

# NOTICE OF INTENT

MGL Ch. 131 s. 40  
and  
City of Boston

For  
**Maintenance/Replacement of Existing Timber Piles**

Located at

**Lewis Wharf  
54 Lewis Wharf  
Boston, MA**

*Submitted to:*  
**City of Boston  
Conservation Commission  
&  
DEP N.E.R.O.**

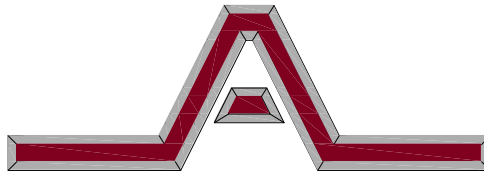
*Prepared for:*  
**Boston Sailing Center  
54 Lewis Wharf  
Boston, MA 02110**

*Prepared by:*

**Buchanan & Associates – Jamy B. Madeja, Esq.**

33 Mount Vernon Street, Boston, MA  
[www.buchananassociates.com](http://www.buchananassociates.com)

&



**Engineering Alliance, Inc.**

Civil Engineering & Land Planning Consultants  
194 Central Street                      1950 Lafayette Road  
Saugus, MA 01906                      Portsmouth, NH 03801  
Tel: (781) 231-1349                      Tel: (603) 610-7100  
Fax: (781) 417-0020                      Fax: (603) 610-7101

**July 22, 2019**

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- Copy of Checks

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## Section I.

WPA Form 3A – Notice of Intent

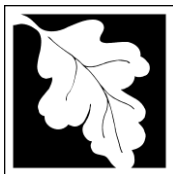
Figure 1 – USGS Locus Map

Figure 2 – Ortho Photo

Figure 3 – FEMA Map

Figure 4 – Natural Heritage Map

Figure 5 – DPA Boundary



**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

Boston

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):

54 Lewis Wharf Boston 02110  
a. Street Address b. City/Town c. Zip Code  
Latitude and Longitude: 42.36318N 71.04917W  
d. Latitude e. Longitude  
54-60 0303029070  
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

James Davidian  
a. First Name b. Last Name  
Boston Sailing Center  
c. Organization  
54 Lewis Wharf  
d. Street Address  
Boston MA 02110  
e. City/Town f. State g. Zip Code  
617-227-4198 N/A jdavidian@bostonsailingcenter.com  
h. Phone Number i. Fax Number j. Email Address

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

Philip Y. DeNormandie  
a. First Name b. Last Name  
Lewis Wharf LP  
c. Organization  
12 Marshall St.  
d. Street Address  
Boston MA 02108  
e. City/Town f. State g. Zip Code  
617-312-4708    
h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Richard Salvo  
a. First Name b. Last Name  
Engineering Alliance, Inc.  
c. Company  
194 Central Street  
d. Street Address  
Saugus MA 01906  
e. City/Town f. State g. Zip Code  
(781) 231-1349 (781) 417-0020 rsalvo@eaicivil.com  
h. Phone Number i. Fax Number j. Email address

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

\$257.50 \$207.50 \$50.00  
a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
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# WPA Form 3 – Notice of Intent

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

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## A. General Information (continued)

### 6. General Project Description:

The project is for the Boston Sailing Center to replace 5 timber pilings that were damaged over the winter. The piles will be replaced in-kind at the same location as the damaged piles. All work will be performed from the water side.

### 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)

310 CMR 10.24

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

### 8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

23375

c. Book

b. Certificate # (if registered land)

206

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 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 checked="" type="checkbox"/> Land Under the Ocean	10 (Temporary) 1. square feet 0 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 checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	10 (Temporary) 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 BVW

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

- 2017 \_\_\_\_\_  
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

- 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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





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

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
  2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP
  3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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

**Online Users:**

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Plan to Accompany Notice of Intent

a. Plan Title

Engineering Alliance, Inc.

Richard A. Salvo, P.E.

b. Prepared By

c. Signed and Stamped by

July 22, 2019

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:

# 8501

7/24/19

2. Municipal Check Number

3. Check date

#8502

7/24/19

4. State Check Number

5. Check date

Engineering Alliance, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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MassDEP File Number

Document Transaction Number


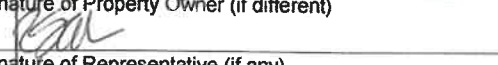

Boston

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	7/23/19
3. Signature of Property Owner (if different)		4. Date	7/23/19
5. Signature of Representative (if any)		6. Date	7-23-19

**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.



PREPARED BY:



**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street  
 Saugus, MA 01906  
 Tel: (781) 231-1349  
 Fax: (781) 417-0020

1950 Lafayette Road  
 Portsmouth, NH 03801  
 Tel: (603) 610-7100  
 Fax: (603) 610-7101

PROJECT:

## Plan of Land

Lewis Wharf  
 (Parcel ID: 0303029070)  
 Boston, MA 02110

PROJECT: Boston Sailing Center

DATE: July 22, 2019

SCALE: 1:25000

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

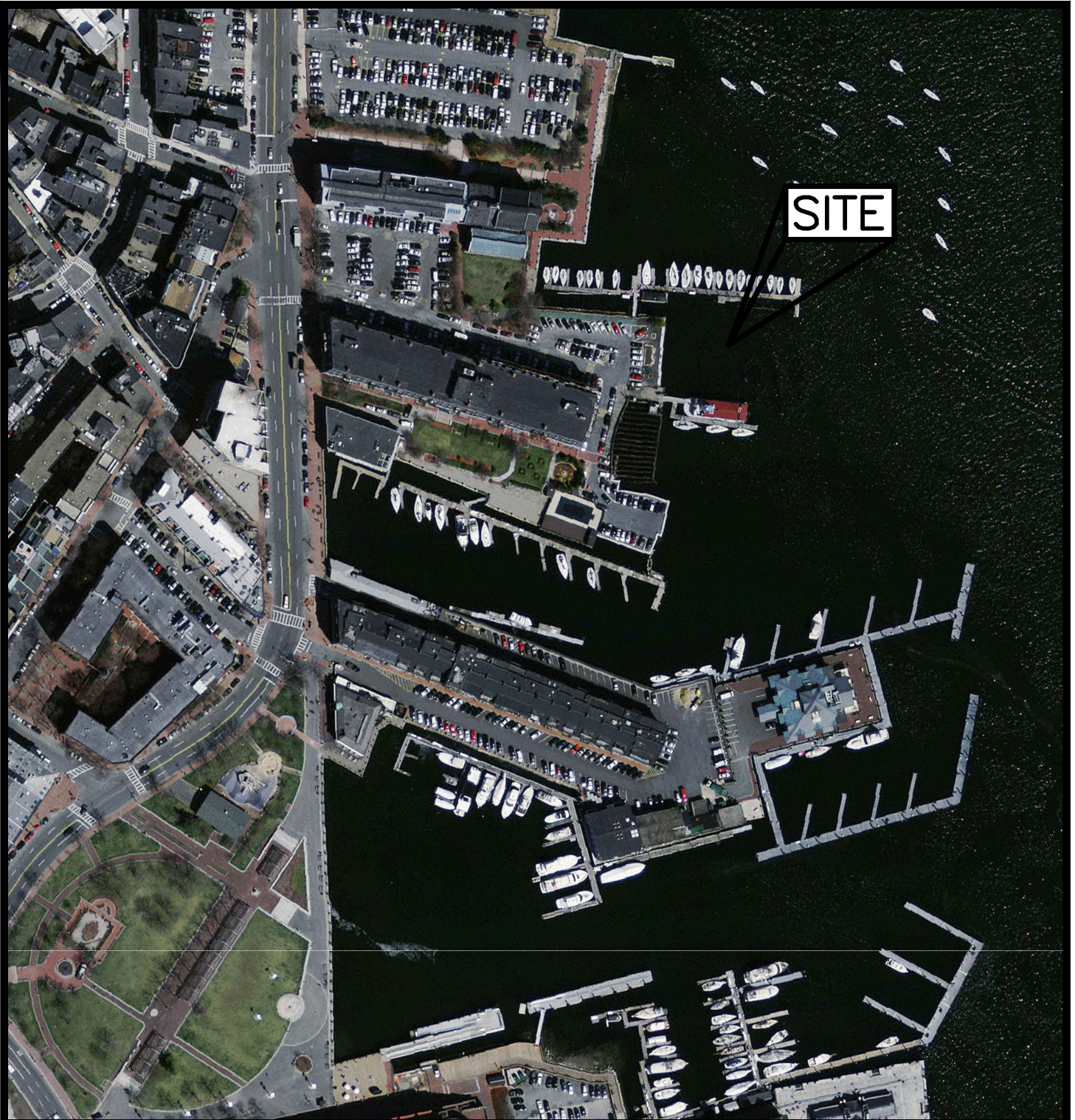
CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

# FIGURE 1 - USGS LOCUS MAP

Page #:

1 of 5



PREPARED BY:



**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street      1950 Lafayette Road  
 Saugus, MA 01906      Portsmouth, NH 03801  
 Tel: (781) 231-1349      Tel: (603) 610-7100  
 Fax: (781) 417-0020      Fax: (603) 610-7101

PROJECT:

**Plan of Land**

Lewis Wharf  
 (Parcel ID: 0303029070)  
 Boston, MA 02110

PROJECT: Boston Sailing Center

DATE: July 22, 2019

SCALE: 1"=200'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

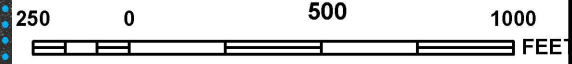
CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:  
**FIGURE 2 - ORTHO PHOTO**

Page #:  
**2 of 5**



MAP SCALE 1" = 500'



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD  
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AG, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
  - ZONE A** No Base Flood Elevations determined.
  - ZONE AE** Base Flood Elevations determined.
  - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
  - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
  - ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
  - ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
  - ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
  - ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
  - FLOODWAY AREAS IN ZONE AE  
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
  - OTHER FLOOD AREAS
  - ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
  - OTHER AREAS
  - ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
  - ZONE D** Areas in which flood hazards are undetermined, but possible.
  - COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
  - OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
  - 0.2% Annual Chance Floodplain Boundary
  - Floodway boundary

NATIONAL FLOOD INSURANCE PROGRAM  
SUFFOLK COUNTY

COMMUNITY PANEL NO: 25025C0081J  
EFFECTIVE DATE: March 16, 2016

PREPARED BY:



**Engineering Alliance, Inc.**  
Civil Engineering & Land Planning Consultants  
194 Central Street      1950 Lafayette Road  
Saugus, MA 01906      Portsmouth, NH 03801  
Tel: (781) 231-1349      Tel: (603) 610-7100  
Fax: (781) 417-0020      Fax: (603) 610-7101

PROJECT:

**Plan of Land**  
Lewis Wharf  
(Parcel ID: 0303029070)  
Boston, MA 02110

PROJECT: Boston Sailing Center

DATE: July 22, 2019

SCALE: 1"=500'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:  
**FIGURE 3 - FEMA FLOOD MAP**

Page #:  
**3 of 5**



**LEGEND:**



- NHESP ESTIMATED HABITATS OF RARE SPECIES



- NHESP CERTIFIED VERNAL POOLS



- NHESP PRIORITY HABITATS OF RARE SPECIES

PREPARED BY:



**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street      1950 Lafayette Road  
 Saugus, MA 01906      Portsmouth, NH 03801  
 Tel: (781) 231-1349      Tel: (603) 610-7100  
 Fax: (781) 417-0020      Fax: (603) 610-7101

PROJECT:

**Plan of Land**

Lewis Wharf  
 (Parcel ID: 0303029070)  
 Boston, MA 02110

PROJECT: Boston Sailing Center

DATE: July 22, 2019

SCALE: 1:25000

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

**FIGURE 4 - NATURAL HERITAGE MAP**

Page #:

**4of5**





- Chelsea Creek Point of Beginning
- East Boston Point of Beginning
- Mystic River Point of Beginning
- South Boston Point of Beginning
- Chelsea Creek Point of Ending
- East Boston Point of Ending
- Mystic River Point of Ending
- South Boston Point of Ending
- Chelsea Creek DPA Boundary
- East Boston DPA Boundary
- Mystic River DPA Boundary
- South Boston DPA Boundary
- Chapter 91 Presumptive Line
- Municipal Boundary

Base map: U.S. Geological Survey Color Ortho Imagery, 2013. Map coordinate system: North American Datum of 1983, Massachusetts State Plane Coordinate System, Mainland Zone (FIPS zone 2001), meters. 0 1,000 2,000 3,000 4,000 Feet

PREPARED BY:



**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street  
 Saugus, MA 01906  
 Tel: (781) 231-1349  
 Fax: (781) 417-0020

1950 Lafayette Road  
 Portsmouth, NH 03801  
 Tel: (603) 610-7100  
 Fax: (603) 610-7101

PROJECT:

## Plan of Land

Lewis Wharf  
 (Parcel ID: 0303029070)  
 Boston, MA 02110

PROJECT: Boston Sailing Center

DATE: July 22, 2019

SCALE: As Noted

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

# FIGURE 5 - DPA Boundary

Page #:

5 of 5

## Section II.

### Project Narrative

## **BOSTON SAILING CENTER PILE MAINTENANCE PROJECT NARRATIVE**

### **1.0 PROJECT DESCRIPTION**

The project proponent is the Boston Sailing Center proposing to repair five (5) deteriorated timber piles which support the existing pier and finger pier associated with the Boston Sailing Center at Lewis Warf in Boston, Massachusetts. The subject property is comprised of approximately 3.1 acres of land, a portion of which is currently occupied by the Boston Sailing Center. The proposed project is limited to the northeasterly portion of the site, specifically the replacement of five (5) deteriorated piles that support the existing floating docks.

The proposed work under this notice of intent will include the replacement of five (5) deteriorated piles which provide support for the existing floating docks. Upon mobilization, the deteriorated piles will be removed and disposed of offsite. If it is not possible to remove the piles, they will be cut off below the mud-line. New timber piles will then be driven at the same location of the removed piles. All work will be performed from the water side via a barge. The area surrounding the work zone will be protected via a silt boom that will be placed prior to the commencement of work.

### **2.0 WETLAND RESOURCE AREAS**

#### *Methods*

The location of coastal resource areas subject to the Massachusetts Wetlands Protection Act (MGL c. 131 S. 40) on the project site were determined in accordance with the procedures established within the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00). The following resources were found to be present:

#### *Land Subject to Coastal Storm Flowage:*

This resource is defined under 310 CMR 10.04 as land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. It is generally determined by reference to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. At this site, the limits of the 100-year flood plain as determined by the FEMA maps is elevation 10 based on NAVD 1988. There are no specific performance standards for work within this resource and no associated buffer zones. Work within LSCSF is required to comply with Massachusetts Building Code for construction within a flood zone.

### *Coastal Bank:*

This resource is defined under 310 CMR 10.30 as the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland. At the site, the coastal bank is entirely manmade and consists of an existing granite wall. The top of the coastal bank, as determined using the Department of Environmental Protection Wetland Program Policy 92-1 for Definition and Delineation of Coastal Banks, is the top of the wall as this is the location where the slope ceases to be greater than 10:1 (Figure 1 in the policy). A 100-foot buffer zone extends from the limits of this resource area. Due to the fact that all work will be performed seaward of the existing bank, there will be no impact on the stability of the bank and will not have an adverse effect on rare wildlife.

### *Land Under the Ocean:*

As defined under 310 CMR 10.25, Land Under the Ocean extends from the mean low water line seaward to the boundary of the municipalities jurisdiction. Land Under the Ocean at this site includes Boston Harbor below mean low water. According to 310 CMR 10.25 (1) "...When nearshore areas or other land under the ocean is significant to the protection of marine fisheries or wildlife habitat, the following factors are critical to the protection of such interests: (a) water circulation, (b) distribution of sediment grain size, (c) water quality, (d) finfish habitat and (e) important food for wildlife..." This project includes the replacement of five (5) existing timber piles that are 18-inches in diameter with new 18-inch timber piles. All of the work will occur from a barge from the water side. The water depths where the piles are being replaced range from 11-19-ft at low tide, so there is no chance of construction activities interacting with land under the ocean other than the footprint of the existing and proposed piles. Due to the fact that the piles, currently exist, there will be no new impacts to the bottom topography, water circulation, vegetation, distribution of sediment grain size, etc. A silt boom has been proposed around each construction activity in order to protect the quality of the water in the vicinity of the proposed work. Finally, this project has been submitted in hard copy and electronically to the Division of Marine Fisheries for review. As a result, the project has been designed in accordance with the performance standards of 310 CMR 10.25.

### *Land Containing Shellfish*

This resource is defined under 310 MCR 10.34 as land under the ocean, tidal flats, rocky intertidal shores, salt marshes and land under salt ponds when such land contains shellfish. MassGIS does not identify the areas adjacent to the project site as suitable for soft shell clam (*Mya arenaria*). No surveys have been conducted to confirm whether clams actually exist in the project area. The site is mapped as being unsuitable for shellfish harvesting.

The project area is within and adjacent to other developed marinas and extends into an active boating channel so that it is unlikely to be significant to the protection of land containing shellfish.

### **3.0 MITIGATING MEASURES**

The following are mitigating measures that will be employed to ensure that impacts to Boston Harbor that are protected under the Massachusetts Wetlands Protection Act are minimized to the extent possible.

- All work will be performed from the water side via a barge
- Upon mobilization of the barge, a silt boom will be installed to prevent any debris from entering Boston Harbor.
- Proposed piles will be installed at the location of the deteriorated piles so that there will be no additional impact to the resource area known as land under the ocean.

**A. General Information**

**7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 or 310 CMR 10.53?**

1. Yes.
2. 310 CMR 10.24(7)(c)2.\* This project qualifies as a limited project under 310 CMR 10.24(7)(c)2, as it concerns the “maintenance, repair and improvement (but not substantial enlargement except when necessary to reduce or eliminate a tidal restriction) of a structure which existed on November 1, 1987.” The pilings were in existence on November 1, 1987, and are not being enlarged by this project.

Furthermore, this piling replacement project complies with all applicable provisions of 310 CMR 10.24(1) through (6) and (9) and (10).

\*If the Boston Conservation Commission disagrees with the applicability of the “limited project” status under 310 CMR 10.24, the piling replacement project seems fully permissible without needing limited project status, and time is of the essence.

Section III.

Wetland Fee Transmittal Form  
Copy of Checks



**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:

54 Lewis Wharf Boston  
 a. Street Address b. City/Town  
 #8502 \$207.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

James Davidian  
 a. First Name b. Last Name  
 Boston Sailing Center  
 c. Organization  
 54 Lewis Wharf  
 d. Mailing Address  
 Boston MA 02110  
 e. City/Town f. State g. Zip Code  
 617-227-4198 N/A j davidian@bostonsailingcenter.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Philip Y. DeNormandie  
 a. First Name b. Last Name  
 Lewis Wharf LP  
 c. Organization  
 12 Marshall Street  
 d. Mailing Address  
 Boston MA 02108  
 e. City/Town f. State g. Zip Code  
 617-312-4708  
 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.





**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 5 Work on docks, piers	110	\$4/LF	\$440
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$440

**Step 6/Fee Payments:**

Total Project Fee:	\$440
State share of filing Fee:	207.50
City/Town share of filing Fee:	\$50.00
	a. Total Fee from Step 5
	b. 1/2 Total Fee <b>less</b> \$12.50
	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.)

**ENGINEERING ALLIANCE, INC**

781-231-1349  
194 CENTRAL ST  
SAUGUS, MA 01906

**EAST BOSTON SAVINGS BANK**

EAST BOSTON, MA 02128

8502

5-7012/2110

7/24/2019

PAY TO THE ORDER OF Commonwealth of Massachusetts - DEP

\$ \*\*207.50

Two Hundred Seven and 50/100\*\*\*\*\*

DOLLARS

The Commonwealth of MA - DEP  
P.O. Box 4062  
Boston, MA 02211



MEMO WPA BOSTON SAILING CTR

*[Handwritten Signature]*

MP

⑈008501⑈ ⑆ 2 1 10 70 1 20 ⑆ 24 50 1 79 26 ⑈

**ENGINEERING ALLIANCE, INC**

781-231-1349  
194 CENTRAL ST  
SAUGUS, MA 01906

**EAST BOSTON SAVINGS BANK**

EAST BOSTON, MA 02128

8501

5-7012/2110

7/24/2019

PAY TO THE ORDER OF City of Boston - V

\$ \*\*50.00

Fifty and 00/100\*\*\*\*\*

DOLLARS

City of Boston - V  
PO Box 55800  
Boston, MA 02205-5800



MEMO BOSTON SAILING CENTER

*[Handwritten Signature]*

MP

⑈008501⑈ ⑆ 2 1 10 70 1 20 ⑆ 24 50 1 79 26 ⑈

080003 / 12-04

080003 / 12-04

Details on back. Security Features Included.

Details on back. Security Features Included.

Section IV.

Abutter Notification Form  
Abutters List

## **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 **Boston Sailing Center**
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the **City of Boston** 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 is **54 Lewis Wharf (Parcel ID: 0303029070) Boston, MA.**

**The work includes replacement of Five (5) existing deteriorated piles.**

- D. Copies of the Notice of Intent may be examined at:

**City of Boston Conservation Commission  
1 City Hall Square, Room 709  
Boston, MA 02201-2031**

between the hours of **8:30 A.M.** and **5:00 P.M.** on the following days of the week: **Monday, through Friday.** For more information or an appointment call: **(617) 635-3850.** This is the **number for the City of Boston Environment Department.**

- E. Copies of the Notice of Intent may be obtained from the applicant's representative, by calling this telephone number **(781) 231-1349** between the hours of **8:30 A.M.** and **5:00 P.M.** on the following days of the week: **Monday through Friday.**
- F. Information regarding the date, time, and place of the public hearing may be obtained from **The City of Boston Environment Department** by calling this telephone number **(617) 635-3850** during the hours listed above. This is the **Local Conservation Commission.**

NOTE: Notice of the public hearing, including its date, time and place will be published at least five (5) days in advance in the **Boston Herald.**

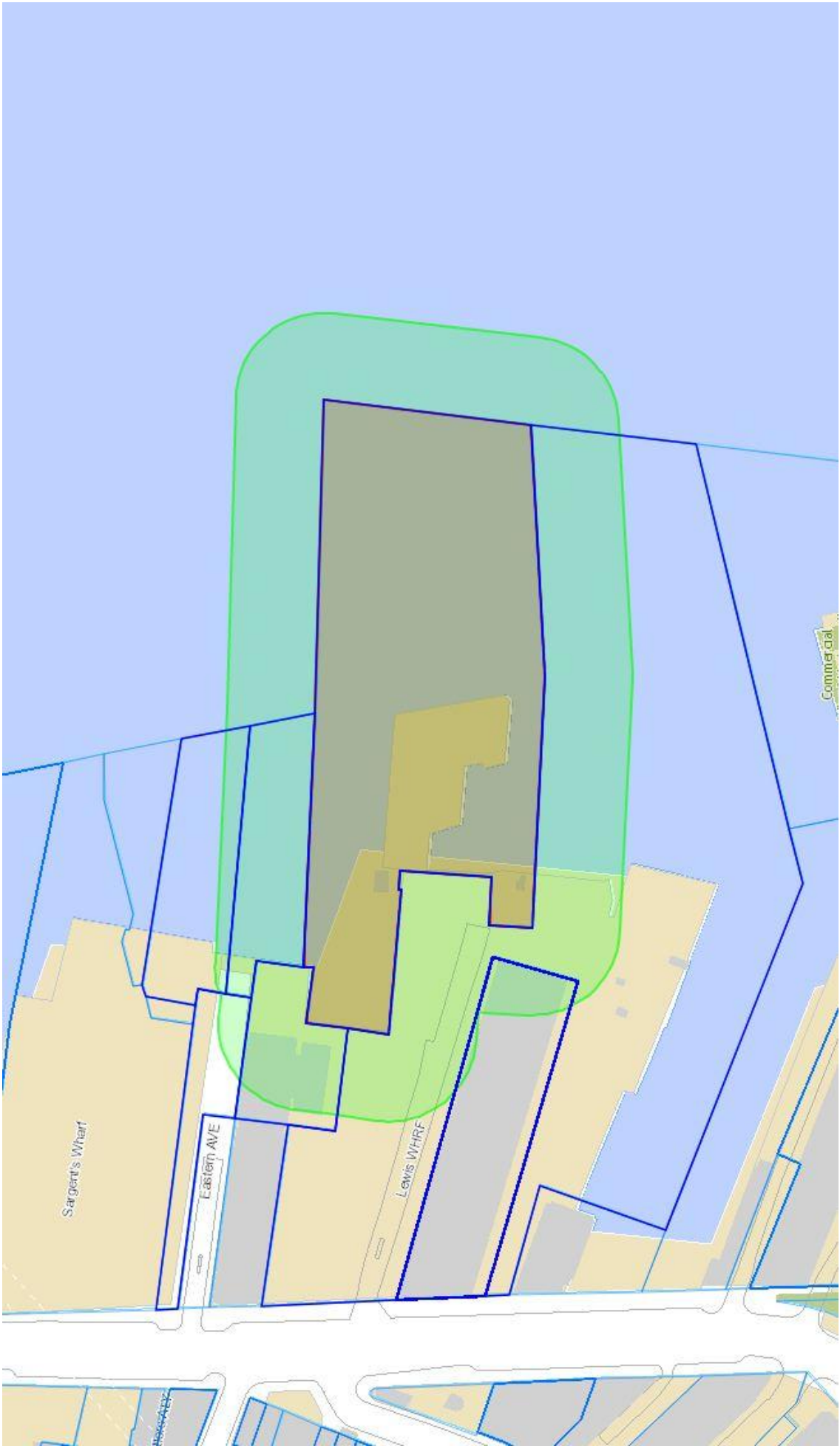
NOTE: You may also contact your local conservation commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region: (508) 792-7650

Northeast Region: (978) 661-7600

Southeast Region: (508) 946-2800

Western Region: (413) 784-1100



Sal Dignoti, Trustee  
c/o Barrington Management  
376 Massachusetts Avenue  
Arlington, MA 02474

Sal Dignoti, Trustee  
c/o Barrington Management  
376 Massachusetts Avenue  
Arlington, MA 02474

Sal Dignoti, Trustee  
c/o Barrington Management  
376 Massachusetts Avenue  
Arlington, MA 02474

Lewis Wharf Condominium Trust  
639 Lewis Wharf  
Boston, MA 02110

Lewis Wharf Condominium Trust  
639 Lewis Wharf  
Boston, MA 02110

Lewis Wharf Condominium Trust  
639 Lewis Wharf  
Boston, MA 02110

Pilot House Properties, LLC  
Lewis Wharf  
Boston, MA 02110

Pilot House Properties, LLC  
Lewis Wharf  
Boston, MA 02110

Pilot House Properties, LLC  
Lewis Wharf  
Boston, MA 02110

Boston Redevelopment Authority  
1 City Hall Square  
Boston, MA 02201

Boston Redevelopment Authority  
1 City Hall Square  
Boston, MA 02201

Boston Redevelopment Authority  
1 City Hall Square  
Boston, MA 02201

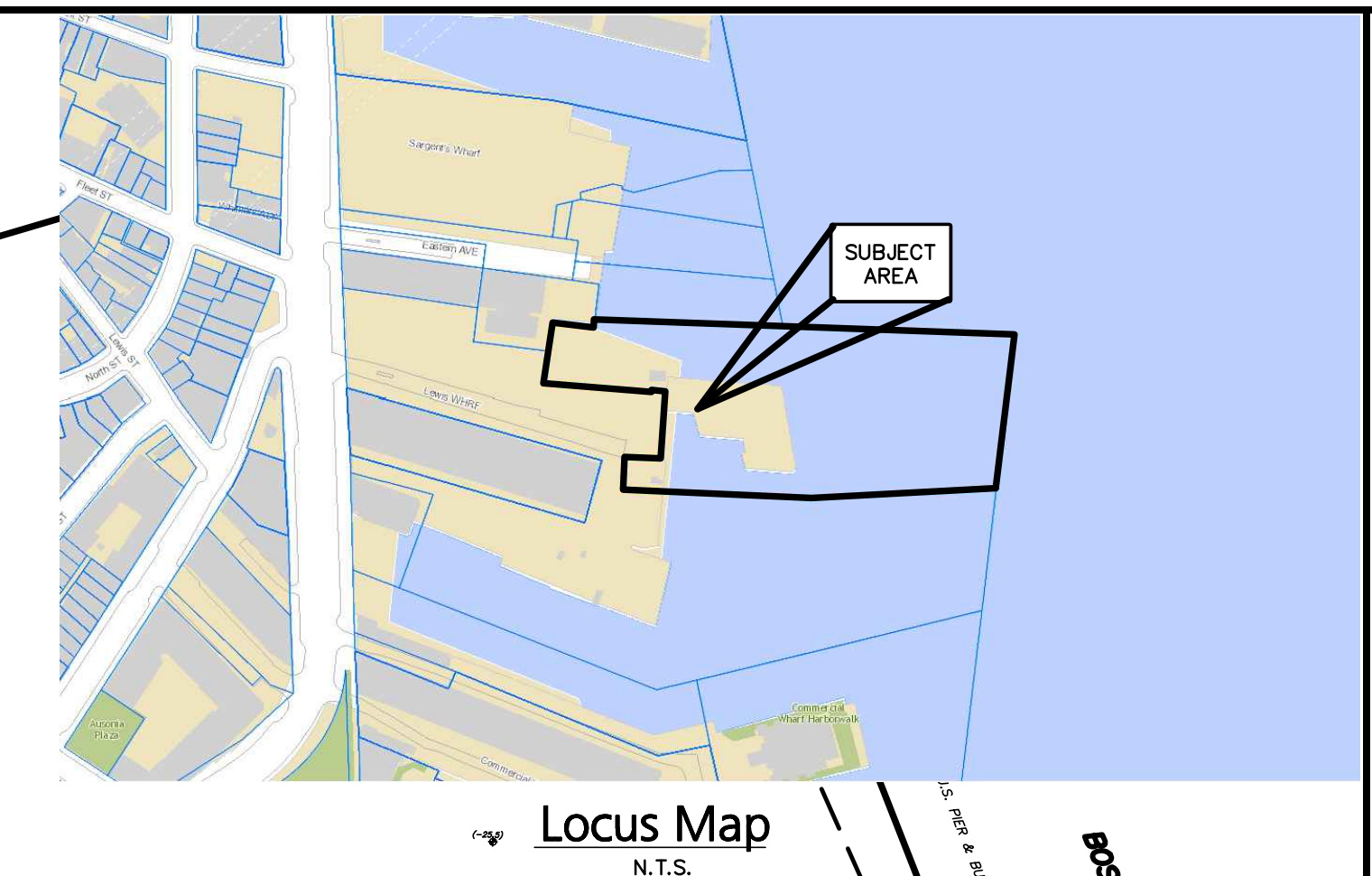
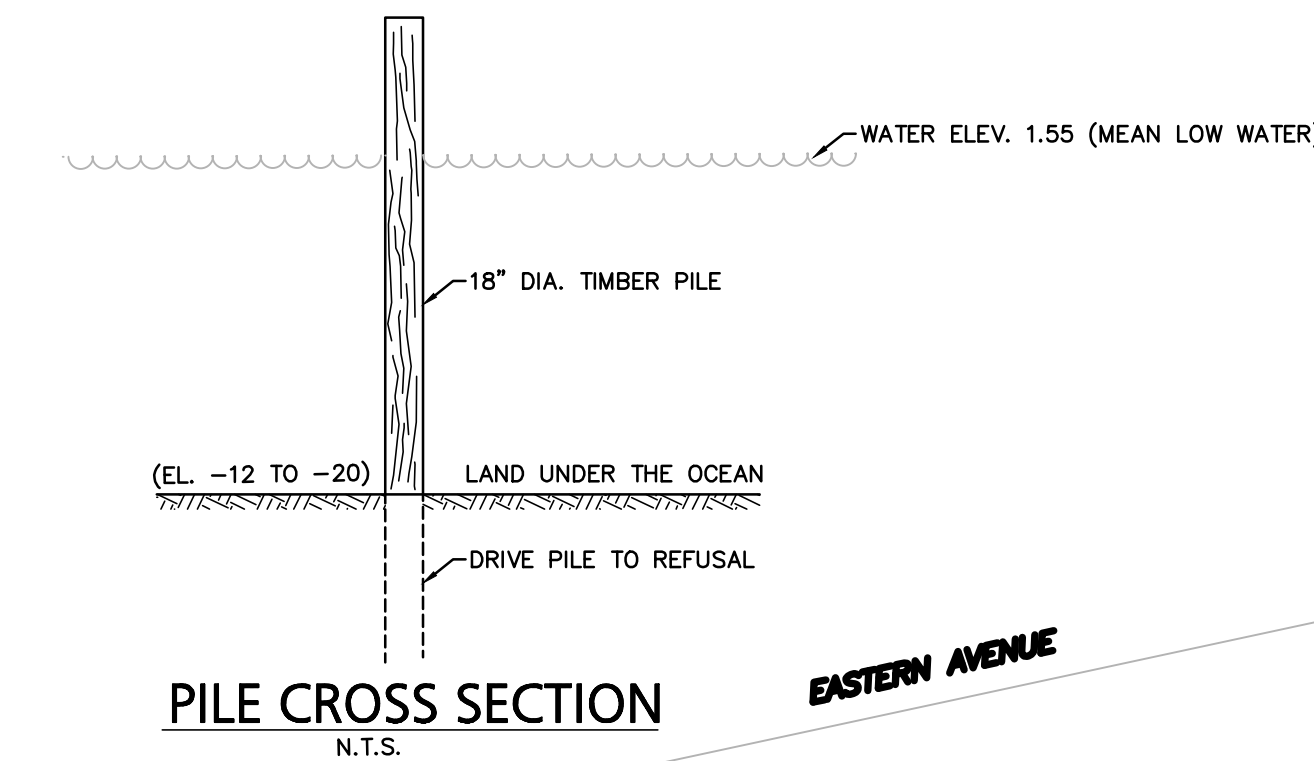
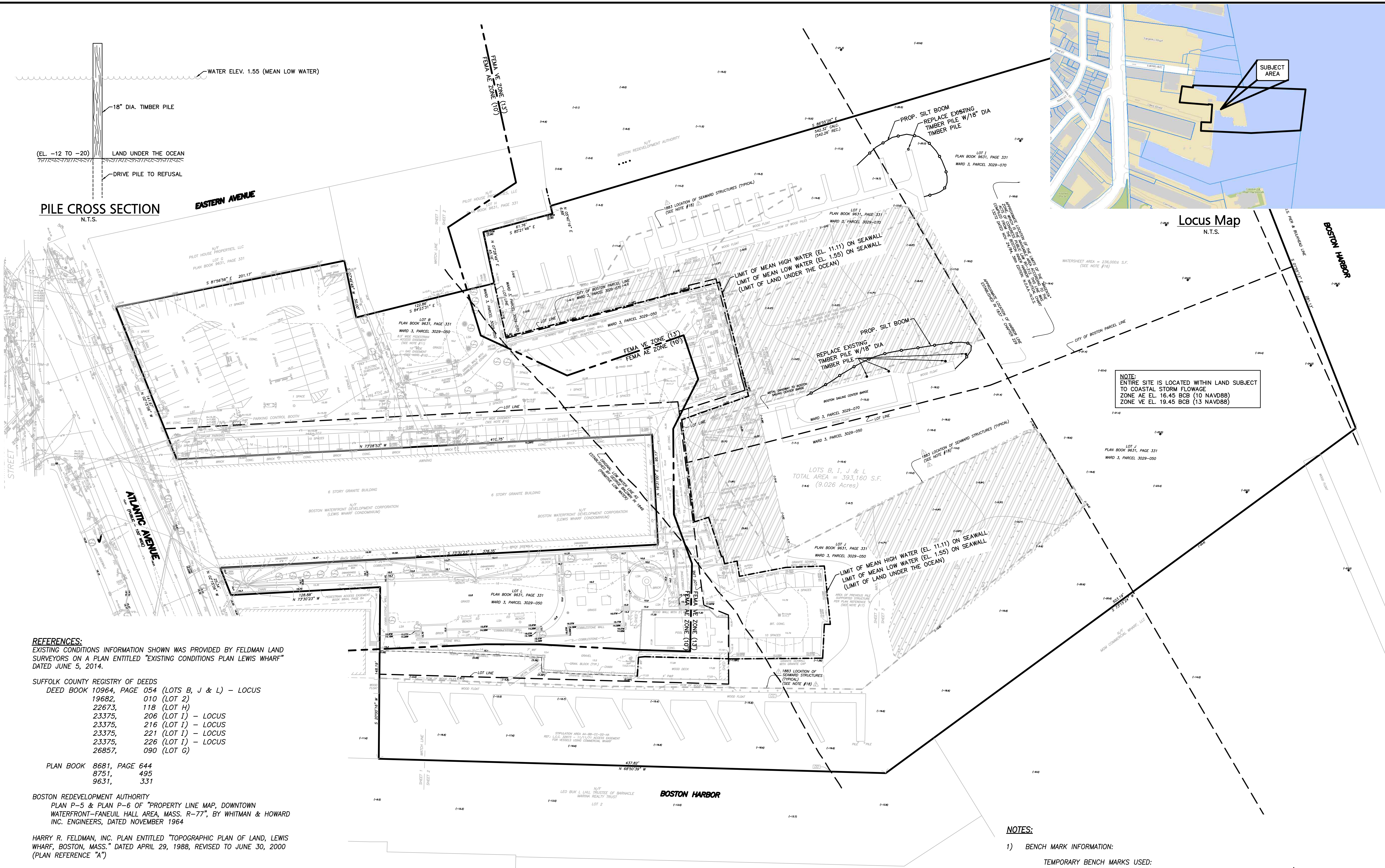
Mr. Philip Denormandie  
12 Marshall Street  
Boston, MA 02108

Mr. Philip Denormandie  
12 Marshall Street  
Boston, MA 02108

Mr. Philip Denormandie  
12 Marshall Street  
Boston, MA 02108

Section V.

Site Plan



**REFERENCES:**  
 EXISTING CONDITIONS INFORMATION SHOWN WAS PROVIDED BY FELDMAN LAND SURVEYORS ON A PLAN ENTITLED "EXISTING CONDITIONS PLAN LEWIS WHARF" DATED JUNE 5, 2014.

**SUFFOLK COUNTY REGISTRY OF DEEDS**  
 DEED BOOK 10964, PAGE 054 (LOTS B, J & L) - LOCUS  
 19682, 010 (LOT 2)  
 22673, 118 (LOT H)  
 23375, 206 (LOT I) - LOCUS  
 23375, 216 (LOT I) - LOCUS  
 23375, 221 (LOT I) - LOCUS  
 23375, 226 (LOT I) - LOCUS  
 26857, 090 (LOT G)

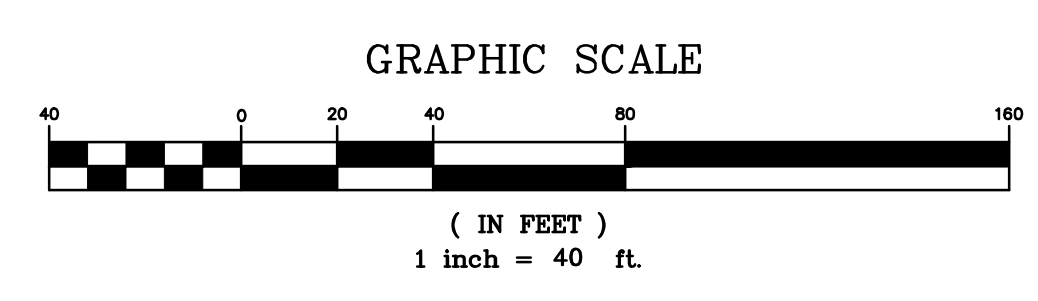
**PLAN BOOK 8681, PAGE 644**  
 8751, 495  
 9631, 331

**BOSTON REDEVELOPMENT AUTHORITY**  
 PLAN P-5 & PLAN P-6 OF "PROPERTY LINE MAP, DOWNTOWN WATERFRONT-FANEUIL HALL AREA, MASS. R-77", BY WHITMAN & HOWARD INC. ENGINEERS, DATED NOVEMBER 1964

**HARRY R. FELDMAN, INC.** PLAN ENTITLED "TOPOGRAPHIC PLAN OF LAND, LEWIS WHARF, BOSTON, MASS." DATED APRIL 29, 1988, REVISED TO JUNE 30, 2000 (PLAN REFERENCE "A")

**TIDAL DATUM INFORMATION**  
 BASED ON BOSTON CITY BASE DATUM

MEAN HIGHER HIGH WATER (MHHW)	11.56'
MEAN HIGH WATER (MHW)	11.11
MEAN LOW WATER (MLW)	1.55
MEAN LOWER LOW WATER (MLLW)	1.21



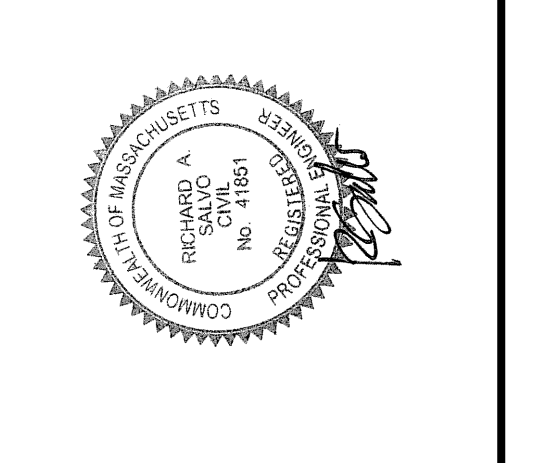
- NOTES:**
- BENCH MARK INFORMATION:  
 TEMPORARY BENCH MARKS USED:  
 TBM-3: SOUTHEASTERLY BOLT OF MOORING BOLLARD, APPROXIMATELY 20' WEST OF NORTHEASTERLY CORNER OF COMMERCIAL WHARF. ELEVATION = 18.81 (HRF JOB #12100)  
 TBM-4: SOUTHWESTERLY BOLT OF MOORING BOLLARD AT SOUTHEASTERLY CORNER OF COMMERCIAL WHARF. ELEVATION = 18.66 (HRF JOB #12692)  
 TEMPORARY BENCH MARKS SET:  
 TBM-A: X-CUT ON RIGHT FRONT BOLT OF A HYDRANT ON WESTERLY SIDE OF ATLANTIC AVENUE, APPROXIMATELY 75' SOUTH OF COMMERCIAL STREET. ELEVATION = 17.73  
 TBM-B: X-CUT ON RIGHT FRONT BOLT OF A HYDRANT IN FRONT OF 240 COMMERCIAL STREET. ELEVATION = 18.88
  - ELEVATIONS REFER TO BOSTON CITY BASE (BCB).

ADD FEMA DATA	7/30/19	DATE
MODIFY PER STAFF COMMENT	7/26/19	DATE
DESCRIPTION OF REVISION		

**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street  
 Portsmouth, NH 03801  
 Tel: (603) 231-1349  
 Fax: (603) 417-0020

**PROJECT:** Pier Maintenance Plan  
 54 Lewis Wharf  
 Boston, Massachusetts

**PREPARED BY:** Boston Sailing Center  
 DATE: July 22, 2019  
 DWG FILE NAME: NOI Plan  
 SCALE: AS NOTED  
 DESIGN BY: Richard A. Sarno, P.E.  
 CHECKED BY: Erik Heyland, P.E.



**APPLICANT:** Boston Sailing Center  
 45 Lewis Wharf  
 Boston, MA 02110

**DRAWING TITLE:** Plan to Accompany  
 Notice of Intent

**DWG. NO.:** 10f1