



5402/Channelside/RDA

PRINCIPALS

November 27, 2019

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Maria B Hartnett

Boston Conservation Commission
1 City Hall Square, Room 709
Boston, MA 02201

Subject: Request for Determination of Applicability, Proposed Exploratory Borings and Test Pits at #244-284 A Street, Boston, MA.

Dear Commissioners:

On behalf of RBCS Acquisitions, LLC c/o Related Beal (the "Applicant"), Epsilon Associates, Inc. ("Epsilon") has prepared the enclosed Request for Determination of Applicability ("RDA") for review and consideration by the Boston Conservation Commission (the "Commission"). The RDA was prepared in accordance with the Massachusetts Wetland Protection Act (MGL c.131 s.40) and implementing Regulations (310 CMR 10.00) (the "Act"). A copy of the RDA has been forwarded to the Massachusetts Department of Environmental Protection – Northeast Regional Office.

ASSOCIATES

Richard M Lampeter, INCE
Geoff Starsiak, LEED AP BD+C
Marc Bergeron, PWS, CWS
Alyssa Jacobs, PWS
Holly Carlson Johnston
Brian Lever

More specifically, the Applicant is seeking a Negative Determination of Applicability authorizing certain geotechnical borings and test pits within the 100-foot Buffer Zone to Coastal Bank and the 100-year floodplain (Land Subject to Coastal Storm Flowage). Data collected from the proposed borings and test pits will be used by project engineers to characterize underlying soil conditions. No other work beyond that described herein is proposed at this time. Additional detail is provided in the balance of this letter and the related attachments.

Existing Site Conditions

The Project Site is located in South Boston and is generally bound by Necco Street to the northeast, A Street to the southeast, Binford Street to the southwest, and the Fort Point Channel to the northwest. See Figure 1, USGS Locus Map. The Project Site is currently used as surface parking and has been largely vacant or surface parking for more than 40 years. The MassDOT Fort Point Tunnel ("FPT") crosses below the site in an approximate east-west direction.

Wetland resource areas on the site include Coastal Bank and Land Subject to Coastal Storm Flowage (Zone AE EL 10-feet) ("LSCSF"). LSCSF extends over the entire site. Coastal

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978 897 7100
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Bank is largely defined by the existing seawall and riprap shoreline. Coastal Bank has a 100-foot Buffer Zone.

Description of Proposed Work

The locations of proposed test pits and borings are depicted on Attachment A, Figures 2 and 3. A total of 16 test pits and 41 borings are proposed. None of this work is proposed on the Coastal Bank. The test pits will be roughly 10-feet x 10-feet to a depth of about 8 to 10-feet, with the pavement being sawcut and taken offsite for proper disposal. The soil will be removed by an excavator and temporarily stockpiled adjacent to the pit. After the soil characterization work is complete, the excavated soil will be returned to the open pit and the pavement patched with asphalt. The need for dewatering is not anticipated. However, should it be necessary the water would be pumped from one open test pit to another open test pit. No discharge of any water will be made to storm drains or the Fort Point Channel.

The proposed borings will extend approximately 25 to 80-feet below grade (on average). The deeper boreholes will be grouted from the bottom of the borehole to approximately 30-feet below grade. The remainder of the borehole is then filled with the drill cuttings. The shallower boreholes will be backfilled with the drill cuttings. The boreholes are then covered with a pavement patch. If observation wells or piezometers are installed (to collect groundwater data), a sealed road box is installed flush with pavement.

With regard to schedule, it is expected that most of the test boring work described herein will be complete by the end of the year. Test pit work proposed over MassDOT's Fort Point Tunnel will likely be completed in January 2020, pending receipt of necessary permits and approvals from MassDOT.

The RDA is being submitted for the Commission's review at the next available public meeting. If you have any questions regarding this RDA please do not hesitate to contact me at 978.461.6247 or via email at mhoward@epsilonassociates.com.

Thank you.

Sincerely,
EPSILON ASSOCIATES, INC.



Michael D. Howard, PWS, CWS
Principal

Boston Conservation Commission
November 26, 2019

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Encl.

CC: DEP NERO
Mr. Mike Atwood, Haley and Aldrich
Mr. David Chattman, Related Beal

Attachment A

WPA Form 1 – Request for Determination of Applicability



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Boston
City/Town

WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

RBCS Acquisitions, LLC c/o Related Beal Name DChatman@Related.com E-Mail Address
177 Milk Street Mailing Address
Boston City/Town MA State 02109 Zip Code
617.399.9599 Phone Number Fax Number (if applicable)

2. Representative (if any):

Epsilon Associates, Inc. Firm
Michael D. Howard Contact Name mhoward@epsilonassociates.com E-Mail Address
3 Mill and Main, Suite 250 Mailing Address
Maynard City/Town MA State 01754 Zip Code
978.897.7100 Phone Number Fax Number (if applicable)

B. Determinations

1. I request the Boston Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



**Massachusetts Department of Environmental Protection
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Boston
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WPA Form 1- Request for Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

ChannelSide Acquisitions, LLC f/k/a RBCS Acquisitions, LLC c/o Related Beal

Name

177 Milk Street

Mailing Address

Boston

City/Town

MA

State

02109

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.



Signature of Applicant

11/27/19

Date



Signature of Representative (if any)

11/27/19

Date

Attachment B

Figures



LEGEND

Project Site

Scale 1:24,000
1 inch = 2,000 feet

0 1,000 2,000 Feet

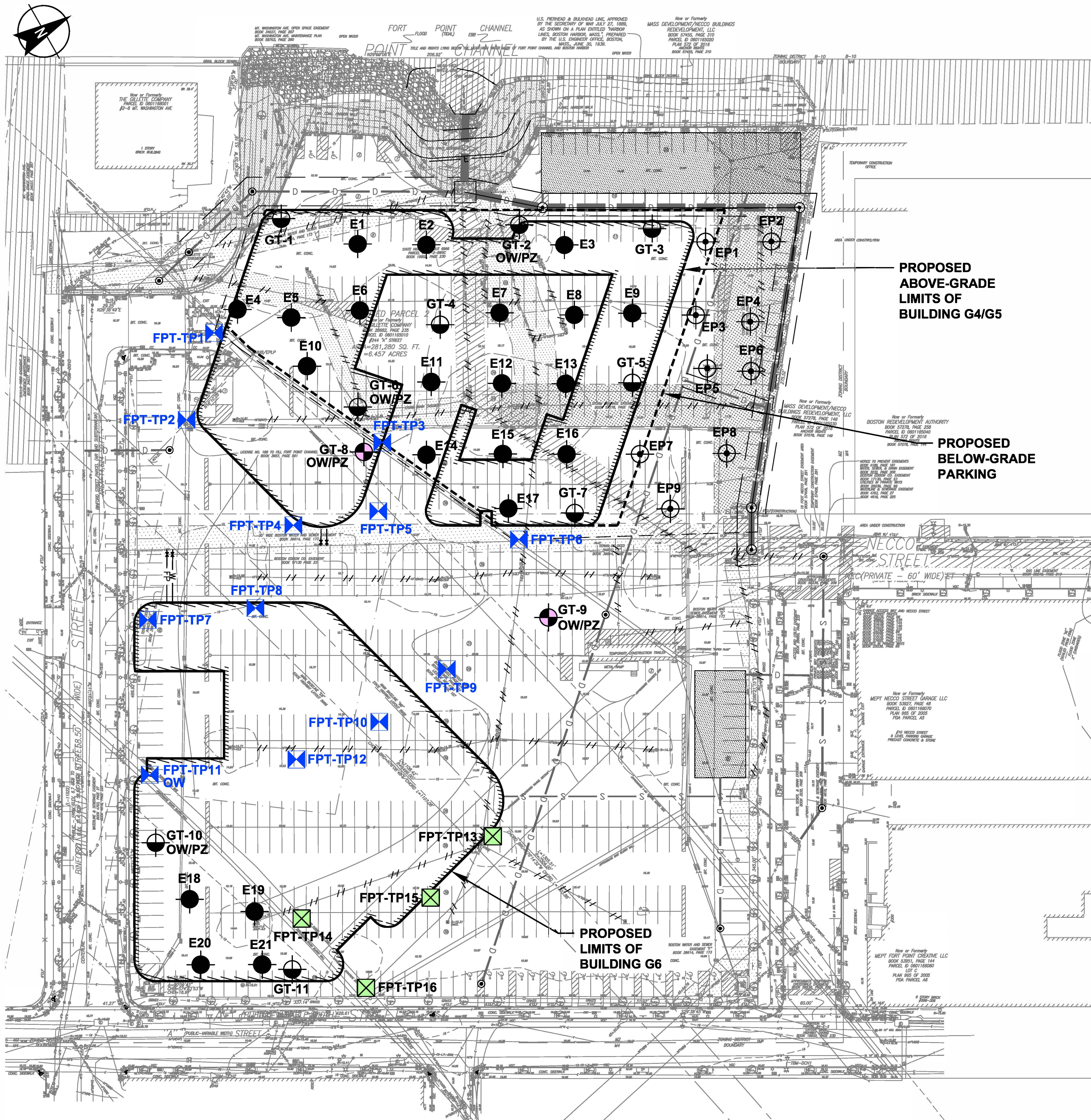
Basemap: 1985/1987 USGS Quadrangle, MassGIS

244-284 A Street Boston, Massachusetts










Figure 1
USGS Locus Map





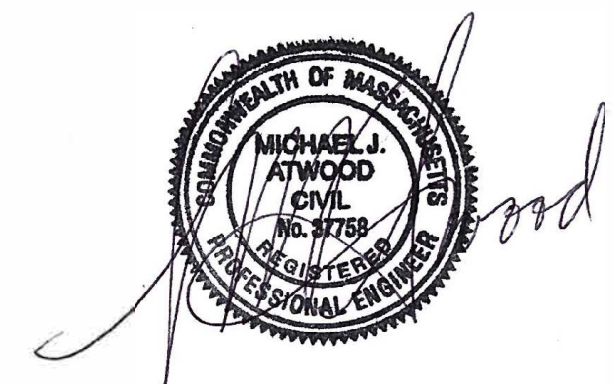
LEGEND

- 
GT-8 DESIGNATION AND APPROXIMATE LOCATION OF PROPOSED TEST BORING WITHIN MASSDOT FORT POINT TUNNEL SLURRY WALL (2)
- 
FPT-TP1 DESIGNATION AND APPROXIMATE LOCATION OF PROPOSED TEST PIT WITHIN MASSDOT FORT POINT TUNNEL SLURRY WALL (INCLUDES ENVIRONMENTAL SOIL CHARACTERIZATION) (12)
- 
FPT-TP14 DESIGNATION AND APPROXIMATE LOCATION OF PROPOSED TEST PIT WITHIN MASSDOT FORT POINT TUNNEL SLURRY WALL (OVER SUPERPLUG - INCLUDES ENVIRONMENTAL SOIL CHARACTERIZATION) (4)
- 
E1 DESIGNATION AND APPROXIMATE LOCATION OF PROPOSED TEST BORING FOR NEW BUILDING ENVIRONMENTAL SOIL CHARACTERIZATION (21)
- 
GT-1 DESIGNATION AND APPROXIMATE LOCATION OF PROPOSED TEST BORING FOR NEW BUILDING GEOTECHNICAL DESIGN AND ENVIRONMENTAL SOIL CHARACTERIZATION (9)
- 
EP1 DESIGNATION AND APPROXIMATE LOCATION OF PROPOSED TEST BORING FOR ENVIRONMENTAL SOIL CHARACTERIZATION OF PARK/LANDSCAPE AREA (9)
- 
OW/PZ OW INDICATES GROUNDWATER OBSERVATION WELL (6); PZ INDICATES PIEZOMETER (5)

 OWs AND PZs ARE PLANNED TO BE INSTALLED IN COMPANION (ADJACENT) BOREHOLES, EXCEPT AT TEST PIT FPT-TP1 WHICH WILL RECEIVE AN OW ONLY

NOTES

1. BASE PLAN TAKEN FROM PLAN TITLED "EXISTING CONDITIONS PLAN OF LAND" PREPARED BY FELDMAN LAND SURVEYORS DATED 19 JULY 2019.
2. BUILDING LAYOUT PLAN TAKEN FROM DRAWING TITLED "ACAD-13374cut-Model.dwg," PREPARED BY NITSCH ENGINEERING DATED 15 OCTOBER 2019.



HALEY ALBRICH

CHANNELSIDE
244 TO 284 A STREET
SOUTH BOSTON, MASSACHUSETTS

SITE AND PROPOSED SUBSURFACE EXPLORATION LOCATION PLAN

SCALE: AS SHOWN
NOVEMBER 2019

FIGURE 3

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

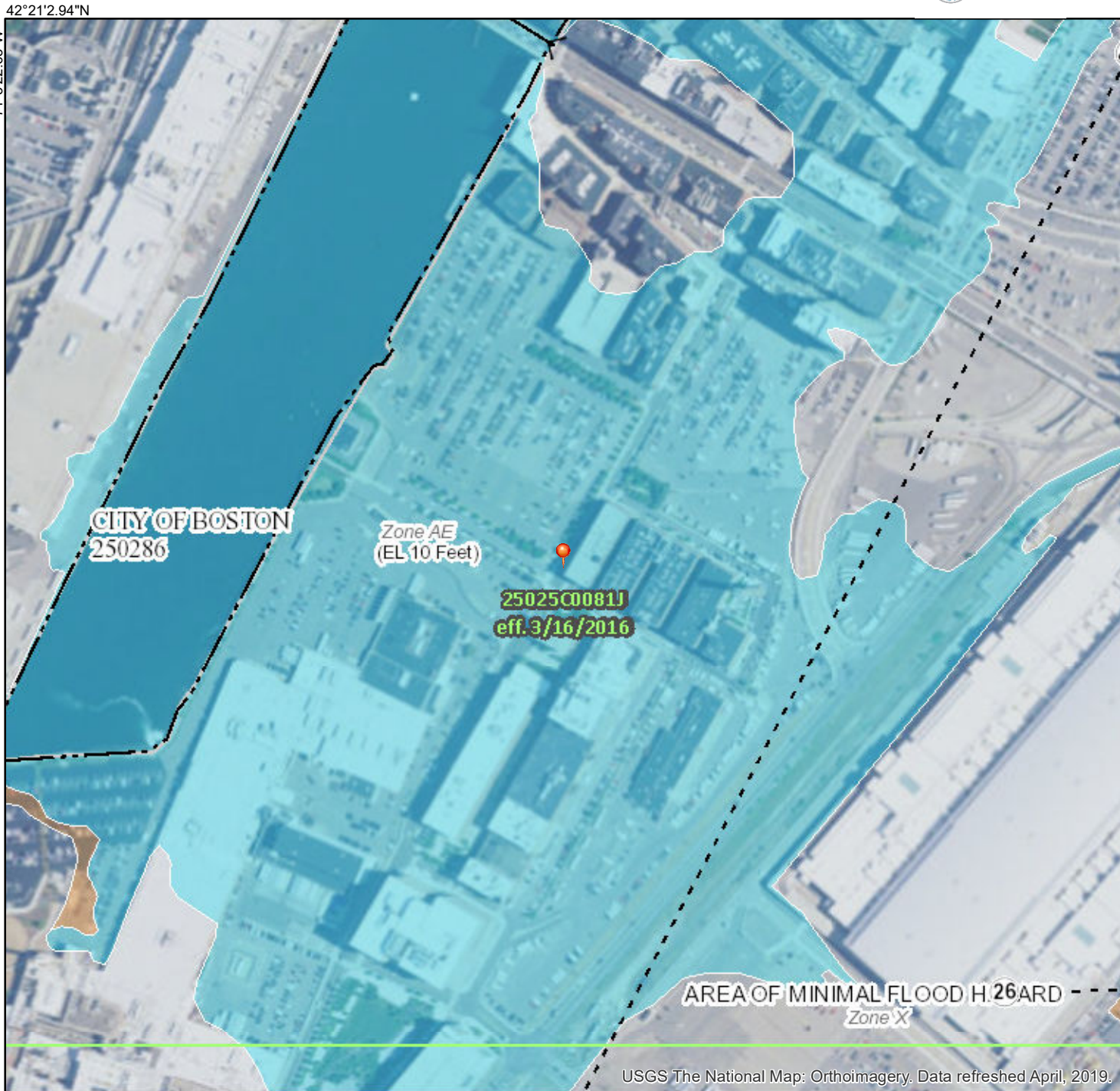


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/22/2019 at 12:32:02 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

Figure 4 - FEMA FIRM



USGS The National Map: Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

42°20'36.35"N

42°21'2.94"N

71°3'22.63"W

71°24'5.17"W