

# Webby Engineering Associates, Inc.

Civil Engineers • Registered Land Surveyors

Joseph E. Webby Jr. P.L.S.  
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Middleboro Conservation Commission  
Town Hall  
Middleboro, Mass. 02346

July 30, 2022

REF: NOTICE OF INTENT, 116 Plympton Street

Dear Commission Members;

Thomas McLachlan owns the existing property at 116 Plympton Street. The property currently is occupied by a dwelling and several out buildings. The property was in existence on August 7, 1996, and they wish to construct a new garage on the property.

The property abuts a Bordering Vegetated Wetlands, and the National Geological Survey Map shows a perennial stream called Raven Brook on the west side of the property.

A small portion (346 sf) of the proposed garage will be constructed between the 100 feet and the 200 feet Riparian Zones. This area is currently within a developed or “degraded” area. Placing the garage at this site best utilizes the property and allows for the continued use of the property.

In order to properly utilize their property to the fullest extent of the Middleboro Zoning By-Laws, we have prepared a plan that shows that the proposed garage is conforming to the Middleboro Zoning By-Laws, and the Middleboro Wetlands Protection By-Law.

Pursuant to 310 CMR 1.58 (5), The Rivers Protection Act states that the Commission may grant work within a previously developed riverfront area, provided that the proposed work improves existing conditions, and conforms to the following criteria;

- (a) The proposed garage shall be an improvement to the property.

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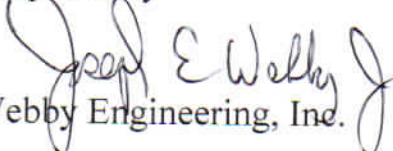
- (b) Storm water Management is not required for single family dwelling.
- (c) The proposed structures will not be closer to the river than existing degraded areas.
- (d) The proposed structures will be as far from the riverfront area boundary as possible, and still meet the needs of Tom McLachlan.
- (e) The proposed structures will be constructed entirely within a previously developed or “degraded” area.
- (f) No restoration is proposed.
- (g) No mitigation beyond the limits of the property is proposed. All exposed areas will be vegetated with a grass mixture.
- (h) The Conservation Commission may include a continuing condition that would prohibit further alteration within the restoration area.

In conclusion, the proposed project, will have no adverse effect on the Riverfront Area, and meets the requirements of 310 CMR 1.58 (5).

Further the Owens do not intend to cut any additional trees or to further degrade the riverfront area, and all proposed work will be beyond 30 feet of the Bordering Vegetated Wetlands.

If you have any further questions, please contact our office.

Respectfully

  
Webby Engineering, Inc.