANKS, BAILEY DAVIS, CHERYL	26 MAPLE ST 0 MAPLE 0 MAPLE 30 MAPLE 32 MAPLE 31 MAPLE 37 MAPLE 34 MAPLE	26 MAPLE ST P.O. BOX 562 P.O. BOX 143 30 MAPLE ST 32 MAPLE ST 5th STATE ST 37 MAPLE ST P.O. BOX 143	PLYMPTON PLYMPTON PLYMPTON PLYMPTON PLYMPTON BOSTON PLYMPTON PLYMPTON	MA MA MA MA MA MA MA MA	02367 02341 02566 02367 02367 02109 02367 02367

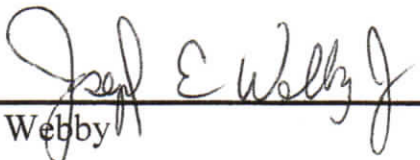
<p>NESSRALLA, MANSUR NESSRALLA, MARIE 58 MAIN ST PLYMPTON, MA 02367</p>	<p>4-1-1-0-R</p> <p>GONSALVES GLENN J HETRICK JEFFREY 80 MAIN ST PLYMPTON, MA 02367</p>	<p>7-1-7-0-R</p> <p>OLIVIER, RICK A P.O. BOX 745 CATAUMET, MA 02534</p>	<p>7-1-9-0-R</p>
<p>7-1-11-0-R</p> <p>VAUTRINOT DONALD C P O BOX 14 PLYMPTON, MA 02367</p>	<p>FORMAN MARY C/O MARY E QUINTELLANI 0 MAPLE ST PLYMPTON, MA 02367</p>	<p>7-2-4-0-R</p> <p>HEIRS OF JUSTICE JAMES G ESTATE S/O D'ANGELO PAUL J, III PO BOX 143 PLYMPTON, MA 02367</p>	<p>7-2-14-0-R</p>
<p>7-1-15-0-R</p> <p>GRAY ROLAND, HARRINGTON SUSAN MONI; J. SIKUT TRUST C/O RUBIN & RUDMAN 53 STATE ST, 15TH FLOOR BOSTON, MA 02109</p>	<p>FAIRBANKS BAILEY A LONG ADAM EDWARD 37 MAPLE ST PLYMPTON, MA 02367</p>	<p>7-1-16-0-R</p> <p>DAVIS CHERYL PO BOX 143 PLYMPTON, MA 02367</p>	<p>7-2-13-0-R</p>
<p>7-2-19-0-R</p> <p>LONG STEPHEN J LONG DEBORAH J 66 MAIN ST. PLYMPTON, MA 02367</p>	<p>HEIRS OF JAMES GARRETT JUSTICE S/O D'ANGELO PAUL J, III P.O. BOX 143 PLYMOUTH, MA 02360</p>	<p>7-2-25-0-R</p> <p>TOFFOLONI MELISSA ANN MCDERMOTT ANDREW 26 MAPLE ST PLYMPTON, MA 02367</p>	<p>7-2-27-0-R</p>
<p>7-2-24-0-R</p> <p>WOODS JOHN L, JR WOODS PAMELA J 30 MAPLE ST PLYMPTON, MA 02367</p>	<p>RODRIGUES TARVEY S RODRIGUES LEAH A 32 MAPLE ST PLYMPTON, MA 02367</p>	<p>7-2-26-0-R</p> <p>HEIRS OF JAMES GARRETT JUSTICE S/O D'ANGELO PAUL J, III P.O. BOX 143 PLYMOUTH, MA 02360</p>	<p>7-2-29-0-R</p>
<p>6-2-99-0-R</p> <p>MONTI AMANDA TTEE MERRIMONT REALTY TRUST P.O. BOX 562 HANSON, MA 02341</p>			

AFFIDAVIT OF SERVICE

I Joseph Webby of Webby Engineering, Inc. herby certify under pains and penalties of perjury that as soon as notified by the Plympton Conservation Commission, I will give notification to abutters in compliance with the second paragraph of Massachusetts General Law Chapter 131 Section 40, and the DEP Guide To Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice Of Intent filed under the Massachusetts Wetlands Protection Act, by PAUL D'ANGELO III with the Plympton Conservation Commission on DECEMBER 31, 2021 to construct a SINGLE FAMILY DWELLING within 100 feet of Bordering Vegetated Wetlands at the Lot 7-2-29 and 7-2-14 MAPLE ST.

The form of notification, and the list of abutters to whom it was given, and their addresses, are attached to the Affidavit Of Service.

Joseph Webby  12/9/21
Date

Notification to Abutters Under the
Massachusetts Wetlands Protection Act

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 PAUL D'ANGELO
- B. The applicant has filed Notice of Intent with the Plympton Conservation Commission seeking to CONSTRUCT A SINGLE-FAMILY DWELLING in 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 is: MAPLE STREET _____, Assessor's Map 7, Lot 2-29 and 7-2-14_.
- D. Copies of the Notice of Intent may be examined at the Plympton Conservation Commission Office.
- E. Copies of the Notice of Intent may be obtained for a fee based upon time & materials from the office of the representative. Please call 781-585-1164 for hours and availability.
- F. Information regarding the date, time and place of the public hearing may be obtained from the Plympton Conservation Commission Office.

Note: Notice of the public hearing has been published in Plympton-Halifax Express.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetland Protection Act.

Southeast Region-20 Riverside Drive, Lakeville, MA 02347 508-946-2800.

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 09/08/2020 11:37 AM

Ctrl#

Fee: \$.00 Cons: \$1.00

QUITCLAIM DEED

I, Amanda Monti, Trustee of Merrimont Realty Trust under a Declaration of Trust dated May 26, 2017 as evidenced by the Trustee's Certificate recorded with Plymouth County Registry of Deeds in Book 48472, Page 10, for nominal consideration paid of less than \$100.00 grant to Paul J. D'Angelo, III of 15 Deborah Sampson Way, Plympton, MA 02367

With Quitclaim Covenants,

The lot of land shown as Map 4, Lot 1-1 consisting of 4.51 acres +- on Maple Street in the Town of Plympton, County of Plymouth Commonwealth of Massachusetts, as shown and depicted on that certain plan entitled "Plan of Land in Plympton, Mass. Prepared for V.S. Haseotes & Sons, LP" prepared by Webby Engineering dated March 1, 2017, recorded in the Plymouth County Registry of Deeds in Plan Book 61, Page 451, Plan No. 256 of 2017, to which reference is made for a more particular description.

The Grantor hereby certifies under oath that the land is vacant and there are no persons entitled to an estate of homestead in said premises.

The Assessor's parcel number for the premises is 07-02-029.

Being part of the premises granted by deed of V.S. Haseotes & sons Limited Partnership dated May 8, 2017, recorded with Plymouth Deeds in Book 48472, Page 4.

(Signature and acknowledgment on following page)

Property: 0 Maple Street, Plympton, MA 02367



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Paul D'Angelo
FROM: Brad Holmes @ ECR
DATE: September 19, 2018
RE: off Maple Street, Plympton

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions within the southern portion of the property located off Maple Street in Plympton (the Site) on September 8, 2018. More specifically, the focus of the delineation was within the southern portion of the undeveloped lot located to the east of 26 Maple Street. The purpose of the review was to identify wetland resource areas on or near the site. The weather on September 8th was cloudy, humid, and warm (approximately 70 degrees) with light wind and dry site conditions. Wetland resource areas are located on and near the site. ECR placed wetland flags (pink/black striped) along the limit of the landward limit of vegetated wetlands on and near the site as follows:

- BVW #A1 to #A30 – wetland along the western portion of the site
- IVW #B1 to #B6 – very small isolated vegetated wetland located near the A series BVW
- BVW #C1 to #BC22 – wetland along the eastern portion of the site

ECR also located a portion of a potential vernal pool located within the limits of the A series wetland at the site. The potential vernal pool was flagged with blue ribbons at the mean annual high water line as #P1 to #P11.

The vegetated wetlands were delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- Isolated Vegetated Wetlands (IVW)
- Bordering Land Subject to Flooding
- 100-foot Buffer Zone to BVW & IVW

Also review of the MassGIS wetlands database reveals the following:

1. The site is located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does contain a U.S.G.S. mapped stream. However, this stream is located more than 200 feet within the interior of the C series wetland.
4. The site does contain areas mapped as Bordering Land Subject to Flooding (FEMA A flood zones).
5. The site is not located within an Area of Critical Environmental Concern.

ECR

Environmental Consulting & Restoration, LLC



Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrholmes.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager



ROBERTA A D'ANGELO
PAUL J D'ANGELO JR
P.O. BOX 143 781-585-2865
PLYMPTON, MA 02367

3243

53-7146/2113

11-23-21

Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Town of Plympton
Two Hundred & Sixty Two

\$ 262⁵⁰

Dollars



Photo
Safe
Deposit®
Details on back

North Easton
Savings Bank

For

mark sr

Will

MP

ROBERTA A D'ANGELO
PAUL J D'ANGELO JR
P.O. BOX 143 781-585-2865
PLYMPTON, MA 02367

3244

53-7146/2113

11-23-2021

Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Town of Plympton
Five Hundred & Twenty Five

\$ 525⁰⁰

Dollars



Photo
Safe
Deposit®
Details on back

North Easton
Savings Bank

For

mark sr

Will

MP

ROBERTA A D'ANGELO
PAUL J D'ANGELO JR
P.O. BOX 143 781-585-2865
PLYMPTON, MA 02367

3246

53-7146/2113

11-23-21

Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Town of Plympton
Four thousand & Sixty Four

\$ 4064²⁵

Dollars



Photo
Safe
Deposit®
Details on back

North Easton
Savings Bank

For

mark sr

Will

MP

ROBERTA A D'ANGELO
PAUL J D'ANGELO JR
P.O. BOX 143 781-585-2865
PLYMPTON, MA 02367

3247

53-7146/2113

11-23-21

Date

CHECK ARMOR
FRAUD PROTECTION

Pay to the
Order of

Commonwealth of MASS.

\$ 237⁵⁰

Two hundred & thirty seven

Dollars



Photo
Safe
Deposit
Details on back

North Easton
Savings Bank

For

Maple St Plympton

[Signature]

ROBERTA A D'ANGELO
PAUL J D'ANGELO JR
P.O. BOX 143 781-585-2865
PLYMPTON, MA 02367

3248

53-7146/2113

11-23-21

Date

CHECK ARMOR
FRAUD PROTECTION

Pay to the
Order of

Commonwealth of MASS NAESP

\$ 300⁻

Three hundred

Dollars



Photo
Safe
Deposit
Details on back

North Easton
Savings Bank

For

Maple St Plympton

[Signature]