

Wetland Strategies, Inc.

64 Court Street, Unit 5
Plymouth, MA 02360

Phone: 508.747.4266
lenore@wetlandstrategies.com

MEMORANDUM

To: Jim Young, Land Use Administrator
Southfield Redevelopment Authority

FROM: Lenore White, PWS

DATE: August 11, 2022

SUBJECT: Professional Wetland Peer Review Services
CP Endeavor Holdings 18 LLC
Shea Drive and MA state Route 18
Weymouth, MA

Wetland Strategies, Inc. (WSI) is pleased to present this Memorandum regarding the review of the subject project. CP Endeavor Holdings 18 LLC (“Endeavor”) has submitted the following documents in support of a planned 99- room hotel to be located at the intersection of Shea Drive and MA Route 18 in Weymouth, MA. Based on a review of the following documents, WSI is pleased to offer the following comments and recommendations.

Application Review:

The following documents were submitted by Endeavor:

- An Easement Plan prepared by Bohler dated July 14, 2022, which bears no professional stamp
- A Joint Application for Development and Site Plan Approval, submitted to Southfield Redevelopment Authority (SRA), from Endeavor dated July 19, 2022.
- Civil Site Plans prepared by Bohler and stamped by a PE (illegible signature), dated July 14, 2022.
- A Fire Truck Turning Exhibit 1 prepared by Bohler dated July 14, 2022.
- A rendering of the proposed hotel prepared by Annino Inc, Architects and Planners
- A Variance Application filed by Endeavor on July 19, 2022.

In addition, WSI reviewed additional letters regarding the widening of Route 18 and correspondence from MA DEP, including MA DEP’s Variance for the Route 18 widening project obtained from Jim Young via email on August 10, 2022.

WSI’s review of the above documents focuses on whether the project, as currently proposed, complies with the MA Wetlands Protection Act and regulations at 310 CMR 10.00. There is no Notice of Intent filing at this time, thus WSI’s review is limited to the submitted documents identified above.

The project purpose is the construction of a 99- room hotel with associated grading, parking, and utilities. As such, it is not a limited project pursuant to 310 CMR 10.53 where a local Conservation Commission has any discretion to waive the relative performance standards. Therefore, the project must comply with all relevant regulatory performance standards of 310 CMR 10.00 when filing a Notice of Intent.

The civil plans depict the proposed work and the existing wetland resource areas. As shown, the project proposes to alter a Bordering Vegetated Wetland and place fill within Bordering Land Subject to Flooding. These wetland resource areas are identified at 310 CMR 10.55 and 10.57, respectively. As mitigation, Endeavor plans to construct a wetland replication area and provide an area of compensatory flood storage. As stated above, the project must comply with the performance standards by provide both a wetland replication area and compensatory flood storage. The plans however lack sufficient detail to determine whether compliance has been achieved. Specifically, the plans and other submittals do not demonstrate how the proposed project complies with the following performance standards:

Bordering Vegetated Wetlands at 310 CMR 10.55

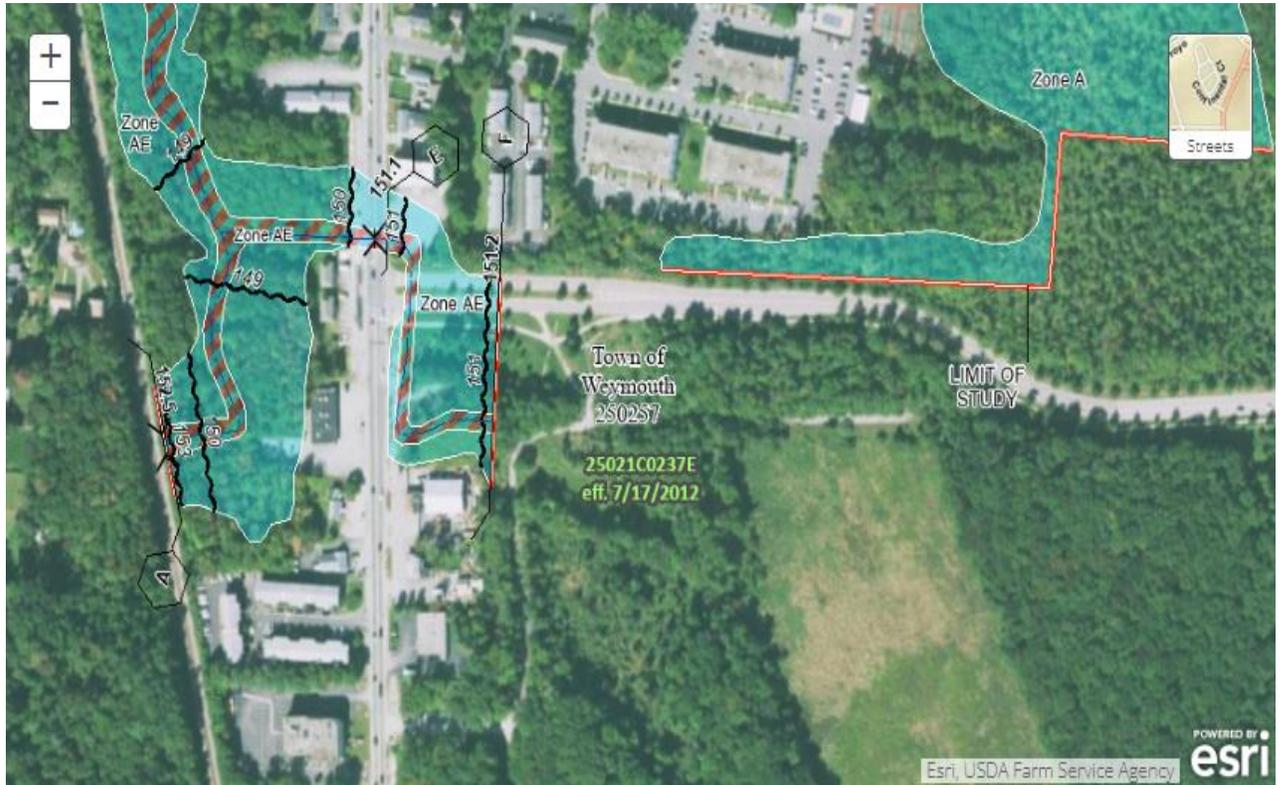
- the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area.
- The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area.
- The replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area.
- The replacement area shall be located with the same general area of the water body or waterways as the lost area.

In addition, WSI understands the SRA Conservation Commission requires a wetland replication area to be at a ratio of 2:1, which is more stringent than MA regulations.

Bordering Land Subject to Flooding at 310 CMR10.57

- Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.
- Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek.
- Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.

FEMA has identified a flood zone at the site as shown below



As shown, the hotel and parking are proposed within a regulatory floodway and the 100-year flood zone, identified as AE Zone 10. The flood elevation lies between 151.1 and 151.2 (NAVD88), pre the above image. There are no published Letter of Map Amendments (LOMA) for this area, as of this date. Thus, any Notice of Intent must provide compensatory flood storage for fill within the blue shaded areas.

In addition to meeting the requirements above, WSI understands that the project proposes work within (and beyond) an easement granted to MA DOT for the Route 18 widening project. The Easement Exhibit submitted by Bohler depicts proposed changes to the existing easements. Whereas the Route 18 easement work (providing compensatory flood storage) was permitted via a Variance from MA DEP, WSI assumes any change to the Variance needs the prior review and approval of MA DEP.

In sum, WSI opines that the submitted documents do not provide sufficient detail to render a decision regarding compliance with the MA Wetlands Protection Act or SRA's wetland regulations. Specifically, the plans lack the details as bulleted above. Moreover, the civil drawings appear to show a wetland replication area and a compensatory flood storage area in the same location. Nothing in the regulations allows for such a configuration and the applicant is advised to amend the plans. The applicant is also encouraged to confer with MA DEP regarding changes to the Route 18 Variance. Once a Notice of Intent is filed, WSI is available to provide additional, specific comments regarding compliance with state and local wetland regulations.

