



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

Dorchester

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):

471-473 Harvard Street

a. Street Address

Dorchester

b. City/Town

02124

c. Zip Code

Latitude and Longitude:

d. Latitude

e. Longitude

1405196450

g. Parcel /Lot Number

f. Assessors Map/Plat Number

2. Applicant:

John

a. First Name

Cruz

b. Last Name

Cruz Development Corporation

c. Organization

One John Eliot Square

d. Street Address

Roxbury

e. City/Town

MA

f. State

02119

g. Zip Code

617-445-6901

h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

Harvard Commons LP

c. Organization

One John Eliot Square

d. Street Address

Roxbury

e. City/Town

MA

f. State

02119

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Colin

a. First Name

Johannen

b. Last Name

Tetra Tech

c. Company

100 Nickerson Road

d. Street Address

Marlborough

e. City/Town

MA

f. State

01752

g. Zip Code

781-724-8915

h. Phone Number

i. Fax Number

colin.johannen@tetrattech.com

j. Email address

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

a. Total Fee Paid

237.50

b. State Fee Paid

separate City fee structure

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construction of 4-unit dwelling within existing multi-family residential development.

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)

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

33060

c. Book

b. Certificate # (if registered land)

129

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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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
- Name of Waterway (if available) - **specify coastal or inland**
 - Width of Riverfront Area (check one):
 - 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects
 - Total area of Riverfront Area on the site of the proposed project: _____ square feet
 - 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.
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- Has an alternatives analysis been done and is it attached to this NOI? Yes No
- 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

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*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____

percentage/acreage

(b) outside Resource Area _____

percentage/acreage

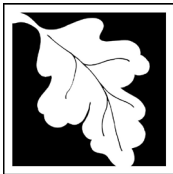
2. Assessor's Map or right-of-way plan of site

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 <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).
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; 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

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

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.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

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:

2. Municipal Check Number

3. Check date

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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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

John A. Coyne

2. Date

11/20/20

3. Signature of Property Owner (if different)

[Signature]

4. Date

12/11/20

5. Signature of Representative (if any)

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.



A. GENERAL INFORMATION

1. Project Location

471-473 Harvard Street
a. Street Address
Dorchester
b. City/Town
012124
c. Zip Code

f. Assessors Map/Plat Number
1405196450
g. Parcel /Lot Number

2. Applicant

John
a. First Name
Cruz
b. Last Name
Cruz Development Corporation
c. Company
One John Eliot Square
d. Mailing Address
Roxbury
e. City/Town
MA
f. State
02119
g. Zip Code
617-445-6901
h. Phone Number

i. Fax Number

j. Email address

3. Property Owner

a. First Name

b. Last Name
Harvard Commons LP
c. Company
One John Eliot Square
d. Mailing Address
Roxbury
e. City/Town
MA
f. State
02119
g. Zip Code
617-445-6901
h. Phone Number

i. Fax Number

j. Email address

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

Colin
a. First Name
Johannen
b. Last Name
Tetra Tech
c. Company
100 Nickerson Road
d. Mailing Address
Marlborough
e. City/Town
MA
f. State
01752
g. Zip Code
781-724-8915
h. Phone Number

i. Fax Number

j. Email address
colin.johannen@tetratech.com



5. Is any portion of the proposed project jurisdictional under the Massachusetts Wetlands Protection Act M.G.L. c. 131 §40?

- Yes No

If yes, please file the WPA Form 3 - Notice of Intent with this form

6. General Information

Construction of 4-unit dwelling within existing multi-family residential development

7. Project Type Checklist

- | | |
|---|---|
| a. <input type="checkbox"/> Single Family Home | b. <input checked="" type="checkbox"/> Residential Subdivision |
| c. <input type="checkbox"/> Limited Project Driveway Crossing | d. <input type="checkbox"/> Commercial/Industrial |
| e. <input type="checkbox"/> Dock/Pier | f. <input type="checkbox"/> Utilities |
| g. <input type="checkbox"/> Coastal Engineering Structure | h. <input type="checkbox"/> Agriculture – cranberries, forestry |
| i. <input type="checkbox"/> Transportation | j. <input type="checkbox"/> Other |

8. Property recorded at the Registry of Deeds

_____ Suffolk	_____ 129
a. County	b. Page Number
_____ 33060	_____ d. Certificate # (if registered land)
c. Book	

9. Total Fee Paid

_____ \$1,377.78	_____ \$237.50	Processing = 0.075% x \$1,120,375 = \$840.28 NOI Category 2 fee = \$300 \$840.28 + \$300 = \$1,140.28
a. Total Fee Paid	b. State Fee Paid	c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes No

1. Coastal Resource Areas



<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Isolated Wetlands	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	_____ Square feet	_____ Square feet	_____ Square feet
<input checked="" type="checkbox"/> 25-foot Waterfront Area	<u>1,800</u> Square feet	<u>800</u> Square feet	<u>1,200</u> Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?

Site Plan review - Boston Water & Sewer Commission - Site Plan No. 21057 - Initial review completed, revised

plans to be submitted following Conservation approval

Zoning - Project reviewed and approved August 24, 2021

Building Permit - Application to be submitted following receipt of all other permits



2. 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://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.
- Yes No

If yes, the project is subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18).

A. Submit Supplemental Information for Endangered Species Review

- Percentage/acreage of property to be altered:
- (1) within wetland Resource Area _____ percentage/acreage
- (2) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?
- Yes No

If yes, provide the name of the ACEC: _____

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?
- Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.
- Applying for a Low Impact Development (LID) site design credits
 - A portion of the site constitutes redevelopment
 - Proprietary BMPs are included in the Stormwater Management System
- No. Check below & include a narrative as to why the project is exempt
- Single-family house
 - Emergency road repair
 - Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?
- Yes No



D. 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 Protection Ordinance.



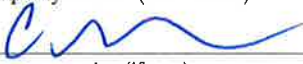
Signature of Applicant



Date

Signature of Property Owner (if different)

Date



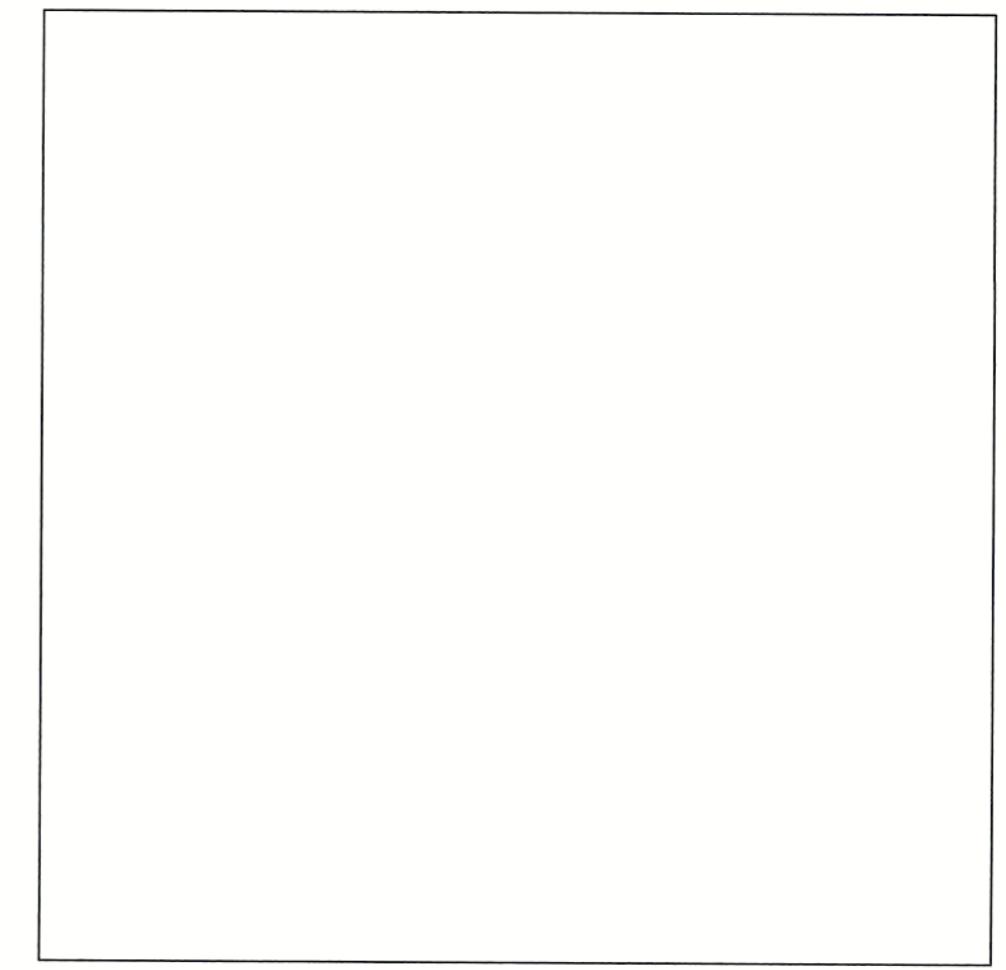
Signature of Representative (if any)



Date

NOTES:

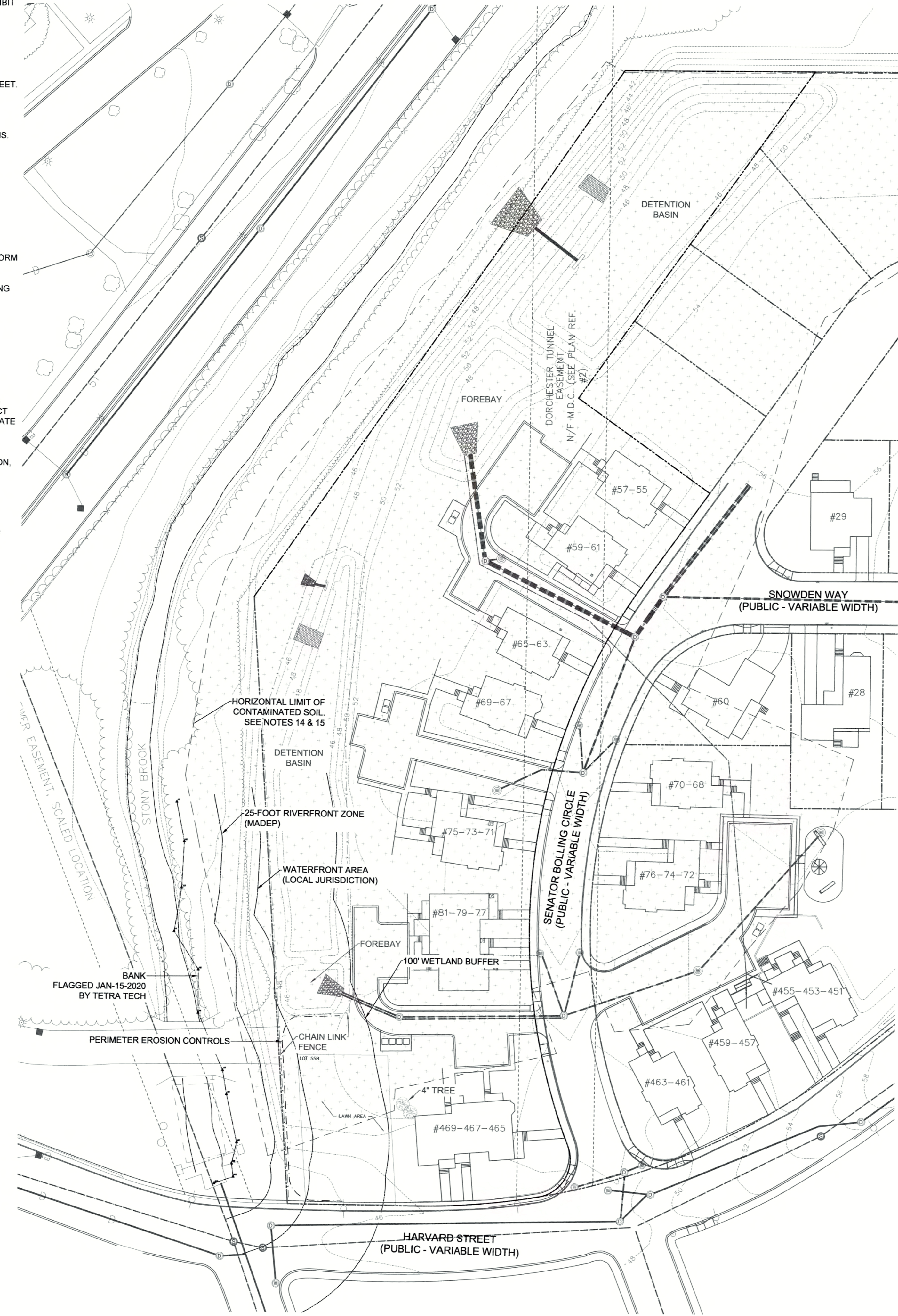
- EXISTING BOUNDARY INFORMATION TAKEN FROM PLAN TITLED "HARVARD COMMONS PHASE III, EXHIBIT PLAN IN BOSTON, MA (SUFFOLK COUNTY)" PREPARED BY PRECISION LAND SURVEYING, INC., DATED AUGUST 21, 2015.
- EXISTING UTILITY INFORMATION FROM AS-BUILT PLANS TITLED "INSTALLATION OF STORM DRAIN, SANITARY SEWER AND WATER PIPES IN HARVARD COMMONS - MATTAPAN," PREPARED BY BRYANT ASSOCIATES AND DATED DECEMBER 7, 2007.
- VERTICAL DATUM IS BOSTON CITY BASE (BCB). TO CONVERT FROM BCB TO NGVD, SUBTRACT 5.65 FEET.
- THE CONTRACTOR SHALL CALL DIG-SAFE (1-888-DIG-SAFE) 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF AN EXISTING UTILITY IS ENCOUNTERED THAT IS NOT SHOWN ON THE PLANS.
- COORDINATE ALL SEWER, STORMWATER, AND WATER WORK WITH BOSTON WATER AND SEWER COMMISSION (BWSC) AND COMPLY WITH ALL OF THEIR SITE PLAN PERMIT REQUIREMENTS.
- WATER METER SIZE SHALL BE SIZED PER BWSC STANDARDS.
- TELECOMMUNICATIONS CONDUIT SHALL BE LAID IN THE SAME TRENCH AS ELECTRICAL CONDUIT.
- SEWER PIPE SHALL BE PVC SDR 35, WATER PIPE SHALL BE TYPE K COPPER, AND BOTH SHALL CONFORM TO BWSC STANDARDS.
- ALL PLUMBING FIXTURES BELOW THE LEVEL OF THE TOP OF THE MANHOLE OF THE SEWER SERVICING THE FIXTURE SHALL BE SUPPLIED WITH BACKWATER VALVES.
- THE CONTRACTOR SHALL OBTAIN A ROUGH CONSTRUCTION SIGN-OFF FORM FROM THE CITY OF BOSTON INSPECTION SERVICES DEPARTMENT (IDS) PRIOR TO FILLING FOR A GENERAL SERVICE APPLICATION.
- CONTRACTOR TO VERIFY LOCATION OF GAS SERVICE LINE AND NOTIFY ENGINEER IN CASE OF CONFLICT WITH OTHER UTILITY.
- INFORMATION RELATED TO THE HORIZONTAL AND VERTICAL LIMITS OF CONTAMINATED SOIL WAS OBTAINED FROM DRAWINGS PREPARED BY WOODARD & CURRAN IN APRIL 2001 AND FEBRUARY 2003 FOR THE COMMONWEALTH OF MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT PROJECT NUMBER MH9514, CONTRACT NUMBER DC9, SITE REMEDIATION, EAST CAMPUS, FORMER BOSTON STATE HOSPITAL.
- VERTICAL LIMIT OF CONTAMINATED SOIL COVERED WITH STABILIZATION FABRIC AND FURTHER IDENTIFIED WITH ORANGE SAFETY FENCE AND CAUTION TAPE. IF ENCOUNTERED DURING EXCAVATION, STOP WORK IMMEDIATELY AND SEEK SERVICES OF LICENSED SITE PROFESSIONAL FOR FURTHER DIRECTION.
- EROSION CONTROLS ARE TO BE INSPECTED AT THE BEGINNING OF EACH WORK DAY AND SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN EFFECTIVENESS.
- CONTRACTOR LAYDOWN AREA AND STORAGE OF CONSTRUCTION MATERIALS SHALL BE OUTSIDE OF 100-FOOT WETLAND BUFFER.



RESERVED FOR BWSC USE
 471-473 HARVARD STREET
 DORCHESTER, MA 02124
 PARCEL ID NO. 1405196450
 WARD 14
 LAND USE CODE R1
 SITE PLAN NO. 21057

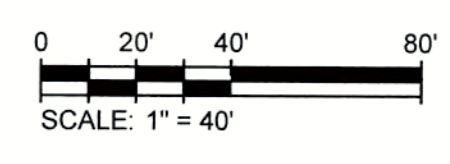
INSPECTION SIGN-OFF SCHEDULE				
TO BE SUBMITTED WITH PROPOSED PLANS			TO BE SUBMITTED WITH AS-BUILT PLANS	
ITEM NO.	DESCRIPTION OF SERVICE	QTY	BWSC INSPECTOR/DATE	COMMENTS
1	DOMESTIC WATER CONNECTION	1		
2	DOMESTIC WATER METER	1		
3	FIRE PROTECTION CONNECTION	1		
4	SEWER CONNECTION	1		
5	SEWER BACKWATER VALVE	1		
6	INFILTRATION TRENCH 1	1		
7	INFILTRATION TRENCH 2	1		
8	INSPECTION PORT/CLEANOUT	4		
9	ASBUILT PREPARATION FEE	1		
10	SEWER DYE TEST	1		
11	DOWNSPOUT OVERFLOW	4		

LEGEND:	
EXISTING	PROPOSED

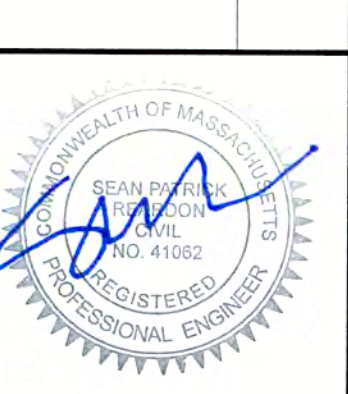


ABBREVIATION LEGEND:

BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BWW	BACK WATER VALVE	RCP	REINFORCED CONCRETE PIPE
CO	CLEANOUT	SD	STORM DRAIN
CS	CURB STOP	SMH	SEWER MANHOLE
CTE	CONNECT TO EXISTING	SS	SEWER SERVICE
DI	DUCTILE IRON	WS	WATER SERVICE
DMH	DRAIN MANHOLE	VGC	VERTICAL GRANITE CURB
EL	ELEVATION		
FF	FIRST FLOOR		
HDPE	HIGH DENSITY POLYETHYLENE		
INV	INVERT		



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OWNER:
 EDGAR GARRERE
 CRUZ DEVELOPMENT
 CORPORATION
 1 JOHN ELIOT SQUARE
 ROXBURY, MA 02119
 617-445-6901

MARK	DATE	DESCRIPTION
0	1/26/21	REV BUILDING FOOTPRINT
1	9/21/21	PER CONSERVATION REVIEW

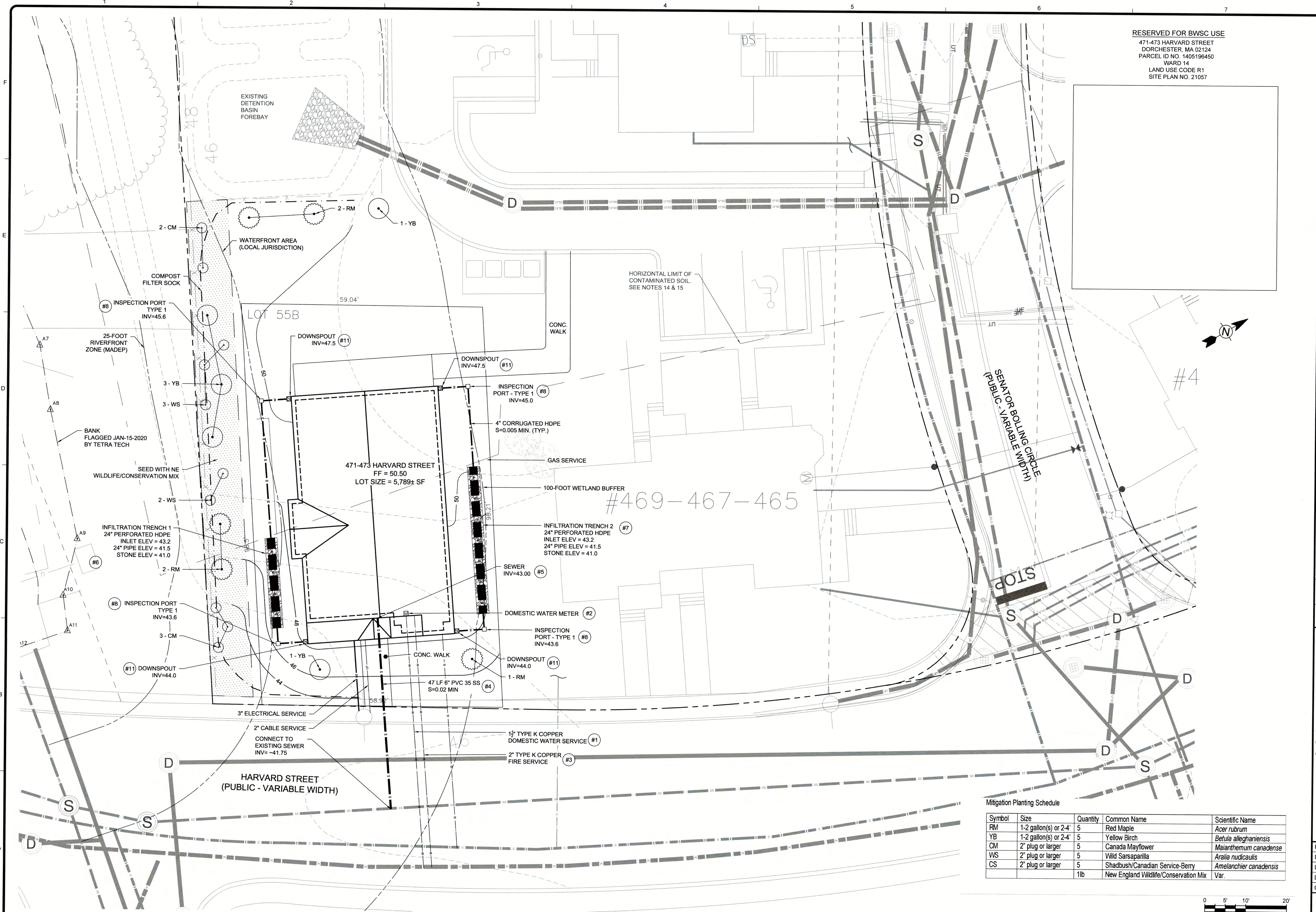
City Development
 471-473 Harvard Street
 Dorchester, MA 02124
 Harvard Commons
DMH - Group Home
Overall Existing Conditions Plan

Project No.: 143-3471-14001
 Date: Nov 10, 2020
 Designed By: NRK
 Drawn By: NRK
 Checked By: CTJ

C-100

Bar Measures 1 inch

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RESERVED FOR BWSC USE
 471-473 HARVARD STREET
 DORCHESTER, MA 02124
 PARCEL ID NO. 1405196450
 WARD 14
 LAND USE CODE R1
 SITE PLAN NO. 21057



OWNER:
 EDGAR CARRERE
 CRUZ DEVELOPMENT
 CORPORATION
 1 JOHN ELIOT SQUARE
 ROXBURY, MA 02119
 617-445-6901

MARK	DATE	DESCRIPTION
0	1/26/21	REV BUILDING FOOTPRINT
1	9/21/21	PER CONSERVATION REVIEW

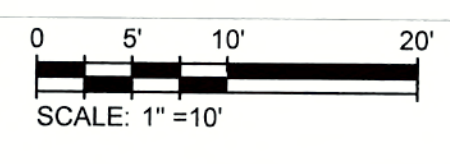
City Development
 471-473 Harvard Street
 Dorchester, MA 02124
 Harvard Commons
 DMH - Group Home
 Grading and Utility Plan

Project No.: 143-3471-14001
 Date: Nov 10, 2020
 Designed By: NRK
 Drawn By: NRK
 Checked By: CTJ

C-101

Mitigation Planting Schedule

Symbol	Size	Quantity	Common Name	Scientific Name
RM	1-2 gallon(s) or 2-4'	5	Red Maple	<i>Acer rubrum</i>
YB	1-2 gallon(s) or 2-4'	5	Yellow Birch	<i>Betula alleghaniensis</i>
CM	2' plug or larger	5	Canada Mayflower	<i>Maianthemum canadense</i>
WS	2' plug or larger	5	Wild Sarsaparilla	<i>Aralia nudicaulis</i>
CS	2' plug or larger	5	Shadoush/Canadian Service-Berry	<i>Amelanchier canadensis</i>
		1lb	New England Wildlife/Conservation Mix	Var.

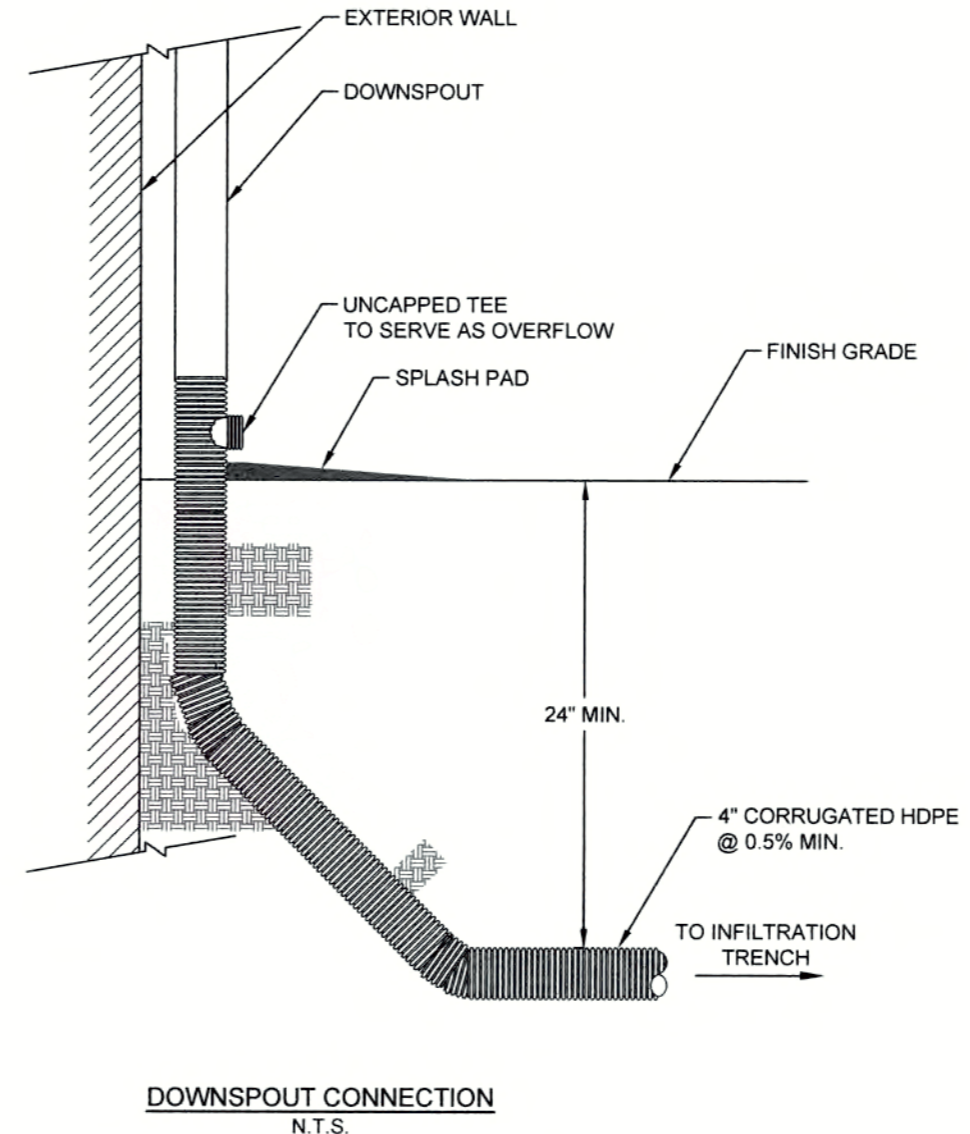
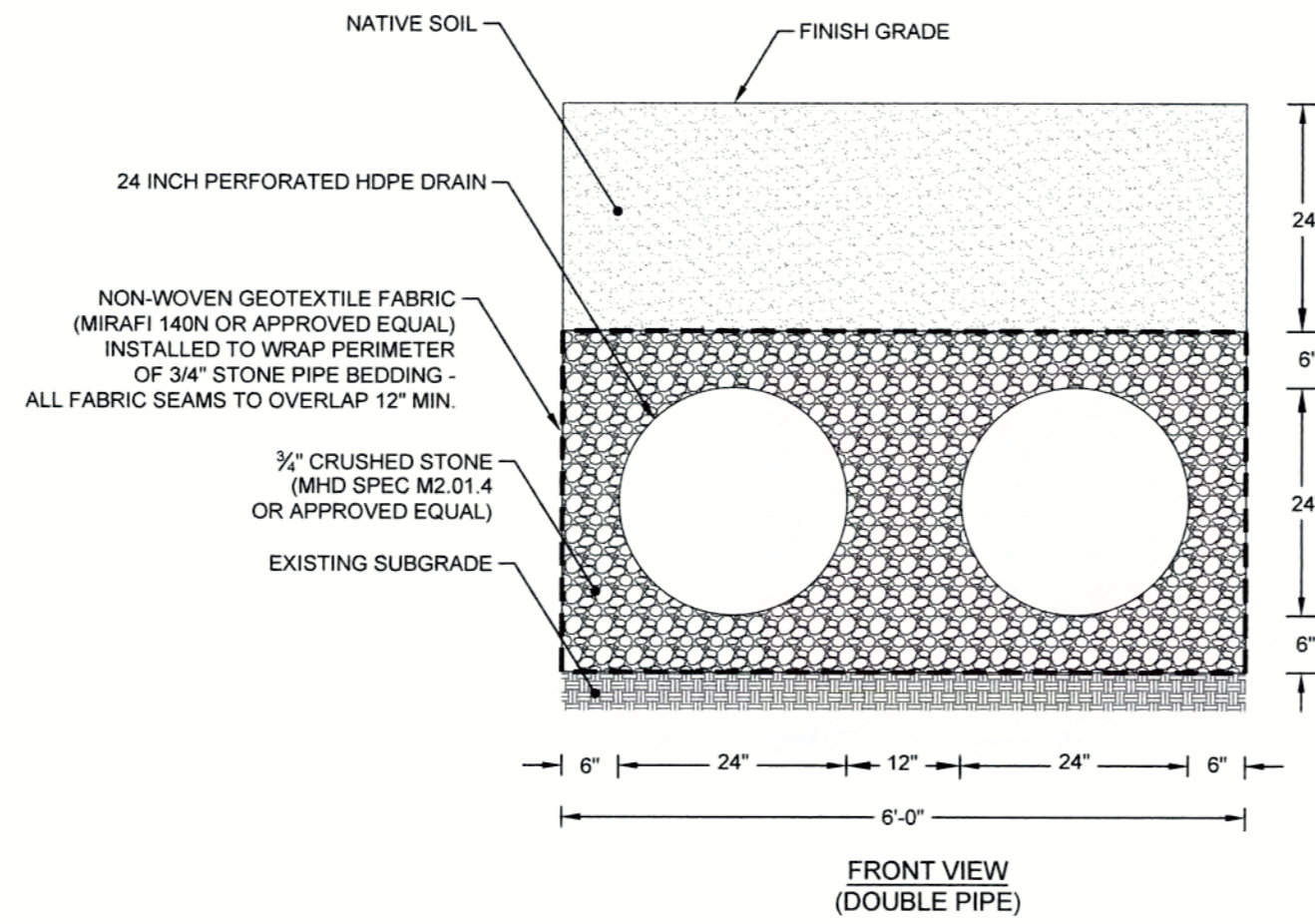


Bar Measures 1 inch

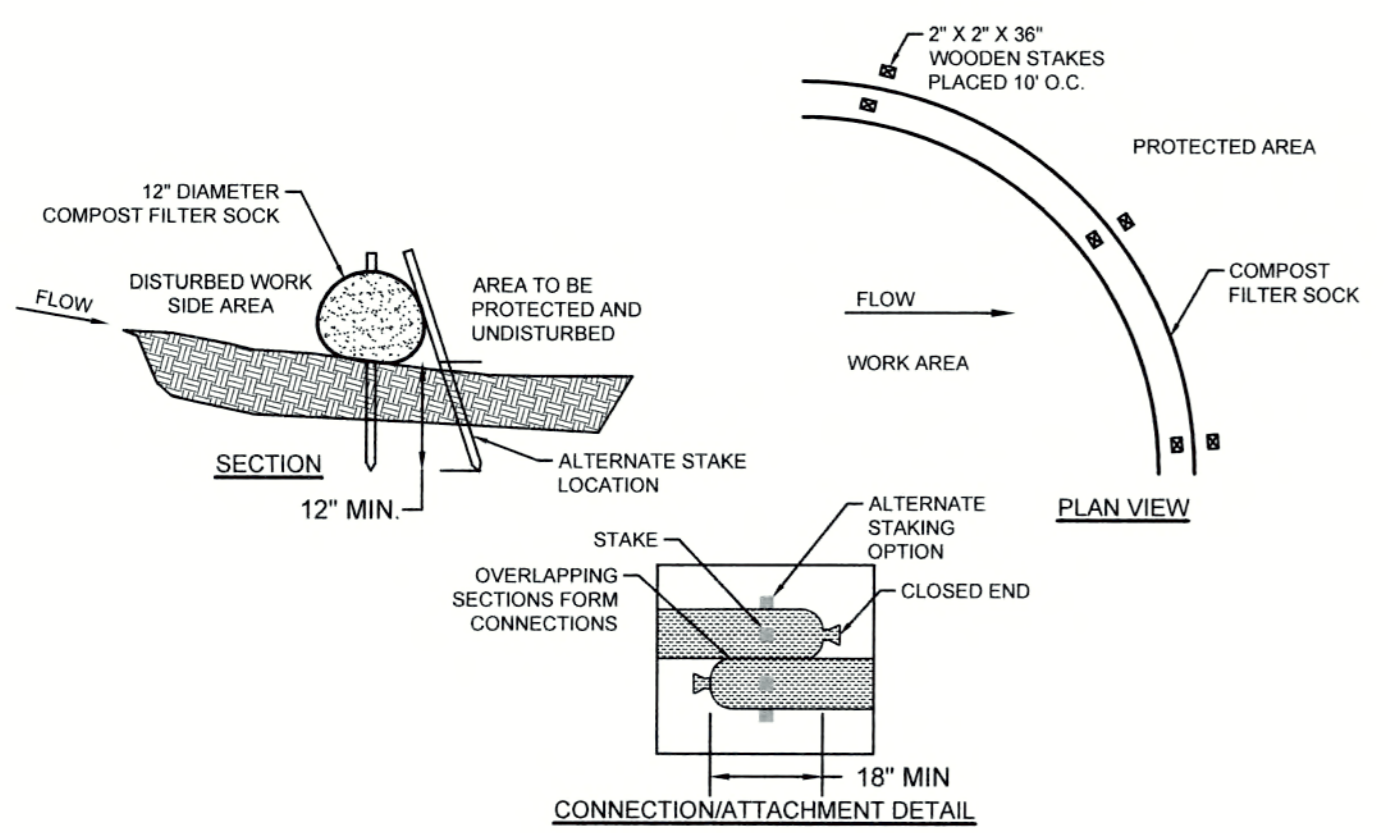
SEWER FLOW		
NUMBER OF BEDROOMS	TITLE V SEWER FLOW PER BEDROOM (GPD)	TOTAL SEWER FLOW (GPD)
4	110	440

Required Infiltration Volume					
Total Site Impervious Area (sf)	Storm Event to Infiltrate (inches)	Required Infiltration Volume (cf)	Impervious Area Draining to Infiltration Trenches (sf)	Ratio of Total Site Area to Site Area Draining to Infiltration Trenches	Adjusted Minimum Required Infiltration Volume (cf)
2,813	1.00	234	2,399	1.17	275

Provided Infiltration Volume								
Infiltration Trench	Trench Width (ft)	Trench Depth (ft)	Total Trench Length (ft)	Overall Trench Volume (cf)	Pipe Diameter (inches)	Pipe Storage Volume (cf)	Stone Storage 30% Voids (cf)	Total Storage Volume (cf)
1	3.0	3.0	22.0	198	24	69	129	39
2	3.0	3.0	36.0	324	24	113	211	63
Total =								284



RESERVED FOR BWSC USE
 471-473 HARVARD STREET
 DORCHESTER, MA 02124
 PARCEL ID NO: 1405196450
 WARD 14
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 SITE PLAN NO. 21057



NOTES:

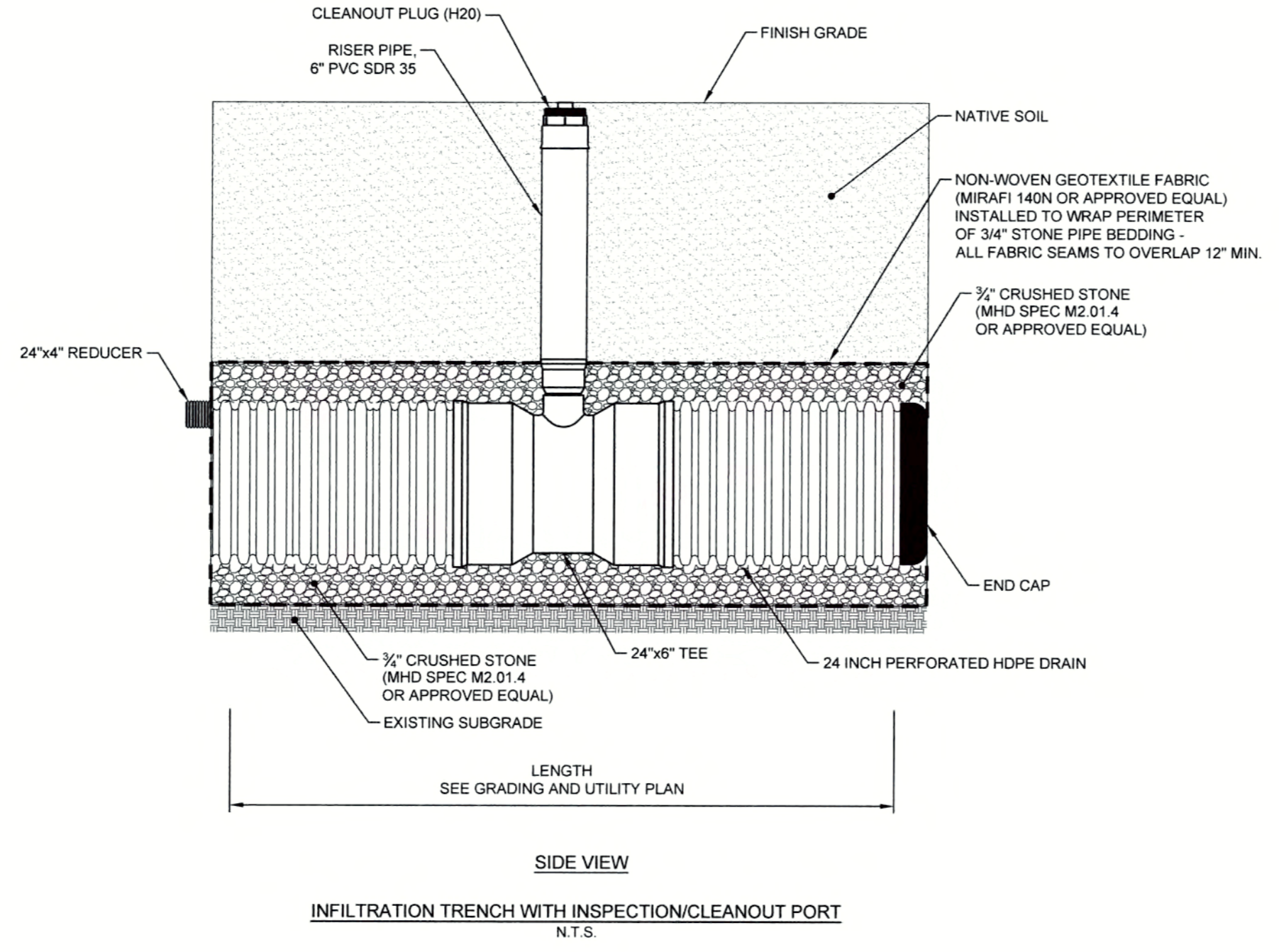
- PREFABRICATED COMPOST SOCK SHALL BE FILTREXX SOXX OR APPROVED EQUAL.
- MATERIAL FOR SOCKS SHALL CONSIST OF SANITIZED MATURE COMPOST, FREE OF VIABLE WEED SEEDS AND FOREIGN DEBRIS SUCH AS GLASS AND PLASTIC. COMPOST SHALL BE IN SHREDED OR GRANULAR FORM AND FREE FROM HARD LUMPS. IN ADDITION, NO KILN-DRIED WOOD OR CONSTRUCTION DEBRIS SHALL BE ALLOWED. CONTRACTOR SHALL REFER TO MASSDOT SPECIFICATIONS M1 06.0 FOR MATERIAL SPECIFICATIONS.
- SOCK SHALL CONSIST OF JUTE MESH OR OTHER APPROVED BIODEGRADABLE MATERIAL.

PRACTICE: COMPOST FILTER SOCK. A COMPOST FILTER SOCK IS A TYPE OF CONTAINED COMPOST FILTER BERM CONSISTING OF A MESH TUBE FILLED WITH COMPOSTED MATERIAL THAT IS PLACED PERPENDICULAR TO SHEET-FLOW RUNOFF TO RETAIN SEDIMENT FROM DISTURBED AREAS. THE COMPOST FILTER SOCK ACTS AS A FILTER TO RETAIN SEDIMENT AND OTHER POLLUTANTS (E.G., SUSPENDED SOLIDS, NUTRIENTS) WHILE ALLOWING THE WATER TO FLOW THROUGH IT. COMPOST QUALITY MUST MEET AASHTO 2010 SPECIFICATIONS.

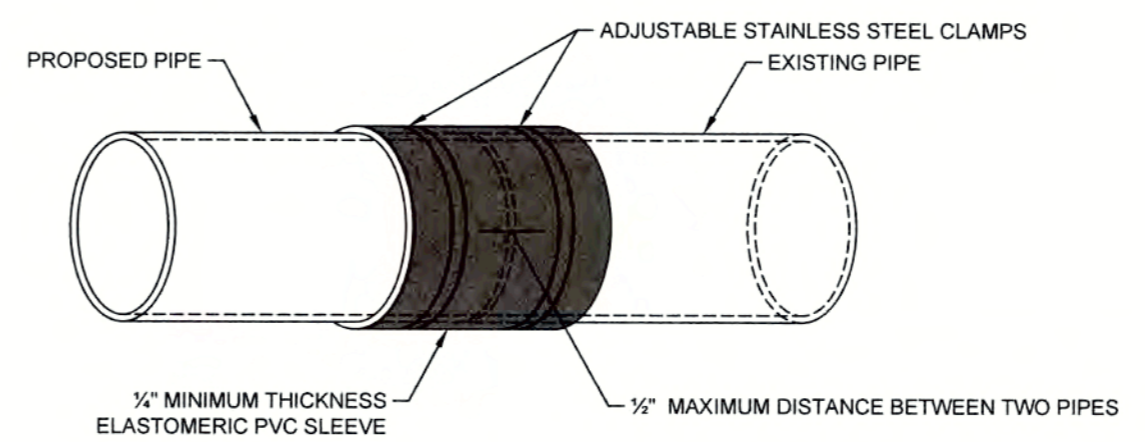
INSTALLATION: ONCE THE FILTER SOCK IS FILLED AND PUT IN PLACE, IT SHOULD BE ANCHORED TO THE SLOPE BY STAKES THROUGH THE CENTER OR OUTER EDGE OF THE SOCK AT REGULAR INTERVALS. ALTERNATIVELY, STAKES CAN BE PLACED ON THE DOWNSTREAM SIDE OF THE SOCK. THE ENDS OF THE FILTER SOCK SHOULD BE DIRECTED UPSLOPE, TO PREVENT STORMWATER FROM RUNNING AROUND THE END OF THE TUBE. THERE SHOULD BE NO GAPS BETWEEN SEGMENTS AND THE SOCK ENDS MUST OVERLAP A MINIMUM OF 6 INCHES.

MAINTENANCE: SOCKS MUST BE INSPECTED FOR SEDIMENT ACCUMULATION. IF THERE IS EXCESSIVE PONDING BEHIND THE FILTER SOCK OR ACCUMULATED SEDIMENT REACHES THE TOP OF THE SOCK, AN ADDITIONAL SOCK SHOULD BE ADDED ON TOP OR IN FRONT OF THE EXISTING FILTER SOCK IN THESE AREAS. AN ADEQUATE RESERVE OF SOCKS MUST BE KEPT ON SITE AT ALL TIMES FOR EMERGENCY AND/OR ROUTINE REPLACEMENT. SOCKS SHALL BE REMOVED ONLY AFTER EXPOSED SOILS IN THE CONTRIBUTING DRAINAGE AREA ACHIEVE FINAL STABILIZATION. SEDIMENT ACCUMULATION MUST BE REMOVED ONCE IT HAS REACHED 1/2 OF THE EXPOSED HEIGHT OF THE SOCK.

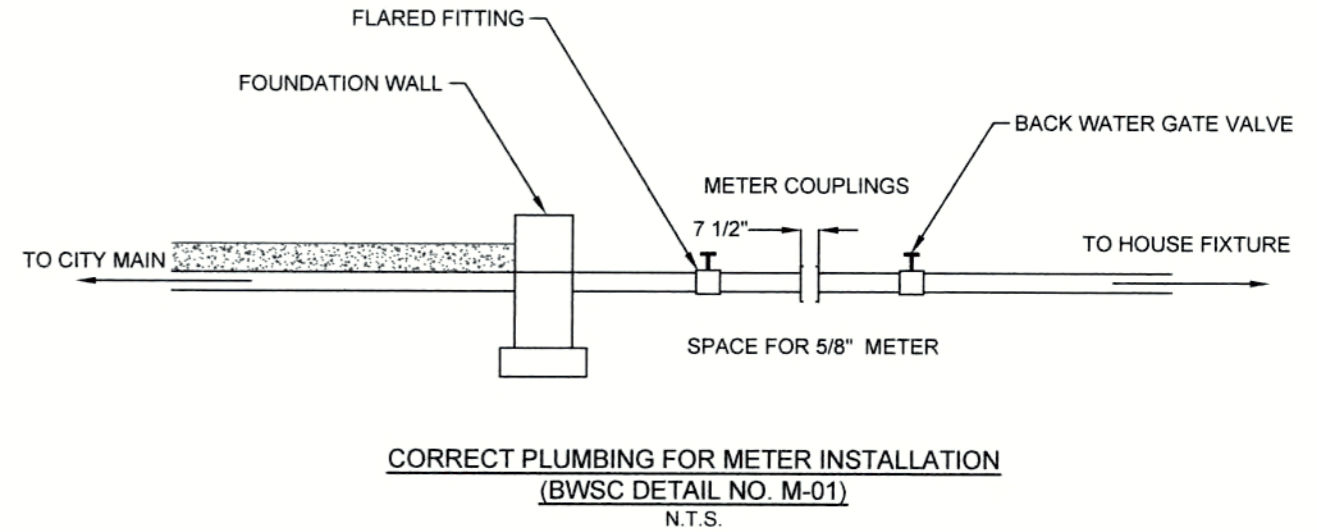
COMPOST FILTER SOCK
N.T.S.



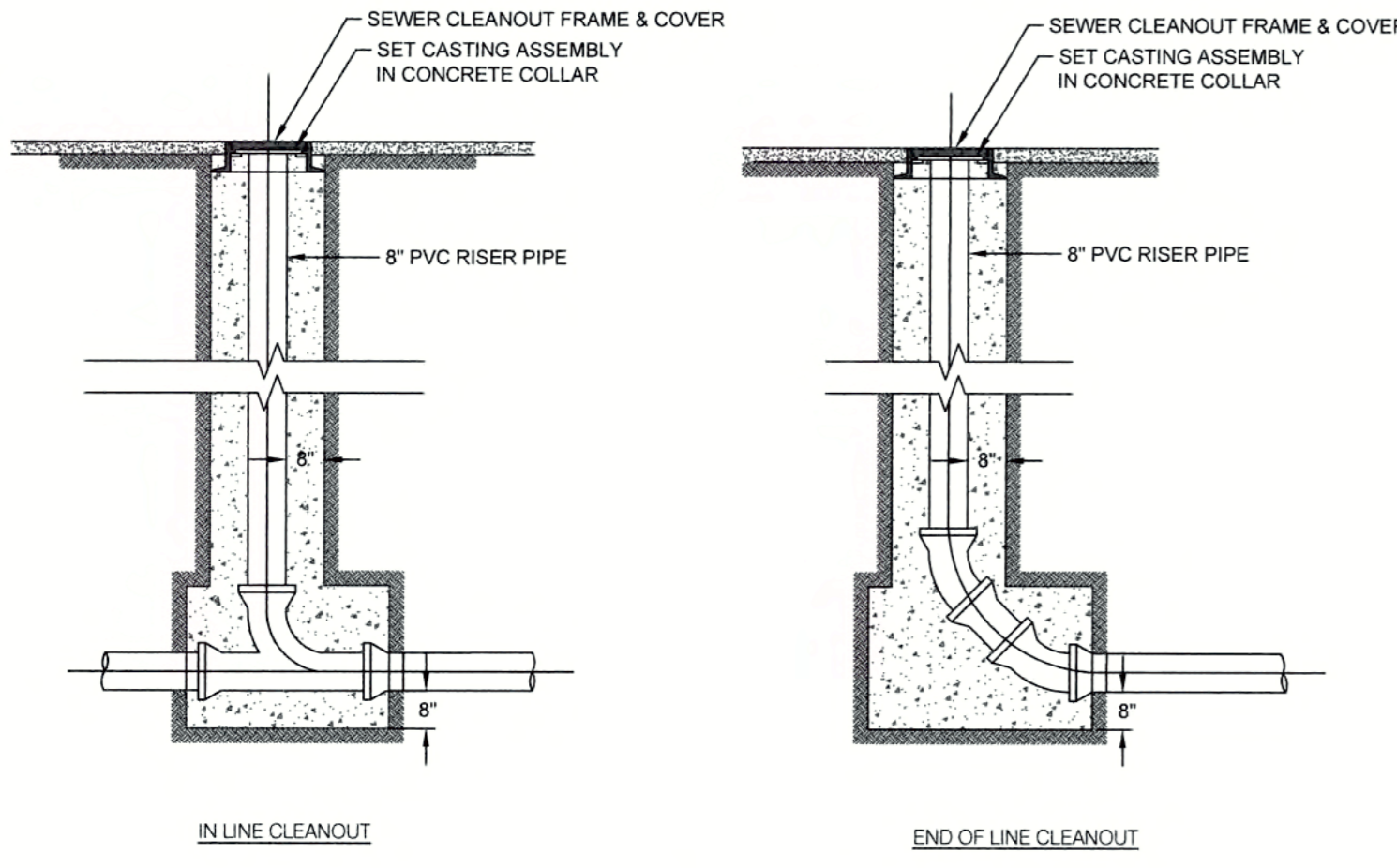
INFILTRATION TRENCH WITH INSPECTION/CLEANOUT PORT
N.T.S.



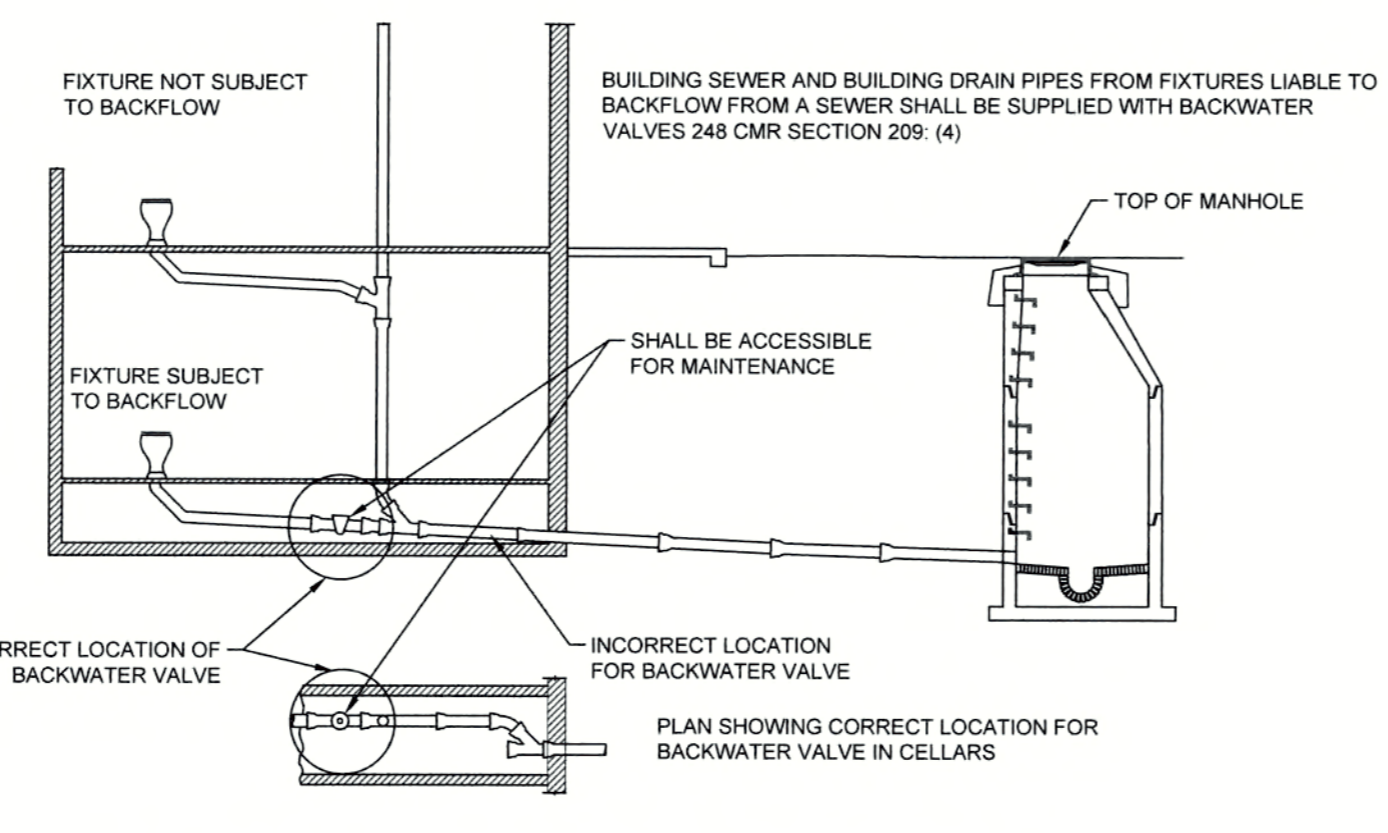
TYPICAL SEWER AND DRAIN COUPLING
(BWSC DETAIL NO. B-18)
N.T.S.



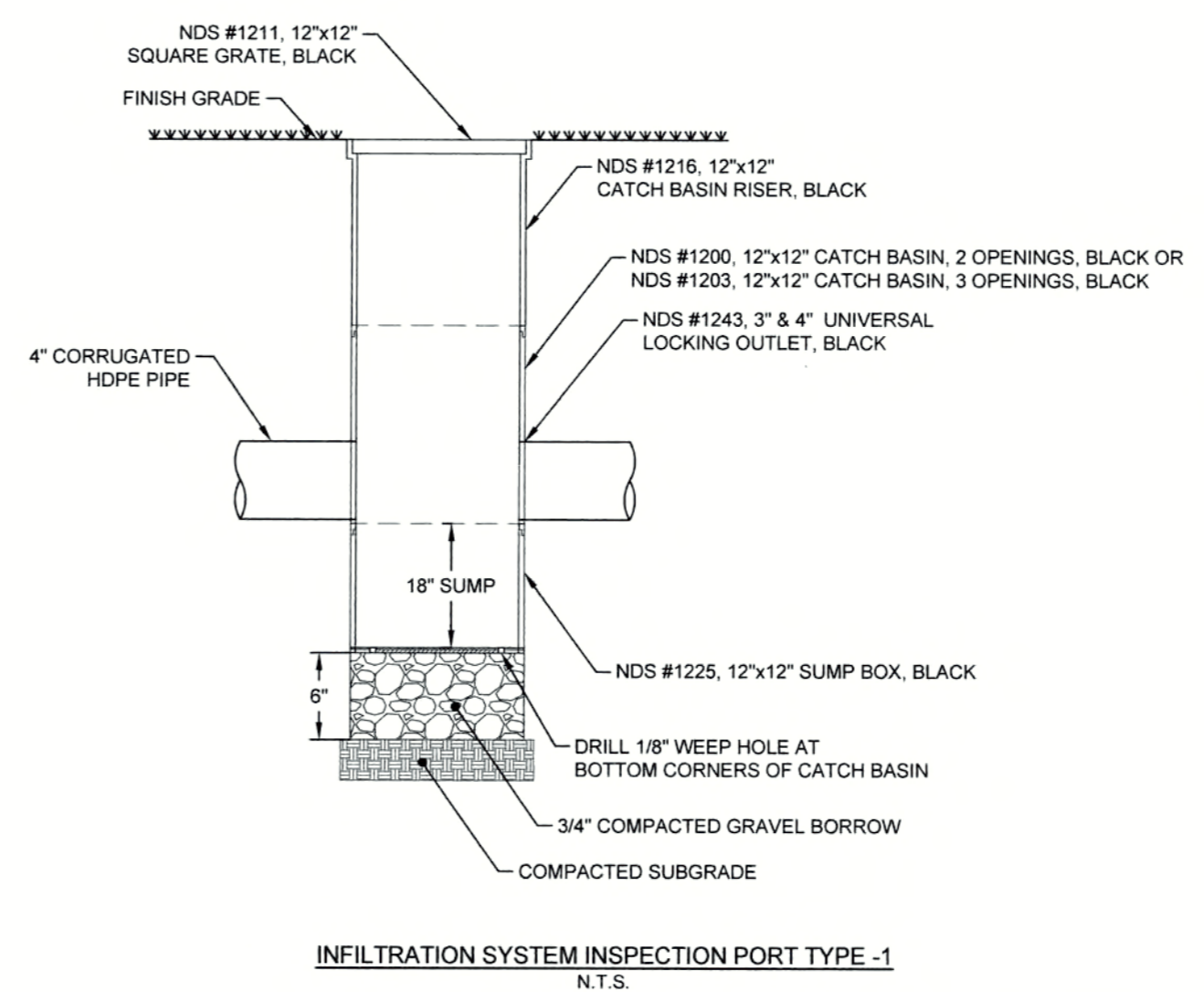
CORRECT PLUMBING FOR METER INSTALLATION
(BWSC DETAIL NO. M-01)
N.T.S.



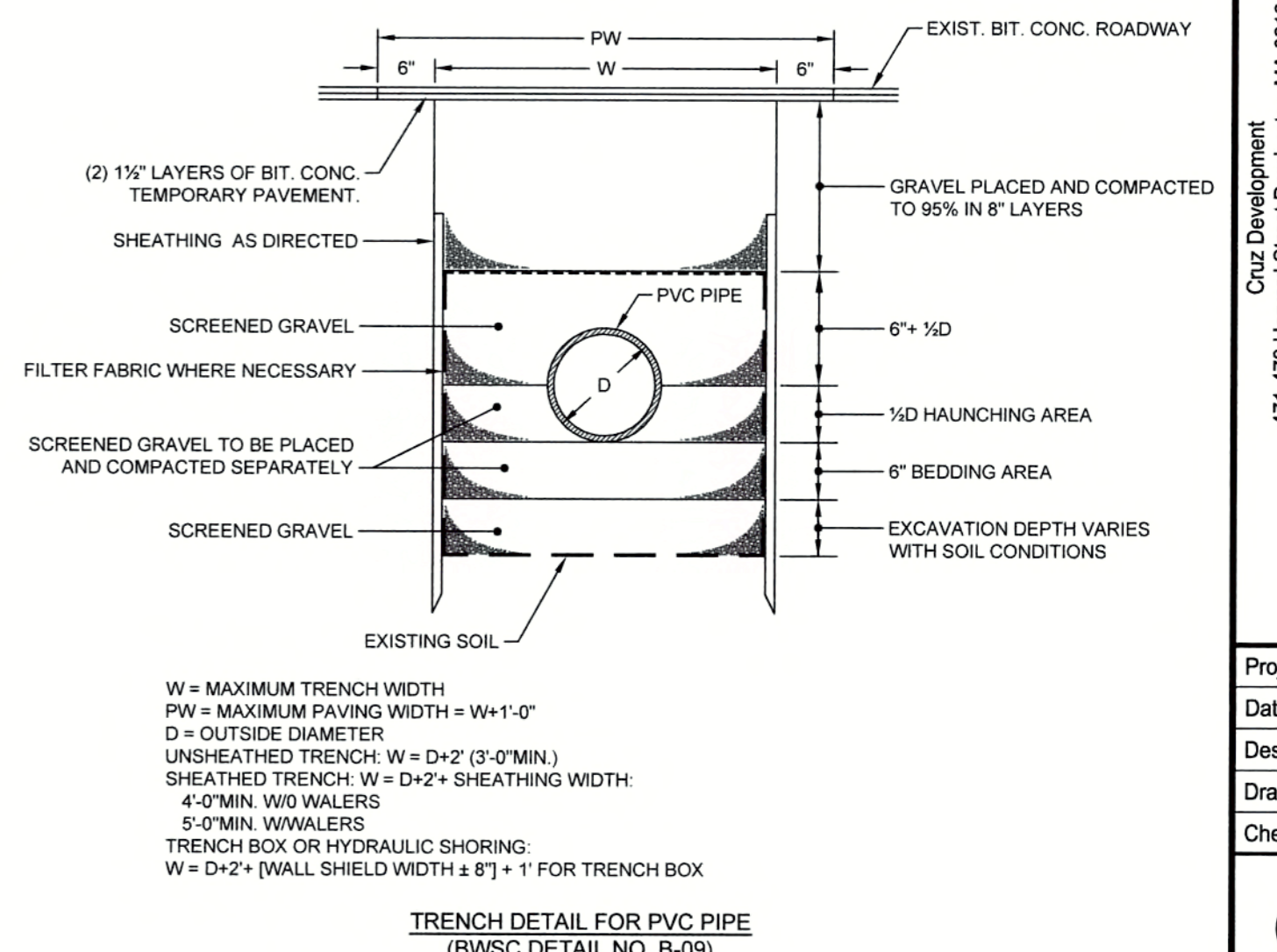
WYE CLEANOUT
(BWSC DETAIL NO. B-17)
N.T.S.



LOCATION OF BACKWATER VALVES IN CELLARS
(BWSC DETAIL NO. B-14)
N.T.S.



INFILTRATION SYSTEM INSPECTION PORT TYPE-1
N.T.S.



TRENCH DETAIL FOR PVC PIPE
(BWSC DETAIL NO. B-09)
N.T.S.

9/21/2021 3:24:25 PM - \\ITS01\FS1\PROJECTS\9471143-3471-14001\CAD\SHSHEETFILES\471-473 HARVARD STREET\C-102 CONSTRUCTION DETAILS.DWG - MASON, CLAYTON

TETRA TECH
 www.tetrattech.com
 100 Nickerson Road
 Marlborough, MA 01752
 Phone: (608) 786-2200 Fax: (608) 786-2201



OWNER:
 EDGAR CARRERE
 CRUZ DEVELOPMENT
 CORPORATION
 1 JOHN ELIOT SQUARE
 ROXBURY, MA 02119
 617-445-6901

MARK	DATE	DESCRIPTION
0	1/26/21	REV BUILDING FOOTPRINT
1	9/21/21	PER CONSERVATION REVIEW

471-473 Harvard Street
 Dorchester, MA 02124
 Harvard Commons
 DMH - Group Home
 Calculations and
 Construction Details

Project No.: 143-3471-14001
 Date: Nov 10, 2020
 Designed By: NRK
 Drawn By: NRK
 Checked By: CTJ

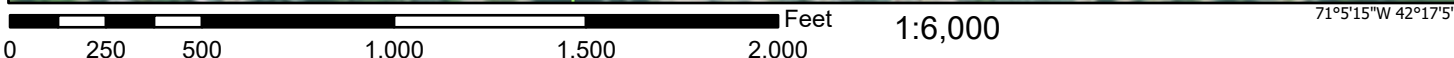
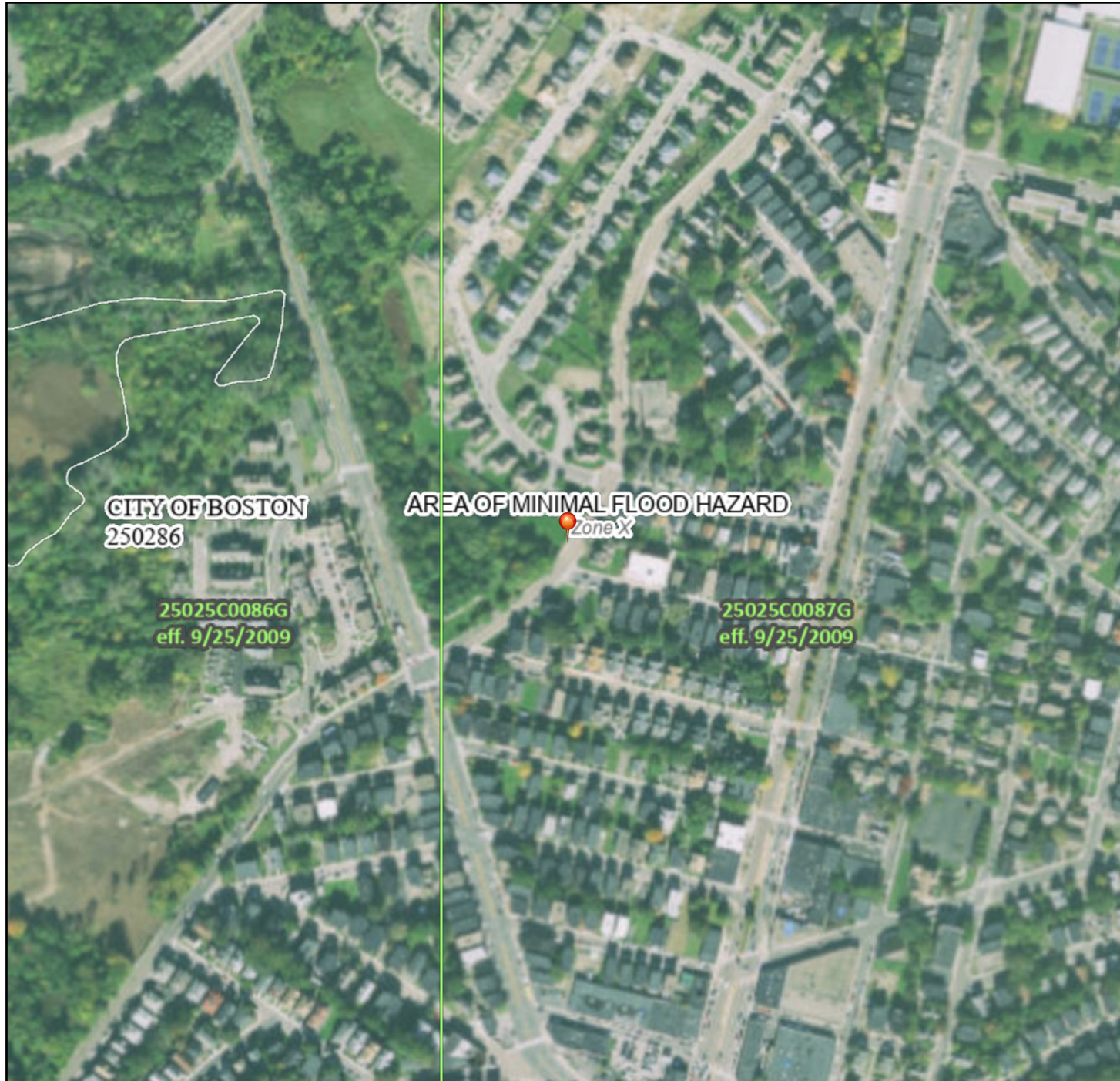
C-102

Bar Measures 1 inch

National Flood Hazard Layer FIRMMette



71°5'52"W 42°17'32"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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		NO SCREEN 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		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

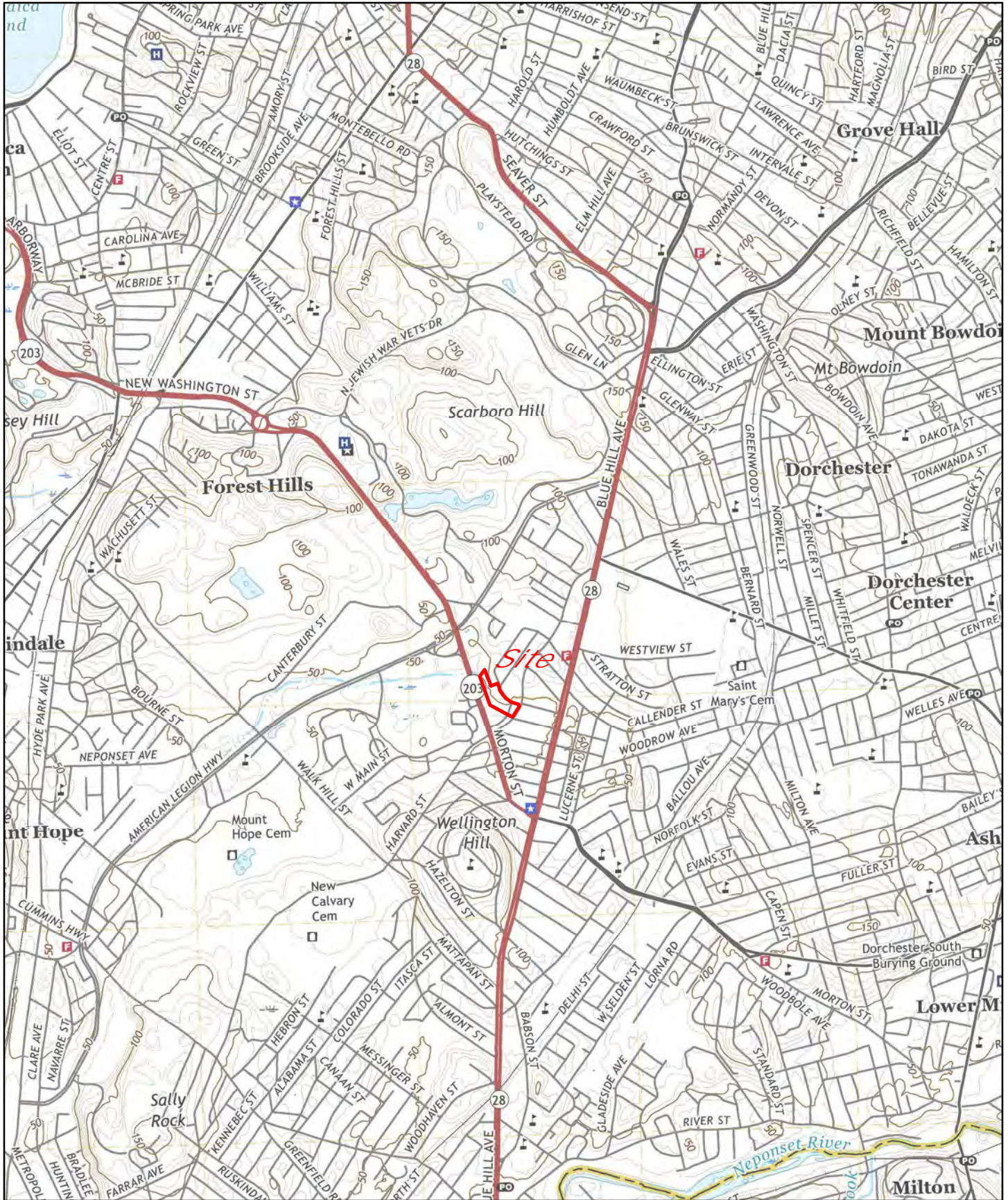
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

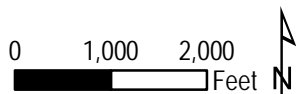
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/21/2021 at 5:28 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





100 Nickerson Road
Marlborough, MA 01752
508.786.2200
www.tetrattech.com



Base Map:
USGS Topographic Map
MassGIS

DMH Group Home - Harvard Commons
471-473 Harvard Street
Dorchester, Massachusetts

USGS
Locus Map

Figure 1

MEMO

To: Boston Conservation Commission

Cc: Edgar Carrere – Cruz Development Corp.

From: Colin Johannsen – Tetra Tech, Inc.

Date: April 20, 2021, Revised September 21, 2021

Subject: **Project Narrative**
Proposed 4-Unit Dwelling
473 Harvard Street, Dorchester, MA

PROJECT DESCRIPTION

The proposed work is located at 473 Harvard Street in Dorchester, MA and consists of construction of a four-unit residential community for adults with developmental disabilities. The building will be constructed on the site of the Harvard Commons Cooperative Housing development located on Harvard Street, near Morton Street, in Dorchester. (Refer to Figure 1–USGS Locus Map) The Harvard Commons development encompasses approximately 18 acres of the east campus of the former Boston State Hospital complex and was the subject of a previous Notice of Intent filing with the Commission for which an Order of Conditions was issued on August 8th, 2003 – file #006-0970. The previous filing covered the overall Harvard Commons development including the proposed road network and drainage and utility infrastructure required to support the development.

Existing conditions and the proposed improvements are shown on the included drawings. The Overall Existing Conditions Plan(C-100) shows the existing conditions at the site of the new building as being lawn area with a chain link fence along the southern property line. A photo showing the site as viewed from Harvard Street is shown below. The Grading and Drainage Plan (C-101) shows the proposed building, utility and planting improvements. Since the residents do not drive and periodic visits by DMH staff are infrequent (several times per month), no additional parking is required to serve the facility.



1 - Existing site looking West as viewed from Harvard Street

WETLANDS and HABITAT

Wetland resource areas near the project site include bank and the 25-foot riverfront area. Limits of the bank were flagged by Tetra Tech on January 15, 2020 and are shown on included plans sheets C-100 and C-101. The limits of the 25-foot riverfront area, associated additional 25-foot Waterfront Area and 100-foot buffer are also shown on these plans. The proposed work is located partially within the 100 foot buffer zone to the bank of Stony Brook, partially within the Waterfront Area and completely outside of the 25-foot Riverfront Area associated with the brook.

The entire project locus and surrounding neighborhood are not located within an area mapped as Estimated Habitats of Rare Wildlife and Priority Habitats of Rare Species.

PROPOSED ALTERATIONS WITHIN 100 FEET BUFFER

Four unit dwelling - The proposed building will be a colonial style structure designed to conform with existing buildings on the Harvard Commons site which all have gable roofs, front porches and rear decks or patios. The roofing material for the building will be light in color to reduce the heat island effect.

Stormwater runoff from the roof will be directed to underground infiltration systems on the North and South sides of the building. The infiltration systems have been sized to accommodate the full volume of a 1-inch rainfall event and subsequently allow the water to infiltrate into the soil. For storm events larger than the 1-inch storm, excess runoff will flow overland in a Northwesterly direction toward the detention basin previously constructed for the overall Harvard Commons development project.

There will be no new parking associated with the building, therefore serving to limit additional impervious surface to short walkways on the East and West sides of the building.

All proposed work within the 100-foot buffer will take place within areas that were previously disturbed by previous construction of the Harvard Commons project and the preceding construction and demolition of the Boston State Hospital. As part of the work proposed under this application, a buffer strip along the Southern property boundary will be revegetated with native trees and shrubs and also seeded with a New England Wildlife/Conservation seed mix.

PROPOSED ALTERATIONS WITHIN WATERFRONT AREA

South Infiltration System – A portion of the underground infiltration along the South side of the proposed building will be within the Waterfront Area. The disturbance associated with the infiltration system will be a temporary construction-term one and the ground surface will be revegetated when complete. The total Waterfront Area on the property is 1,800 sq. ft; 800 sq. ft. of which will be disturbed with the proposed construction. As described above, the buffer strip to be planted will serve as mitigation, encompassing a total area of 1,200 sq. ft. which exceeds the area of disturbance within the Waterfront Area.

EROSION CONTROLS AND WORK PLAN

The first floor of the building is designed to be constructed on a slab with no basement, therefore the anticipated excavation is limited to that required for the perimeter foundation and minimal depth for preparation for the slab subgrade. Excavated soils will not be stockpiled within the 100-foot buffer and those soils not needed for final grading purposes will be removed from the site to reduce the potential for sedimentation. Additionally, laydown area(s) for equipment and/or materials will not be permitted within the 100-foot buffer throughout the duration of construction.

A compost filter sock erosion control barrier will be installed along the down gradient edge of the property line to clearly demarcate the limit of work and prevent any migration of sediments beyond the construction limit. The contractor will be required to conduct inspections of the site and erosion controls every workday.

CLIMATE CHANGE CONSIDERATIONS

The Mattapan area is especially challenged by precipitation-based flooding, heat island effect through lack of tree cover and vegetation and other effects of climate change. The project proposes to reduce these effects with the following design features:

- No proposed asphalt pavements. This is beneficial as it will not contribute additional impervious surface runoff to downstream drainage facilities and will not contribute to heat island effect normally associated with dark-colored pavements.
- Light-colored building roof. This is beneficial as it will not contribute to heat island effect normally associated with dark-colored roofing materials.
- Infiltration of stormwater. This is beneficial as the infiltration system will collect the roof runoff and allow it to infiltrate into the underlying soil, thereby reducing the chances of surface flooding.
- Shade Trees and mitigation planting. The proposed shade trees and shrubs will serve to reduce the heat island effect and will help to further reduce stormwater runoff rates. Additionally, the Wildlife/Conservation seeding area will improve habitat and feeding opportunities for wildlife.



**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

**Under the Massachusetts Wetlands Protection Act
and Boston Wetlands Ordinance**

I, Colin Johann, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice to abutters in compliance with the second paragraph of Massachusetts General Laws 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 was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by Cruz Development Corporation for construction of a four-unit dwelling within an existing multi-family residential development located at 471-473 Harvard Street, Dorchester, MA.

The Abutter Notification For, the list of abutters to whom it was given, and their addresses are attached to this Affidavit of Service.

[Signature]
Name

4/20/2021
Date



**NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

- A. **Cruz Development Corporation** has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.
- B. The address of the lot where the activity is proposed is **471-473 Harvard Street, Dorchester, MA**.
- C. The project involves **construction of 4-unit dwelling within existing multi-family residential development**.
- D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.
- E. Copies of the Notice of Intent may be obtained from **Tetra Tech, 100 Nickerson Rd., Marlborough, MA, colin.johannen@tetrattech.com** between the hours of **9 AM TO 5 PM, M-F**.
- F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.
- G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing CC@boston.gov or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

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: Notice of the public hearing, including its date, time, and place, will be posted on www.boston.gov/public-notices and in Boston City Hall not less than forty-eight (48) hours in advance.

NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to CC@boston.gov or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

NOTE: You also may contact the Boston Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: the Northeast Region: (978) 694-3200.



CERTIFICATION OF TRANSLATION

Project number: S-181445

Name of files: Certified Translation / Colin Johannan

Job performed on: 14-04-2021

Translation from language: English

Translation into language: Spanish

Translation performed by: Alvaro Sanabria

Date of certification: April 14, 2021

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*A.H.J Huisman, Managing Director
Universal Translation Services*

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- Other US Offices: Commerce – San Francisco – Washington – Chicago – Boston – Las Vegas – Houston – Dallas – Seattle – Philadelphia





**NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

A. **Cruz Development Corporation** has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

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info@universal-translation-services.com
Phone 844-938-7267

AHJ Huisman

B. The address of the lot where the activity is proposed is **471-473 Harvard Street, Dorchester, MA.**

C. The project involves **construction of 4-unit dwelling within existing multi-family residential development.**

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.

E. Copies of the Notice of Intent may be obtained from **Tetra Tech, 100 Nickerson Rd., Marlborough, MA, colin.johannen@tetrattech.com** between the hours of **9 AM TO 5 PM, M-F.**

F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing CC@boston.gov or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday.**

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: Notice of the public hearing, including its date, time, and place, will be posted on www.boston.gov/public-notice and in Boston City Hall not less than forty-eight (48) hours in advance.

NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to CC@boston.gov or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

NOTE: You also may contact the Boston Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: the Northeast Region: (978) 694-3200.



City of Boston
Mayor Martin J. Walsh



City of Boston
Environment

NOTIFICACIÓN PARA

**PROPIETARIOS Y/O VECINOS COLINDANTES
COMISIÓN DE CONSERVACIÓN DE BOSTON**

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

A. **Cruz Development Corporation** ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es **473 Harvard Street, Dorchester, MA.**

C. El proyecto consiste en **la construcción de una residencia multifamiliar de 4 unidades dentro de una urbanización de edificios residenciales ya existente.**

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse en **Tetra Tech, 100 Nickerson Road, Marlborough, MA;** colin.johannen@tetrattech.com entre las **9AM a las 5PM, de lunes a viernes.**

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205- 6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes.**

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en www.boston.gov/public-notices y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a CC@boston.gov o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

CITY of BOSTON

1 CITY HALL SQUARE BOSTON, MA 02201-2021 | ROOM 709 | 617-635-3850 | ENVIRONMENT@BOSTON.GOV



City of Boston
Mayor Martin J. Walsh



City of Boston
Environment

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en

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CC@boston.gov antes de las 12 PM del día anterior a la audiencia.

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BABEL NOTICE

English:

IMPORTANT! This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at cc@boston.gov or 617-635-3850.

Spanish:

¡IMPORTANTE! Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico cc@boston.gov o llamando al 617-635-3850.

Haitian Creole:

AVI ENPÒTAN! Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan cc@boston.gov oswa 617-635-3850.

Traditional Chinese:

非常重要！這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 cc@boston.gov 電話# 617-635-3850..

Vietnamese:

QUAN TRỌNG! Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ cc@boston.gov hoặc số điện thoại 617-635-3850.

Simplified Chinese:

非常重要！这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联系我们的邮箱 cc@boston.gov 电话# 617-635-3850.

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpur tanti** sobri bu direitus, rasponsabilidadi i/ó benefisius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na cc@boston.gov ó 617-635-3850.

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على cc@boston.gov أو 617-635-3850.

Russian:

ВАЖНО! В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты cc@boston.gov, либо по телефону 617-635-3850.

Portuguese:

IMPORTANTE! Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: cc@boston.gov ou 617-635-3850.

French:

IMPORTANT ! Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à cc@boston.gov ou au 617-635-3850.



MASS WATER RESOURCES AUTH
100 FIRST AV
CHARLESTOWN, MA 02129

CARRIE DELL MIMS-LEE
468 HARVARD ST
DORCHESTER, MA 02124

VANESSA C BARBOZA
43 BROOKVIEW ST
DORCHESTER, MA 02124

CRUZ HARVARD LLC
1 JOHN ELIOT SQ
ROXBURY, MA 02119

LIGIA ALVARADO
55 JOHNSTON RD
DORCHESTER, MA 02124

GABRIELE LITTLE
4 BLUE JAY CI #307
MATTAPAN, MA 02126

BONNIE A FOUST
6 BLUE JAY CI #306
MATTAPAN, MA 02126

HOWARD THOMPSON
44 HANSBOROUGH ST
DORCHESTER, MA 02124

JANET SPENCE
38 BROOKVIEW ST
DORCHESTER, MA 02124

TANIEYA MITCHELL
31 BROOKVIEW ST
DORCHESTER, MA 02124

SYLVIA A WILSON TS
43 JOHNSTON RD
DORCHESTER, MA 02124

VILLISCENT R PURAN
32 HANSBOROUGH ST
DORCHESTER, MA 02124

BOSTON ASSETS & CURRENCY CP
800 BOYLSTON ST 16TH FLR
BOSTON, MA 02199

DEREK MARCOALDI
34 SENATOR BOLLING CI
DORCHESTER, MA 02124

CARLA MONTEIRO
480 HARVARD ST
DORCHESTER, MA 02124

FHYNITA BRINSON
26 BROOKVIEW ST
DORCHESTER, MA 02124

LIANA LOUISE ARVAY
7 LARK DR, Unit 202
MATTAPAN, MA 02126

KHADEN NURSE
12 BLUE JAY CIR, Unit 303
MATTAPAN, MA 02126

DONALD E CALLENDER TS
27 BROOKVIEW ST
DORCHESTER, MA 02124

MUHAMMAD NIJAIA
97 CLIFFMONT ST
ROSLINDALE, MA 02131

ALLAN HODGES
25 SNOWDEN WY
DORCHESTER, MA 02124

OLMSTED GREEN CONDOMINIUM TR
60 STATE ST STE 1500
BOSTON, MA 02109

JONATHAN TEJEDA
6 HAYES RD #4A
ROSLINDALE, MA 02131

LOVESTER SHERON GUMBS
30 BROOKVIEW ST
DORCHESTER, MA 02124

SUPARNA DATTA-BELLAMY
24 SNOWDEN WAY
DORCHESTER, MA 02124

LENA NEW BOSTON LLC
75 STATE ST SUITE #1410
BOSTON, MA 02109

HOUSTON HOUSING CORP INC
1893-1897 RIVER STREET MALL
HYDE PARK, MA 02136

ELIGE BREWINGTON ETAL
47 WILCOCK
DORCHESTER, MA 02124

SHAWN GREEN
45 SENATOR BOLLING CIRCLE
DORCHESTER, MA 02124

DIAHANN MORTON
10 BLUE JAY CI #305
MATTAPAN, MA 02126

FRANKIE D HEYWARD
4 WEST MAIN ST #207
MATTAPAN, MA 02126

SHANTI ACQUISITION LLC
51 HUTCHINGS ST, Unit 2
ROXBURY, MA 02119

OLMSTED GREEN RENTAL 1 LLC
6 FANEUIL HALL MKT PL 5TH FLOOR
BOSTON, MA 02109

JACQUELINE M LYNCH
42 BROOKVIEW ST
DORCHESTER, MA 02124

PAUL C GRAY
39 JOHNSTON RD
DORCHESTER, MA 02124

OLMSTED GREEN RENTAL III LLC
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

BEATRICE JOHNSON PETERS
12 PLUMFIELD LN
BRIDGEWATER, MA 02324

GLORIA RILEY
4 LARK DRIVE #101
MATTAPAN, MA 02126

MARGARET COLETTI
1 LARK DR #205
MATTAPAN, MA 02126

MASS AUDUBON SOCIETY
208 SOUTH GREAT RD
LINCOLN, MA 01773

LISA G WARD REVOCABLE TRUST
8 BLUE JAY CI #305
MATTAPAN, MA 02126

JOHN J WOMACK SR
470 HARVARD ST
DORCHESTER, MA 02124

TASTERY V REED SR
40 HANSBOROUGH ST
DORCHESTER, MA 02124

JENNIFER LYONS
23 SNOWDEN WAY
DORCHESTER, MA 02124

KENVILLE A ROBERTSON
26 FABYAN ST
DORCHESTER, MA 02124

DANIEL A BRADSHAW
47 JOHNSTON RD
DORCHESTER, MA 02124

HARVARD COMMONS LP
1 JOHN ELIOT SQ
ROXBURY, MA 02119

MASS AUDUBON SOCIETY
450 WALK HILL ST
DORCHESTER, MA 02124

JESENE G GODFREY
35 BROOKVIEW ST
DORCHESTER, MA 02124

TERESA G FORD
58 JOHNSTON RD
DORCHESTER, MA 02124

XUE MING HUANG
21 SNOWDEN WY
DORCHESTER, MA 02124

JACOBI I CUNNINGHAM
6 WEST MAIN ST #208
MATTAPAN, MA 02126

MAMIE L HODGES
30 FABYAN
DORCHESTER, MA 02124

TIMOTHY JANICKI
32 SENATOR BOLLING CIR
DORCHESTER, MA 02124

DAYNELLE DAVIS
22 BROOKVIEW ST
DORCHESTER, MA 02124

CHARLES L GREEN ETAL
23 BROOKVIEW
DORCHESTER, MA 02124

OLMSTEAD GREEN CONDOMINIUMS
75 STATE ST SUITE #1410
BOSTON, MA 02109

CROKOEL ALLEN
35 JOHNSTON RD
DORCHESTER, MA 02124

VINCE LEAU-SEAN CAMERON
27 SNOWDEN WY
DORCHESTER, MA 02124

ELVIS LANGLEY
34 BROOKVIEW ST
DORCHESTER, MA 02124

JOSEPH O ARDAYFIO
22 SNOWDEN WY
DORCHESTER, MA 02124

ANNAISE FOUREAU
1 HUMMINGBIRD LANE #103
MATTAPAN, MA 02126

WILLIAM E HALBERT
37 SENATOR BOLLING CIR
DORCHESTER, MA 02124

RUBY R LA SANTA-LEIVA
112 ELMER RD
DORCHESTER, MA 02124

COMMONWEALTH OF MASS
450 WALK HILL ST
DORCHESTER, MA 02124

SABRIYA S STEWART
33 SENATOR BOLLING CI
DORCHESTER, MA 02124

35 HANSBOROUGH AFFORDABLE
35 HANSBOROUGH ST
DORCHESTER, MA 02124

CARMEN E KAECHLER
2 LARK DR #102
MATTAPAN, MA 02126

FREDERIC L FELTON
14 BLUE JAY CI #302
MATTAPAN, MA 02126

MARGARET CLARE LABONTE
2 WEST MAIN ST, Unit 206
MATTAPAN, MA 02126

ALPHEUS CAINE
9 LARK DR #201
MATTAPAN, MA 02126

LORENZO S THOMPSON
26 SNOWDEN WY
DORCHESTER, MA 02124

STEPHEN VON LICHTENBERG
16 BLUE JAY CI #301
MATTAPAN, MA 02126

ARTURO JUARBE
2 BLUE JAY CI #209
MATTAPAN, MA 02126

MARIA F TEIXEIRA
28 SNOWDEN WY
DORCHESTER, MA 02124

ERNEST TERMITUS
22 DEFLORENZO ST
RANDOPLH, MA 02368

MARGUERITE VICHIER-GUERRE
3 LARK DR, Unit 204
MATTAPAN, MA 02126



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:

471-473 Harvard Street Dorchester
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

John Cruz
 a. First Name b. Last Name
Cruz Development Corporation
 c. Organization
One John Eliot Square
 d. Mailing Address
Roxbury MA 02119
 e. City/Town f. State g. Zip Code
671-455-6901 _____
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

 a. First Name b. Last Name
Harvard Commons LP
 c. Organization
One John Eliot Square
 d. Mailing Address
Roxbury MA 02119
 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).



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
4-unit dwelling	1	500.00	500.00

Step 5/Total Project Fee: 500.00

Step 6/Fee Payments:

Total Project Fee: 500.00
 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: separate City fee structure

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.)