

Project Narrative: Request for Determination of Applicability

Filed Under M.G.L. Chapter 131, Section 40

Sub-parcel 6B.1
Massport Marine Terminal
Boston, Massachusetts

Prepared by:

The logo for Hayes Engineering, featuring the word "Hayes" in a stylized, cursive blue font.

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Applicant:

F.J. O'Hara / Pangea
c/o Pilot Seafood Properties III, LLC
24 Mt. Vernon Street
Suite 201
Boston, Massachusetts 02108

September 22, 2021

Revised November 3, 2021

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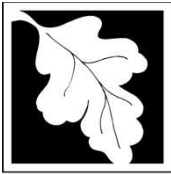
Plans

Plan to Accompany Request for Determination of Applicability
Prepared by Hayes Engineering, Inc.
Date: September 21, 2021
(8 sheets)



Section 1 – Request for Determination Forms

- Massachusetts Department of Environmental Protection WPA Form 1 – Request for Determination of Applicability
- Abutter Notification Information:
 - Affidavit of Service
 - Abutters List
 - Abutter Notification



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: Pilot Seafood Properties III
LLC c/o Pilot Development Partners, Inc. emilroy@pilotdevelopment.com
 Name E-Mail Address
24 Mt. Vernon Street, Suite 201
 Mailing Address
Boston MA 02108
 City/Town State Zip Code
617.542.0450
 Phone Number
 Fax Number (if applicable)

2. Representative (if any):
Hayes Engineering, Inc.
 Firm
Tony Capachietti tcapachietti@hayeseng.com
 Contact Name E-Mail Address
603 Salem Street
 Mailing Address
Wakefield MA 01880
 City/Town State Zip Code
781.246.2800 x. 342
 Phone Number
 Fax Number (if applicable)

B. Determinations

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

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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>Fid Kennedy Ave</u> Street Address	<u>Boston</u> City/Town
<u>6010B</u> Assessors Map/Plat Number	<u>Block 2A Parcel 2674</u> Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

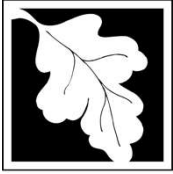
Please see attached Project Narrative: Request for Determination of Applicability Sub-parcel 6B.1, Massport Marine Terminal.

- c. Plan and/or Map Reference(s):

<u>Project Narrative: Request for Determination of Applicability</u> Title	<u>August 25, 2021</u> Date
<u>Plan to Accompany Request for Determination of Applicability</u> Title	<u>August 25, 2021</u> Date
_____	_____

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Please see attached Project Narrative: Request for Determination of Applicability Sub-parcel 6B.1, Massport Marine Terminal.



WPA Form 1- Request for Determination of Applicability

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

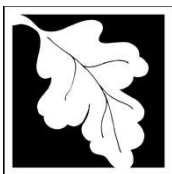
C. Project Description (cont.)

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.)



WPA Form 1- Request for Determination of Applicability

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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:

Dennis Davis, City of Boston EDIC
 Name
 One City Hall Square, 9th Floor
 Mailing Address
 Boston
 City/Town
 MA
 State

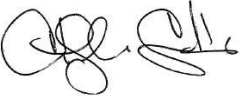
02201
 Zip Code

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

September 30, 2021
 Date


 Signature of Representative (if any)

October 4, 2021
 Date



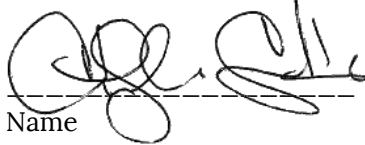
**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

I, _____, 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 _____ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by _____ for _____ located at _____.

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


Name

Date

OBJECTID	PID	PID_LONG	GIS_ID	FULL_ADDRESS	CITY	ZIPCODE	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
50839	602674260	602674260	602674260	20 FID KENNEDY AVE	BOSTON	02210	PILOT SEAFOOD PROPERTIES III LLC - SUB LESSEE	24 MT VERNON ST #201	C/O PILOT DEVELOPMENT PARTNERS INC	BOSTON	MA	02108
39868	602674205	602674205	602674205	20 FID KENNEDY DR	BOSTON	02210	MASSACHUSETTS PORT AUTHORITY	20 FID KENNEDY DR	C/O CHRISTOPHER GIULIANI	BOSTON	MA	02210



**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. _____ ^{Request for Determination of Applicability} 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 _____.

C. The project involves _____.

D. Copies of the ^{Request for Determination of Applicability} ~~Notice of Intent~~ may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.

E. Copies of the ^{Request for Determination of Applicability} ~~Notice of Intent~~ may be obtained from _____ by contacting them at _____ between the hours of _____, _____.

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. 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: 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.

NOTE: If you plan to attend the public hearing and are in need of interpretation, please notify staff at CC@boston.gov by 12 PM the day before the hearing.



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 inpurtanti** 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.





波士頓溼地保護委員會 項目鄰近住戶通知

依據《麻塞諸塞州溼地保護法》、《麻塞諸塞州普通法》第 131 章第 40 節以及《波士頓溼地條例》的規定，我們特此向您，即向波士頓溼地保護委員會提出申請的項目的鄰近住戶，發出以下通知。

- A. Pilot Seafood Properties III, LLC 已向波士頓溼地保護委員會提出申請，請求批准改建一塊受《溼地保護法》（《普通法》第 131 章第 40 節）和《波士頓溼地條例》保護的地塊。
- B. 擬從事改建活動的地塊地址為：位於馬斯波特海洋碼頭 (Massport Marine Terminal) 的 6B 地塊。
- C. 該項目涉及以下建設內容：建造一座海鮮配送設施。
- D. 可透過聯絡波士頓保護委員會取得意向通知書的複本，電郵是 CC@boston.gov。
- E. 您可於，早 8 點 - 下午 4 點半（星期一至星期五）在 Hayes Engineering, Inc. 781.246.2800 處獲取意向通知的複本。
- F. 依據《麻塞諸塞州行政命令》（暫緩執行《公開會議法》聽證會將在網上 <https://zoom.us/j/6864582044> 進行。如果無法上網際網絡 (Internet)，則可致電 1-929-205-6099，輸入會議編號(ID) 686 458 2044 #，然後使用 # 作為您參與的編號 (ID)。
- G. 您可於週一至週五上午 9 點到下午 5 點聯絡波士頓溼地保護委員會，諮詢公開聽證會舉行的日期和時間，郵箱地址：CC@boston.gov，電話：(617) 635-4416。

註：公開聽證會的通知（包括其舉行日期、時間和地點）將提前至少五天在《波士頓先驅報》上予以公佈。

註：公開聽證會的通知（包括其舉行日期、時間和地點）將提前至少四十八（48）小時發佈在以下網頁之上以及波士頓市政廳內：www.boston.gov/public-notices。如果您想提出意見或建議，您可以參加該公開聽證會或將書面形式的意見或建議傳送至 CC@boston.gov 或郵寄至以下地址：Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201。

註：您也可以聯絡波士頓溼地保護委員會或環境保護部東北地區辦公室，諮詢有關此項申請或《溼地保護法》的更多資訊。如要聯絡環境保護部，請致電：東北地區：（978）694-3200。

註：如果您準備參加該公開聽證會並需要口譯服務，則請在聽證會舉行前一天中午 12 點前透過以下電子郵箱地址告知工作人員：CC@boston.gov。



Section 2 – Project Narrative

- Introduction & Background
- Site Description
- Work Description
- Mitigation Measures
- Regulatory Compliance
- Summary

Introduction and Background

F.J. O'Hara & Sons, along with Pangea Shellfish Company, plan to relocate from New Boston Seafood Center (310 Northern Ave.) to Subparcel 6B.1 at the Massport Marine Terminal (MMT) within the Raymond L. Flynn Marine Park, along the South Boston waterfront. They are well-known seafood industry companies with importing and distribution operations. The two companies plan to occupy as joint owners of the building. This is the second building phase for the development of a 6.5-acre lease area known as Parcel 6, specifically Parcel 6B.1, of the 29.5-acre MMT as depicted on Figure 1, USGS Locus Map.

Two (2) other projects in the MMT associated with Parcel 6 were previously issued orders of conditions:

- DEP File No. 006-1595 issued June 22, 2018 for the work associated with the construction of Boston Sword and Tuna at Parcel 6A; and
- DEP File No. 006-1679 issued April 22, 2020 for the work associated with the construction of Shoreline Road, Codfish Way and Swordfish Way.

This Request for Determination of Applicability is for the following work (the Project) on the 2.1± acre sub-parcel:

- Construction of a proposed 36,290 sf. seafood distribution facility for two tenants:
 - FJ O'Hara, a seafood wholesaler and distributor; and
 - Pangea, a shellfish and oyster wholesaler and distributor
- Construction of driveways, parking, and maneuvering areas to support 38 on-site parking spaces and 21 loading bays;
- Construction of site utilities including:
 - Domestic and fire suppression water services and on-site hydrants;
 - Sanitary sewer service with backwater valve;
 - Stormwater drainage and conveyance. The system is designed to store and infiltrate a volume that is equivalent to 1-¼ inches of runoff from impervious areas; and
 - Underground electric and natural gas services

The building will be located on a 2.1± acre sub-parcel portion of ground-lease Parcel 6 in the MMT. Parcel 6 is bordered by Fid Kennedy Avenue to the south, Codfish Way along the western boundary of the parcel, Swordfish Way along the eastern boundary of the parcel, and Shoreline Road along Boston's Inner Harbor.

Development of the seafood, distribution and freezer facility (the Project) will be under the management of Pilot Seafood Properties III LLC. The footprint will be approximately 26,700 sf and include a partial second floor, on a site designated Sub-parcel 6B.1. The proposed Project will not result in substantial increases to impervious surfaces and includes landscaping to improve the visual aesthetics of the Project.

The proposed work will not occur within jurisdictional resource areas and/or their buffer zones protected under the Massachusetts Wetlands Protection Act (MGL c. 131, Sec. 40' the Act) and its implementing Regulations (310 CMR 10.00, et seq.; the Regulations).

The majority of sub-parcel 6B.1 lies below elevation 10.0 (NAVD88) [elevation 16.5 Boston City Base] as depicted on Figure 2, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. This elevation is associated with Flood Hazard Zone AE and represents the extent of the Land Subject to Coastal Storm Flowage (LSCSF) resource area. However, the work associated with DEP File No. 006-1595 and 006-1679 have raised the surrounding elevations in an effort to comply with flood resiliency standards and sea level rise mitigation. As a result, the Project site is no longer hydraulically connected to Flood Hazard Zone AE.

To confirm that the proposed project is not subject to the MA Wetlands Protection Act, the Applicant has filed this Request for Determination of Applicability for the planned development. The following narrative provides a description of the site, associated resource areas, proposed work activities, and mitigation measures. Specific Project details are depicted on the accompanying “Plan to Accompany Request for Determination of Applicability” prepared by Hayes Engineering, Inc., dated August 19, 2021.

Site Description

The overall Project Site, Massport Marine Terminal (MMT) Parcel 6, includes approximately 6.5 acres of the overall 29.5-acre MMT and it is bounded to the north by Shore Road, to the south by Fid Kennedy Avenue, to the west by Codfish Way, and to the east by Swordfish Way, and Shoreline Road to the north. A USGS Locus Map of the Project Site is presented as Appendix A, Figure 1: USGS Locus Map (please note: the USGS map does not depict the subsequent filling of this section of the Raymond L. Flynn Marine Park (RLFMP) which occurred in the 1980s).

The site was originally tidal flats which were filled in four phases between 1910 and the 1980s. During construction of the Central Artery/ Third Harbor Tunnel (CA/T) project, much of the MMT and the Project site were used as a soil stockpiling and staging area.

The Project site is owned by the Boston Planning and Development Agency / Economic Development and Industrial Corporation of Boston (BPDA/EDIC). Massport manages the overall MMT site under a long-term lease from EDIC extending until February 20, 2070. Massport’s development objectives include seafood, non-seafood maritime industrial, and other complementary uses that provide programmatic enhancement to the seafood cluster. The Proponent intends to enter into a long-term sub-lease agreement with Massport.

The Project site is fairly level with a highpoint dividing surface drainage between Fid Kennedy Ave to the southwest and Boston Harbor to the north, this drainage divide is visible on the accompanying plan set, Sheet C2 – Resource Area Plan, as the ridge running east-west across the property, extending above the Land Subject to Coastal Storm Flowage. The site is mostly covered in bituminous pavement, reclaimed asphalt product (RAP) and/or areas of packed gravel. The Project site is depicted as lying within flood hazard Zone AE and may contain the following resource area:

Jurisdictional Resource Areas

Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage, being 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. The extent of the resource area was determined through information provided by the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Map 25025C0082J (see Figure 2 - FIRM), revised through March 16, 2016. The extent of the resource area is North American Vertical Datum of 1988 (NAVD88) elevation 10.0 (Boston Sewer Base elevation 16.5).

The work associated with DEP File No. 006-1595 and 006-1679 have raised the surrounding elevations in an effort to comply with flood resiliency standards and sea level rise mitigation. **As a result, the Project site is no longer hydraulically connected to Flood Hazard Zone AE.**

Work in Resource Areas

Land Subject to Coastal Storm Flowage

The Project is depicted as lying within the Zone AE but has no hydraulic connection to the flood hazard due to other permitted work in the vicinity, as such the Applicant contends that no work is proposed within the LSCSF resource.

Natural Heritage and Endangered Species Program

The site does not contain any Priority or Estimated Habitat Areas, nor does it contain any Certified or Potential Vernal Pools as depicted on Figure 3 – NHESP Map.

Work in Buffer Zone(s)

The project does not propose any work within buffer zones to jurisdictional resource areas.

Mitigation Measures

Construction activities, including foundation excavation and grading will create erodible surfaces and should be limited to those areas necessary to safely operate equipment and conduct the proposed work. A construction period pollution prevention plan accompanies this report detailing construction best practices.

Structural Practices

Structural erosion and sedimentation controls on the site include barriers, catch basin inlet protection, turbidity curtains and stabilized construction entrances.

Erosion Control Barriers

Prior to any construction activities on the site, a barrier of staked straw wattles ("swattle"), with biodegradable netting, will be installed in accordance with the accompanying plans. As construction progresses, additional rows of swattle will be installed around the base of stockpiles and other erosion prone areas.

Swattle installation should be inspected weekly, at a minimum, during construction activities and after significant rainfall events. If sediment has accumulated to a depth impairing the proper function of the swattle barrier, it will be removed and reused on-site or disposed of at a suitable offsite location. Any damaged section of swattle shall be repaired or replaced immediately upon discovery.

Catch Basin Inlet Protection

All existing and proposed catch basins on-site and adjacent to the Project, at those locations specified on the accompanying plan(s), shall be fitted with Siltsack®, or equivalent, catch basin filters. Catch basin filters should be inspected weekly, at a minimum, during construction activities and after significant rainfall events. If sediment has accumulated to a depth impairing the proper function of the filter, the sediment will be removed and reused on-site or disposed of at a suitable offsite location. Any damaged catch basin filters shall be repaired or replaced immediately upon discovery.

Stabilized Construction Entrance

A stabilized construction entrance shall be installed along the sub-parcel frontage on Codfish Way. The construction entrance shall consist of 1-½-inch crushed stone placed 12-inches deep. The construction entrance should be a minimum of 25-feet in width and 50-feet in length. The entrance should be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require the periodic topdressing with additional stone. The entrance should be inspected weekly and after significant rainfall events. Any mud or sediment tracked onto adjacent roadways should be removed immediately.

Non-structural Practices

Non-structural best management practices to be used during construction include pavement sweeping, dust control, temporary stabilization and temporary seeding. These practices should be applied as applicable during construction activities.

Pavement Sweeping

On-site driveways, parking areas and adjacent roadways should be swept as necessary during construction activities. Sweeping may be done by hand or mechanically.

Dust Control

Dust control should be provided by soil wetting only, the use of calcium chloride or other chemical means of dust prevention shall not be used on the Project. When necessary, exposed surfaces should be wetted to prevent wind-borne transport of sediment (dust). Water should be applied in a volume equivalent to ½-inch over the exposed areas. The water should be applied in a manner that minimizes erosion, such as a mechanical sprayer mounted to a water truck.

Temporary Stabilization

Any areas of exposed soil or soil stockpiles that will remain inactive for more than 14-days shall be covered with a layer of straw mulch applied at a rate of 90 pounds per 1,000 sf. The mulch should be anchored with a tacking coat, applied by hydro seeder. Steep slopes (greater than 15%) should be covered with fiber mats and anchored with photodegradable staples at a density in accordance with the manufacturer's specifications.

Temporary Seeding

If conditions allow, temporary vegetative cover should be established on areas of exposed soil (including soil stockpiles) that remain inactive for more than 60-days. The seed mixture should be applied by a hydroseeder with a tacking coat and should include a mixture of rapid germinating grasses that are indigenous to New England.

Stormwater Controls

Stormwater controls for the Project have been proposed in accordance with the requirements of the Massachusetts Department of Environmental Protection's (MassDEP's) Stormwater Management Standards. The Project has also been designed to provide subsurface storage designed to infiltrate a volume equivalent to 1-¼ inches of runoff from impervious areas associated with the Project. A copy of the MassDEP's Stormwater Checklist accompanies this Request as Appendix B.

Regulatory Compliance

The Regulations under the Act identify no Performance Standards for proposed work activities within jurisdictional resource areas and buffer zones.

Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage (310 CMR 10.04) means *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*. The extent of Zone AE is identified on FIRM Map No. 25025C0082J, effective March 16, 2016 as elevation 10.0

(NAVD88) which equates to elevation 16.5 on the Boston City Base datum. MassDEP has not established a Performance Standard for this resource area.

The Proponent is proposing a first-floor elevation 5.67 feet (5 foot, 8 inches) above the flood elevation and intends to construct all critical building systems at or above this grade to provide resiliency during coastal storm events and mitigate the effects of sea level rise.

Resiliency

The Massport resiliency Design Flood Elevation (DFE) standard includes 3 feet of freeboard above Base Flood Elevation (BFE), designated as the projected 2070 100-year flood elevation for the Aquanor location, and is elevation 17.0 NAVD 88, and +23.46' Boston City Base (BCB). The project 1st floor is proposed at elevation 22.17' BCB, and NAVD88 15.71. This elevation is slightly more than one and a half feet higher than the nearby Boston Sword & Tuna facility on subparcel 6A. It is also 8" higher than the proposed Aquanor building. This is possible because of the roadway grades at sub-parcel 6B.1. The recently constructed existing roadway infrastructure averages approximately 10.94 NAVD88. The relationship of the proposed building to the existing streets and relationship to truck maneuvering, loading docks and site drainage catchment, effectively precludes a higher first floor elevation.

The project intends to incorporate dry floodproofing and in addition, raise all electrical equipment and connections above the Massport DFE. The site electrical transformer will also be raised above Massport DFE. The building structure will be designed to resist buoyancy issues caused by the elevation differential.

Sustainability

The Proponent and the Project design team for Parcel 6B.1 are committed to an integrated design approach and are using the LEED Building Design and Construction v4 rating system and intend to meet Boston Article 37 LEED certifiability requirements however, it should be noted there is no LEED certification available for this type of facility. As such the building will not be LEED certified but will be designed and constructed as such. This rating will meet or exceed Boston's Green Building standard. The LEED rating system tracks the sustainable features of the project by achieving points in following categories: Location & Transportation; Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality; and Innovation and Design Process.

Summary

The proposed Project consists of the construction of a seafood wholesale and distribution facility with associated site amenities and utilities on a portion of Parcel 6 within the Massport Marine Terminal.

The work will not result in disturbances to the Land Subject to Coastal Storm Flowage resource area, as the site is no longer hydraulically connected to the flood hazard zone that results in the resource area designation.

The proposed Project has been designed in accordance with the performance standards of the Massachusetts Stormwater Handbook.

The Proponent respectfully requests that the Boston Conservation Commission, as issuing authority under MGL c131 Sec. 40, find that the work is not in an area subject to protection by the Act or the Buffer Zone and issue negative determination affirming that the work shown on the accompanying plans will not alter an area subject to protection under the Act.

Construction Period Erosion and Sedimentation Plan

Project Name: O'Hara / Pangea

Owner's Name:

Applicant's Name: Pilot Seafood Properties III, LLC

Party Responsible for Maintenance: To be determined

Project Description:

Development of a seafood distribution and freezer facility with a footprint of approximately 26,700 sf and partial second floor, on a site designated Sub-parcel 6B.1 including associated parking, maneuvering, and loading areas. The Project will be subject to an Environmental Protection Agency (EPA) Construction General Permit (CGP) which requires a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will address illicit discharges, fuel spill prevention and other potential on-site contaminants.

Erosion and Sedimentation Control Measures During Construction Activities:

Storm Drain Inlet Protection

A temporary storm inlet protection filter will be placed in all catch basin units. The purpose of the filter is to prevent the inflow of sediment into the closed drainage system(s). The filters shall remain in place until a permanent vegetative cover is established, and the transport of sediment is no longer visibly apparent. The filter shall be inspected and maintained on a weekly basis and after significant storm events. Significant storm events are those having greater than one-quarter (1/4) inch of precipitation in a 24-hour period.

Surface Stabilization

The surface of all disturbed areas shall be stabilized during and after construction. Temporary measures shall be taken during construction to prevent erosion and sedimentation. No construction sediment shall be allowed to enter infiltration areas. All disturbed slopes shall be stabilized with a permanent vegetative cover. Some or all of the following measures can be used on the Project as conditions may warrant:

- Temporary Seeding
- Temporary Mulching
- Placement of Hay
- Placement of Geo-Synthetic Fabrics
- Hydroseeding
- Permanent Seeding
- Placement of Sod

INSPECTION SCHEDULE and EVALUATION CHECKLIST

To be completed weekly and within 24-hours of significant rainfall events (greater than 1/4-inches in a 24-hour period).

Inspector's Name: _____ Date: _____

Qualifications: _____

Days since last rainfall: _____ days Amount of last rainfall: _____ inches

Stabilization Measures

Sub-Catchment	Date of Last Disturbance	Date of Next Disturbance	Stabilized (Yes or No)	Stabilized With:	Condition

Stabilization required: _____

To be performed by: _____ on or before: _____

PERIMETER CONTROLS

Date of Inspection: _____

Straw Wattle:

Direction:	Has sediment reached 1/3 height of wattle? (Yes or No)	Depth of Silt (inches)	Is wattle secure? (Yes or No)	Is there evidence of bypass or overtopping? (Yes or No)	Describe location of Problem(s), if any.

Maintenance required for straw wattles: _____

To be performed by: _____ on or before: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

Signature: _____ Date: _____



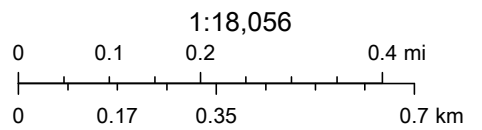
Appendix A: Figures

- Figure 1 – USGS Locus Map
- Figure 2 – FEMA Flood Insurance Rate Map
- Figure 3 – NHESP Map

Figure 1 - USGS Locus Map



8/22/2021, 3:15:21 PM



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

National Flood Hazard Layer FIRMette

71°1'59"W 42°21'1"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

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 *Zone X*

OTHER AREAS OF FLOOD HAZARD

- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs *Zone D*
- Area of Undetermined Flood Hazard *Zone D*

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 **8/22/2021 at 4:37 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.



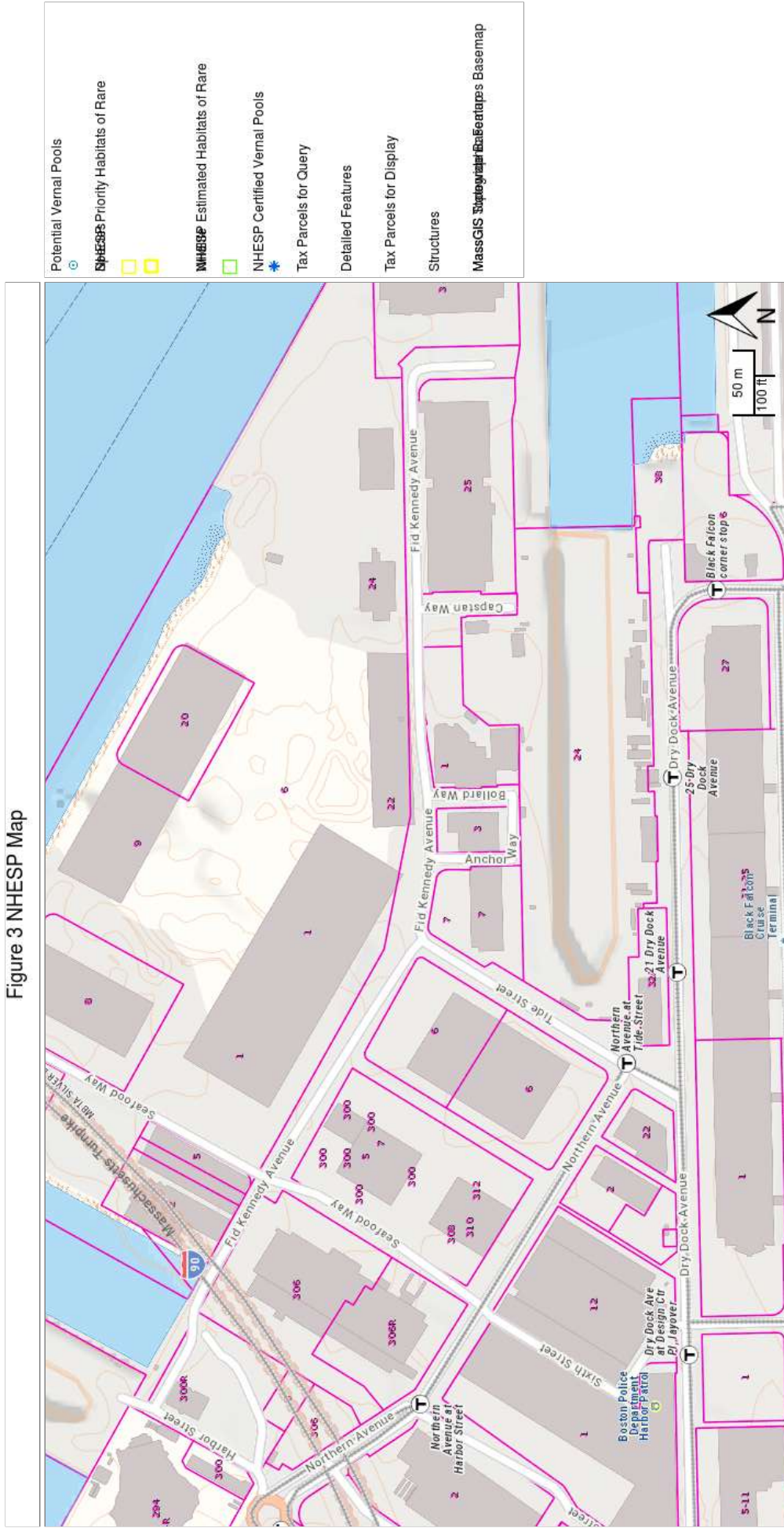
71°1'21"W 42°20'35"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

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

Figure 3 NHESP Map



Hayes

Appendix B: Stormwater Checklist



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

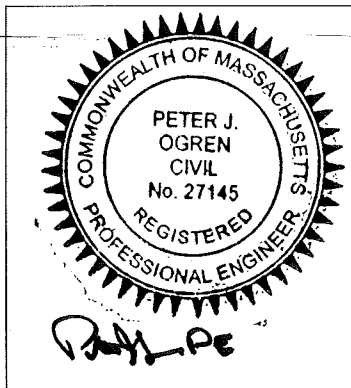
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does *not* cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
 - Redevelopment Project
- Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



**boston planning &
development agency**

Economic Development & Industrial Corporation of Boston
Raymond L. Flynn Marine Park

October 8, 2021

Boston Conservation Commission
City Hall Plaza, Room 709
Boston, MA 02109

Re: Consent to File a Notice Intent
Au Bon Pain Way and 3 Anchor Way, South Boston, MA

Dear Mr. Chairmen and Commissioners,

The Economic Development Corporation of Boston (EDIC), d/b/a Boston Planning and Development Agency (BPDA), is the fee owner of the land known as the Massport Marine Terminal in South Boston.

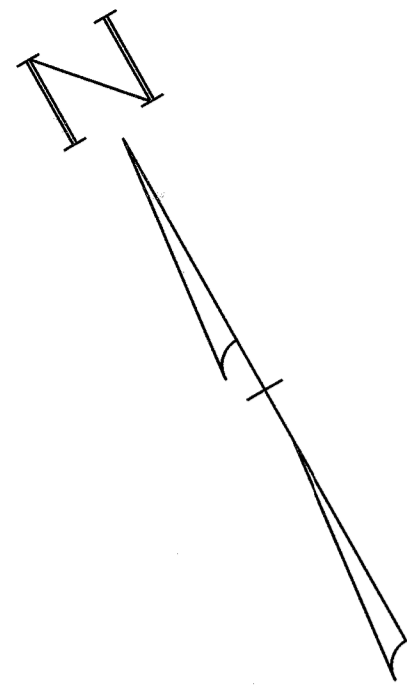
EDIC hereby authorizes Pilot Seafood Properties III LLC and its duly authorized agents to file a Request for Determination of Applicability under the Massachusetts Wetlands Protection Act and related City of Boston Ordinances subject to the review and permit authority of the Boston Conservation Commission.

Please do not hesitate to call me at 617-970-5048 if you have any questions in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Dennis M. Davis".

Dennis M. Davis, CCIM, CPM
Deputy Director Commercial Leasing



Topographic Plan in BOSTON, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

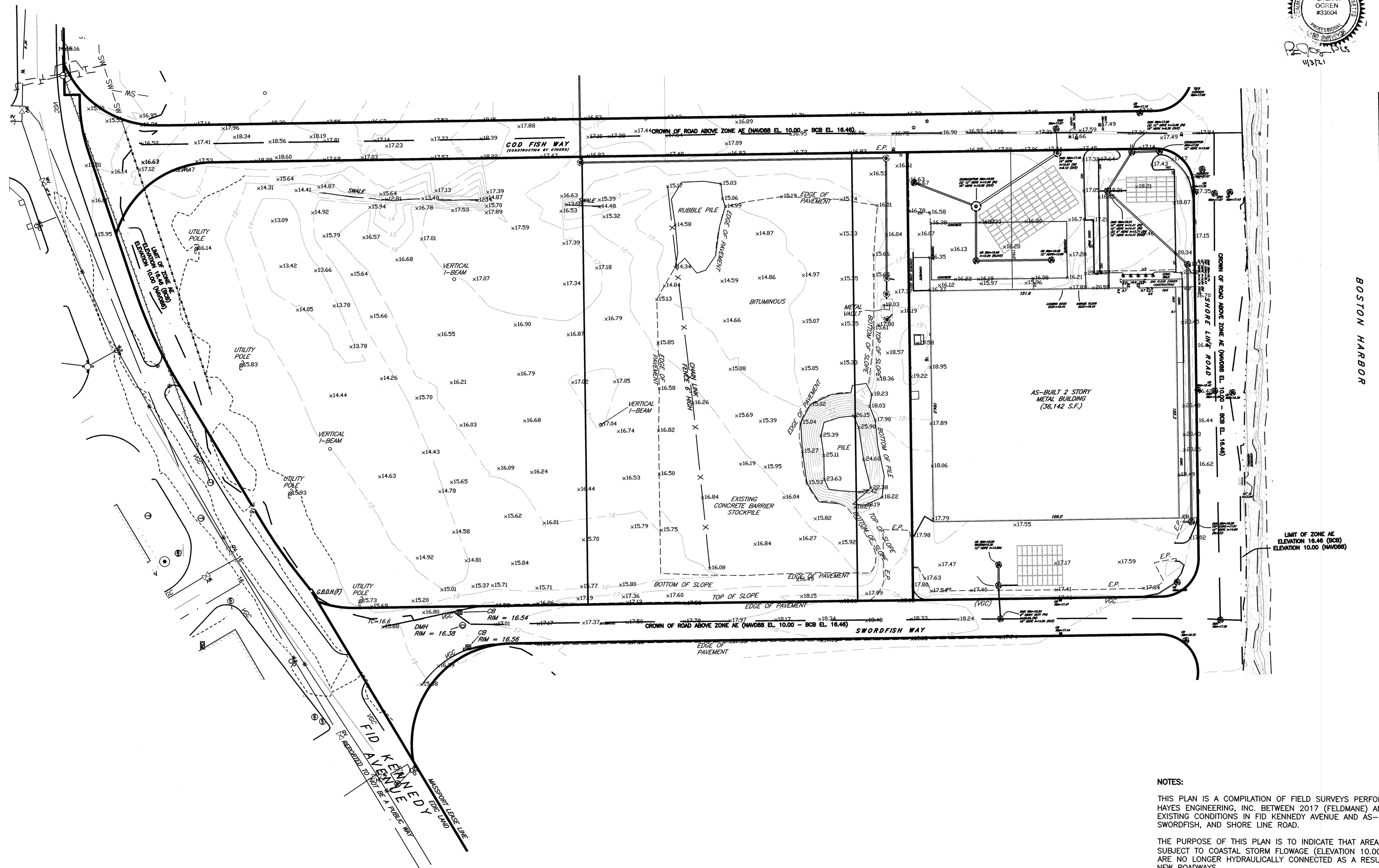
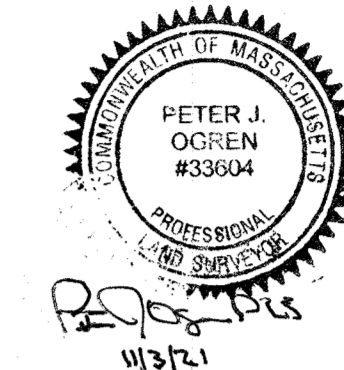
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Hayes

Scale: 1" = 40'

0' 20' 40' 80' 120'

November 3, 2021



NOTES:

THIS PLAN IS A COMPILATION OF FIELD SURVEYS PERFORMED BY FELDMAN LAND SURVEY AND HAYES ENGINEERING, INC. BETWEEN 2017 (FELDMAN) AND FEBRUARY 2020 (HAYES) DEPICTING EXISTING CONDITIONS IN FID KENNEDY AVENUE AND AS-BUILT CONDITIONS OF CODFISH, SWORDFISH, AND SHORE LINE ROAD.

THE PURPOSE OF THIS PLAN IS TO INDICATE THAT AREAS THAT WERE ONCE WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE (ELEVATION 10.00-NAVD88 / ELEVATION 16.46-BCB) ARE NO LONGER HYDRAULICALLY CONNECTED AS A RESULT OF THE CONSTRUCTION OF THE NEW ROADWAYS.

EXISTING

- BENCH MARK
- BITUMINOUS BERM
- BITUMINOUS CURB COD BERM
- BUILDING
- UNDERGROUND CABLE
- CONTOUR (1')
- CONTOUR (5')
- ZONE A (100-YEAR FLOOD ZONE)
- CEMENT CONCRETE
- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- EDGE OF DISTURBANCE
- UNDERGROUND DRAIN PIPE
- CATCH BASIN
- DRAIN MANHOLE
- ROUND CATCH BASIN
- UNDERGROUND ELECTRIC
- CHAIN LINK FENCE
- POST & RAIL FENCE
- STOCKADE FENCE
- VINYL FENCE
- FINISHED FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- FOUNDATION
- UNDERGROUND GAS MAIN
- UNDERGROUND GAS SERVICE
- EDGE OF GRAVEL
- SPOT GRADE
- GUARD RAIL
- HANDICAP PLACARD PARKING
- WHEEL CHAIR RAMP
- HEADWALL
- LANDSCAPE AREA
- LEDEE OUTCROP
- BOLLARD
- OVERHEAD WIRE
- UTILITY POLE
- PAINTED PARKING & SPACE COUNT
- PAINT
- EDGE OF PAVEMENT
- BOULDER RIP-RAP & SLOPE
- UNDERGROUND SEWER
- UNDERGROUND SEWER SERVICE
- SEWER MANHOLE
- SEWER CLEANOUT
- BITUMINOUS CONCRETE SIDEWALK
- SIGN
- EROSION & SEDIMENTATION CONTROL
- STEPS
- BOULDER
- STONEWALL
- CENTERLINE OF SWALE
- UNDERGROUND TELEPHONE
- TESTHOLE LOCATION
- MONITORING WELL LOCATION
- PERCOLATION TEST LOCATION
- PAINTED TRAFFIC LINE & TYPE
- DECIDUOUS TREE, SIZE & TYPE
- CONIFEROUS TREE, SIZE & TYPE
- HEDGE ROW AND TYPE
- RETAINING WALL
- UNDERGROUND WATER MAIN
- UNDERGROUND WATER SERVICE
- PAINTED UNDERGROUND WATER
- WATER GATE VALVE BOX
- WATER SERVICE CURB BOX

PROPOSED

- PAINT MARK
- BENCH MARK
- BITUMINOUS BERM
- BITUMINOUS CURB COD BERM
- BUILDING
- UNDERGROUND CABLE
- CONTOUR (1')
- CONTOUR (5')
- ZONE A (100-YEAR FLOOD ZONE)
- CEMENT CONCRETE
- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- EDGE OF DISTURBANCE
- UNDERGROUND DRAIN PIPE
- CATCH BASIN
- DRAIN MANHOLE
- ROUND CATCH BASIN
- UNDERGROUND ELECTRIC
- CHAIN LINK FENCE
- POST & RAIL FENCE
- STOCKADE FENCE
- VINYL FENCE
- FINISHED FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- FOUNDATION
- UNDERGROUND GAS MAIN
- UNDERGROUND GAS SERVICE
- EDGE OF GRAVEL
- SPOT GRADE
- GUARD RAIL
- HANDICAP PLACARD PARKING
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- WATER SERVICE CURB BOX

GENERAL NOTES:

1. SECONDARY TOPOGRAPHIC AND UTILITY INFORMATION DERIVED HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON AUGUST 28, 2018, JANUARY 6, 2020, FEBRUARY 12, 2020 and JUNE 18, 2020. THE DATA IS BOSTON CITY BASE (BCB) COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT AVAILABLE INFORMATION WAS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
3. THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 368-5888 FOR INFORMATION ON THE LOCATION OF UTILITIES SHOWN ON THIS PLAN. THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.

RESOURCE AREA NOTES:

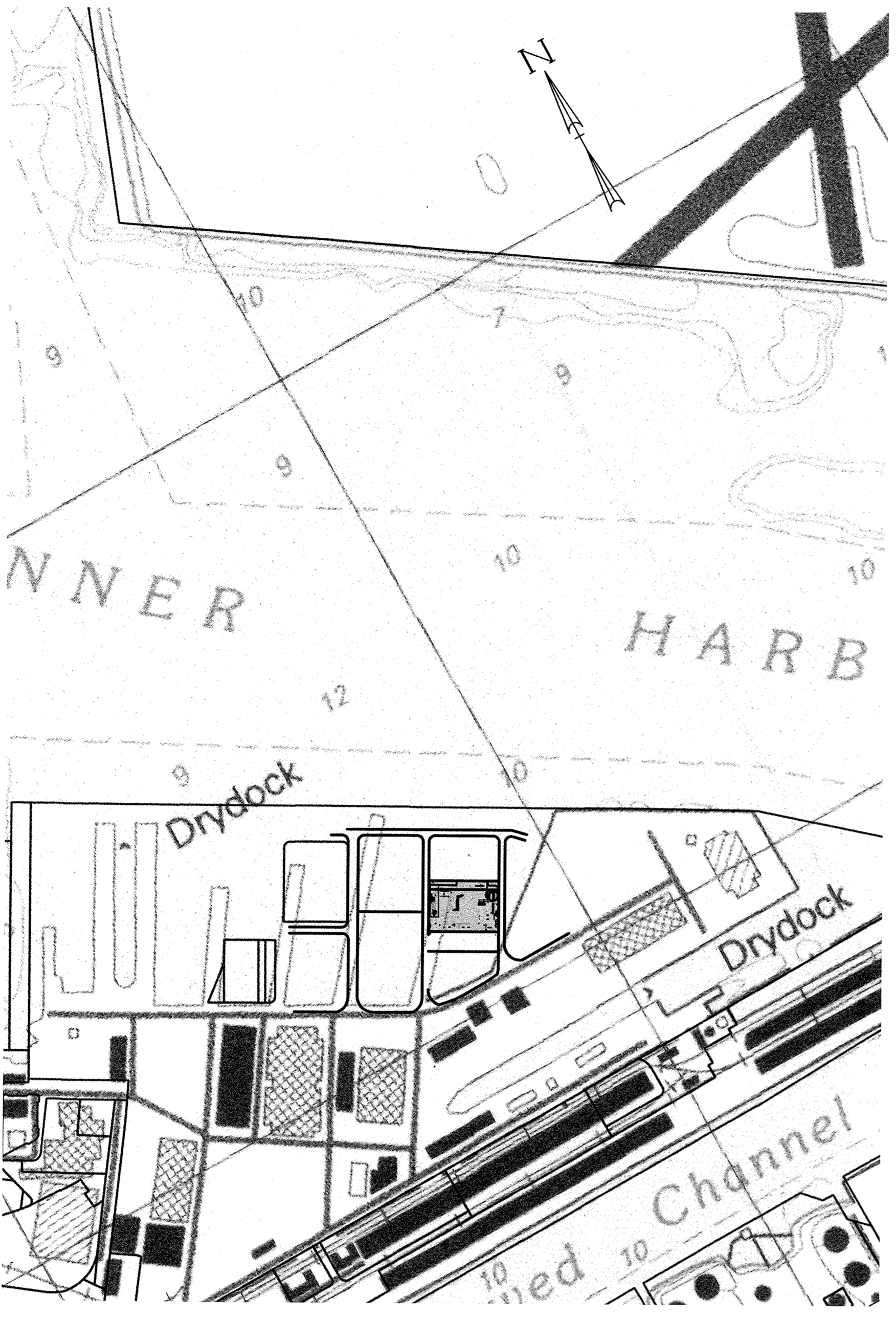
1. THE SITE IS NOT LOCATED IN FLOOD ZONE AE (ELEVATION 18.48 BCB) PER FEMA NFP FLOOD INSURANCE RATE MAP NUMBER 25025C00022I, DATED 11/11/2019.
2. THERE ARE NO RESOURCE AREAS AS DEFINED BY 310 CMR 10.00 ON THE PROJECT SITE.
3. REQUIREMENTS OF CHAPTER 91.

SITE CONSTRUCTION NOTES:

1. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) STANDARDS, AND ALL LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MOST STRINGENT).
2. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPROVED SURFACES SHALL RECEIVE 6-INCHES OF LOAM AND SEED.
3. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACATORY, OR OTHER EVIDENCE, THE MATERIALS SHALL BE PROPERLY CONTAINED, IDENTIFIED, AND REPORTED TO THE MATERIAL OWNER IMMEDIATELY SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN. ALL DRAINAGE PIPE TO RCP CLASS V ONLY.

EROSION CONTROL NOTES:

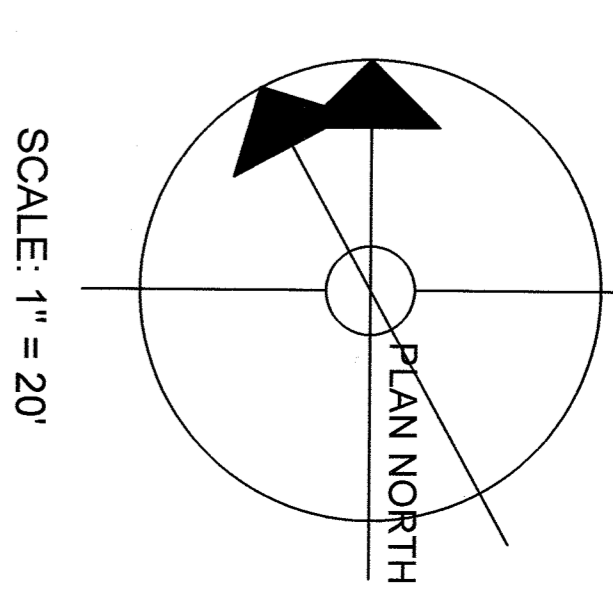
1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES TO PREVENT EROSION ON THE PLANES SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE (12) HOURS AFTER EACH STORM EVENT. SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT EROSION CONTROL MEASURES, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE SYSTEM.



USGS Locust Map
Massport Marine Terminal Parcel 6B.1
 Scale: 1 inch = 500 feet

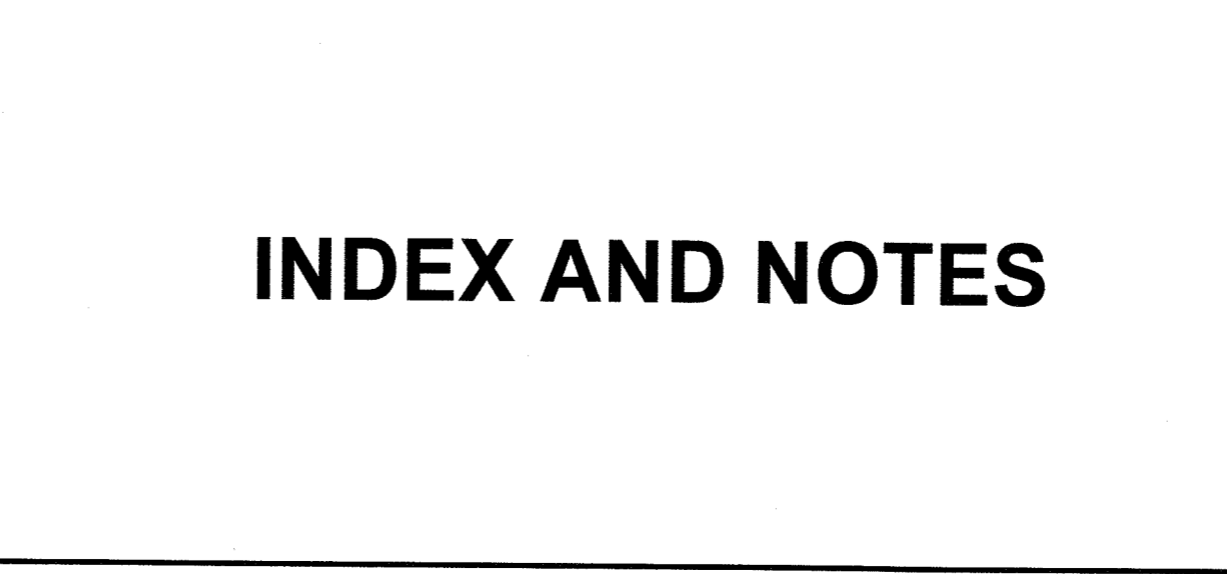
O'HARA-PANGEA BUILDING

At
 Massport Marine Terminal
 Raymond L. Flynn Marine Park
 Boston, Massachusetts



SCALE: 1" = 20'

CIVIL



Hayes

Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, MA 01880
 Ph. 781.246.2800
 www.hayeseng.com



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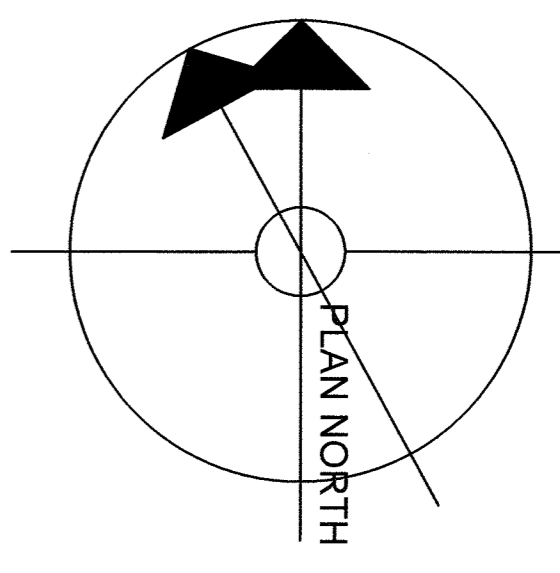
PLAN TITLE	SHEET	INDEX	DESIGNATION
INDEX & NOTES			C-01
SITE PREPARATION & EROSION CONTROL PLAN			C-02
LAYOUT & MATERIALS			C-03
GRADING & DRAINAGE			C-04
UTILITIES			C-05
PHOTOMETRIC PLAN			C-06
DETAILS			C-07
DETAILS			C-08
DETAILS			C-09

C.01

**O'HARA-PANGEA
BUILDING**

AT

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts

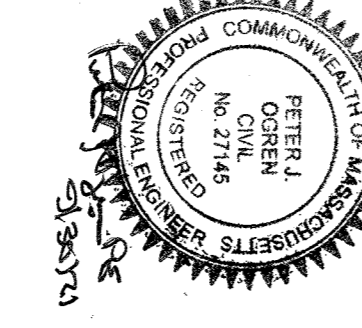


SCALE: 1" = 20'

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**SITE PREPARATION &
EROSION CONTROL PLAN**

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Civil Engineers & Land Surveyors
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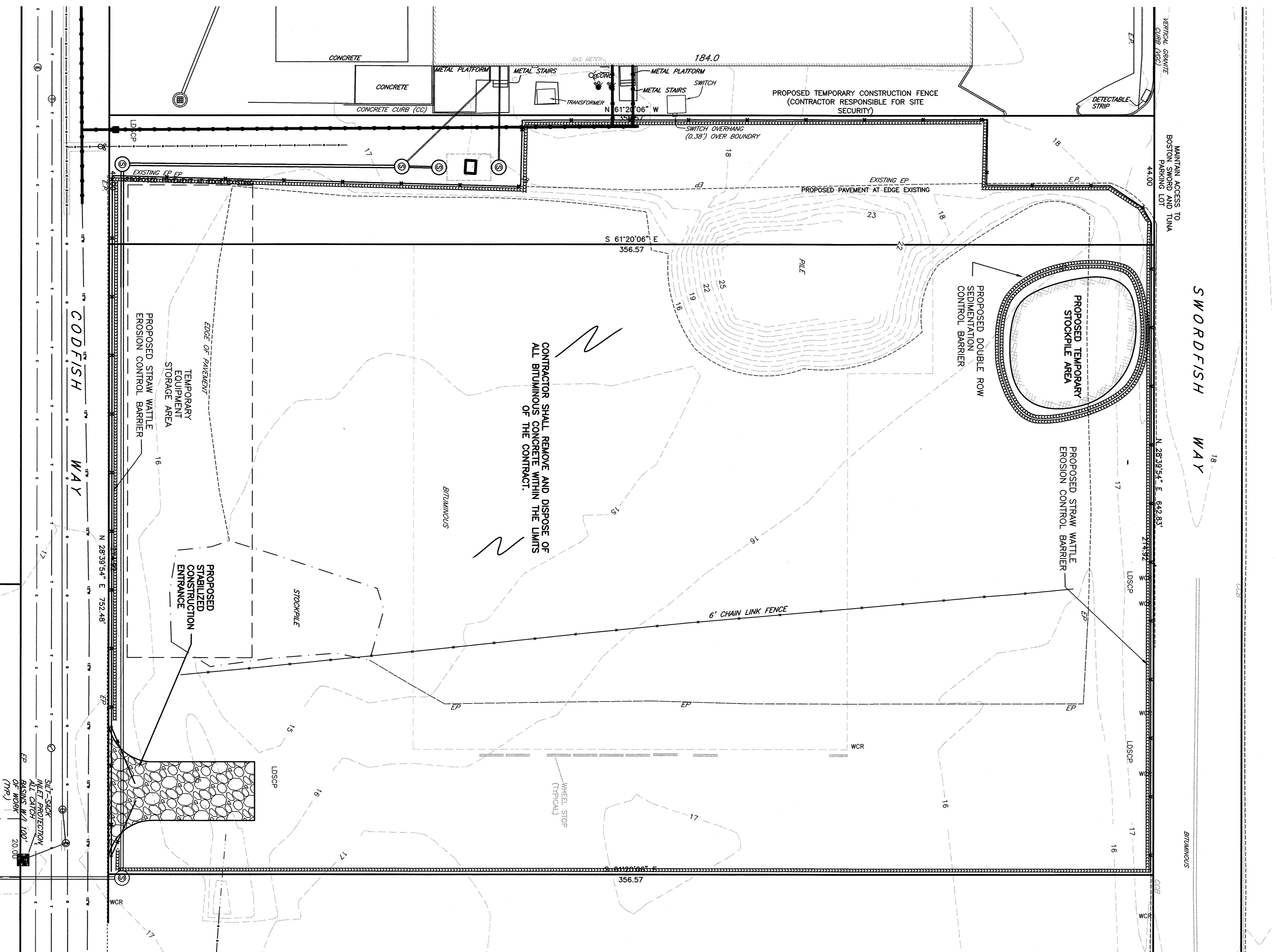
ISSUE DATE: 08.02.2021

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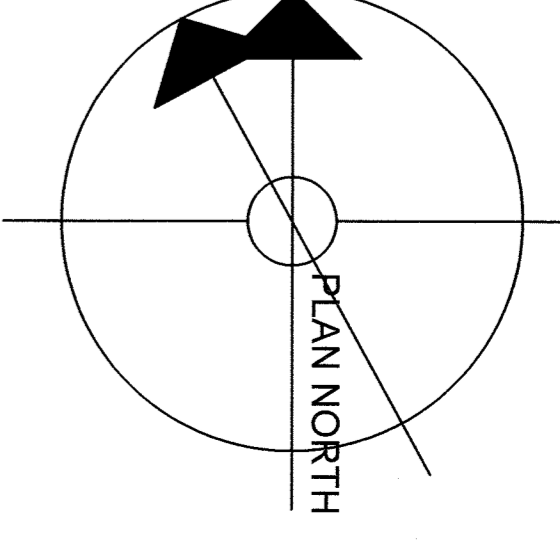
C.02



O'HARA-PANGEA BUILDING

AT

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts



SCALE: 1" = 20'

CIVIL

LAYOUT & MATERIALS

Hayes

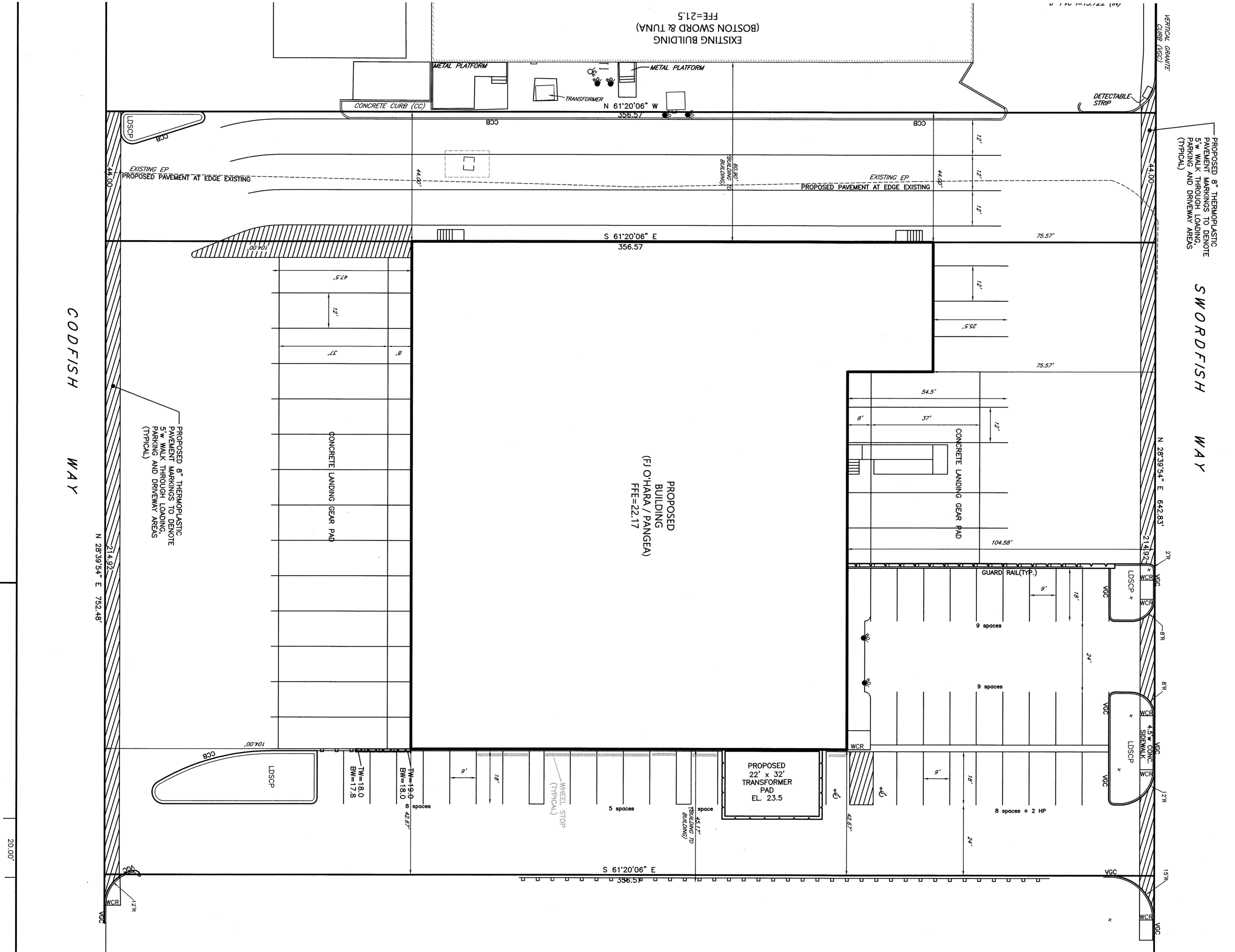
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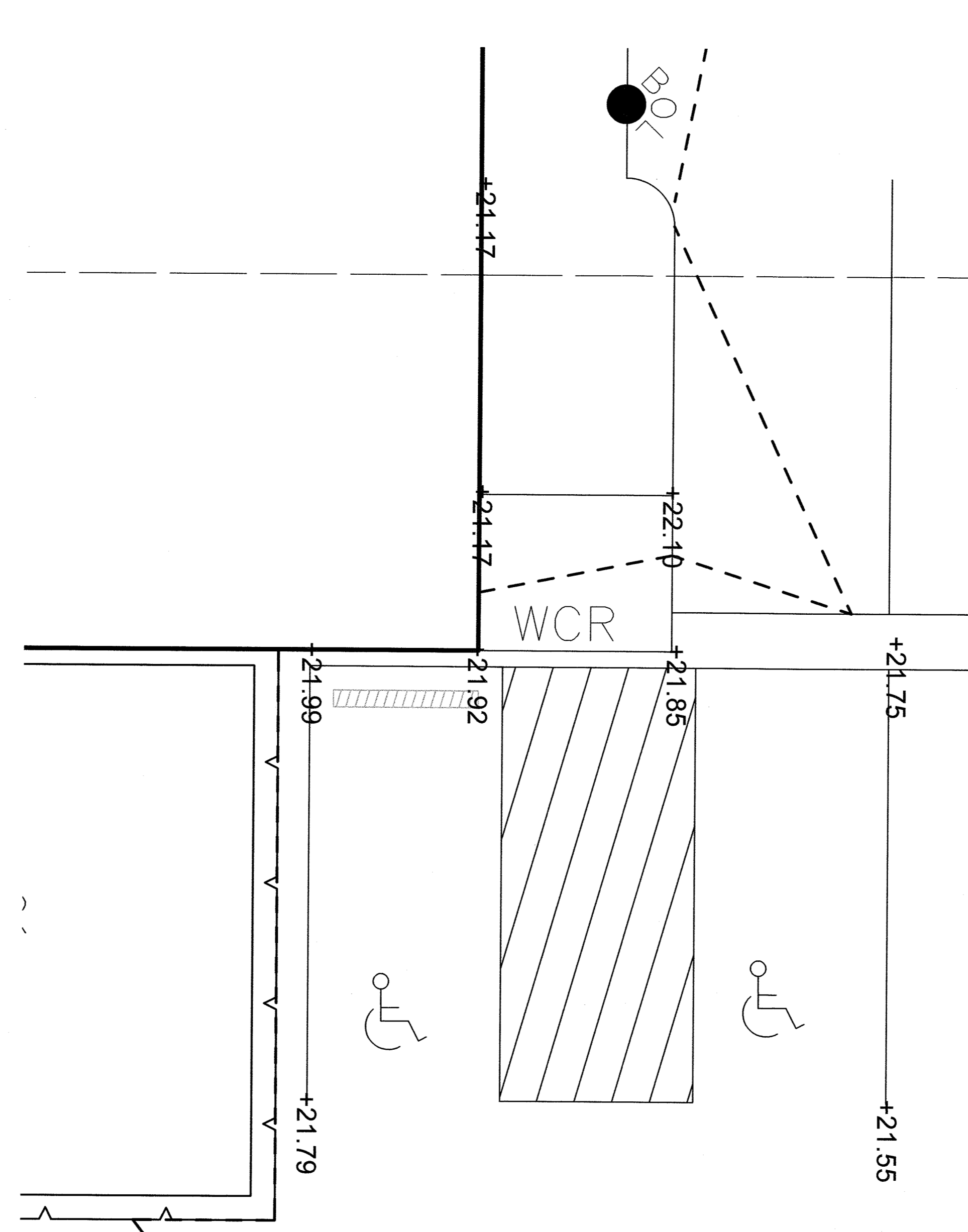
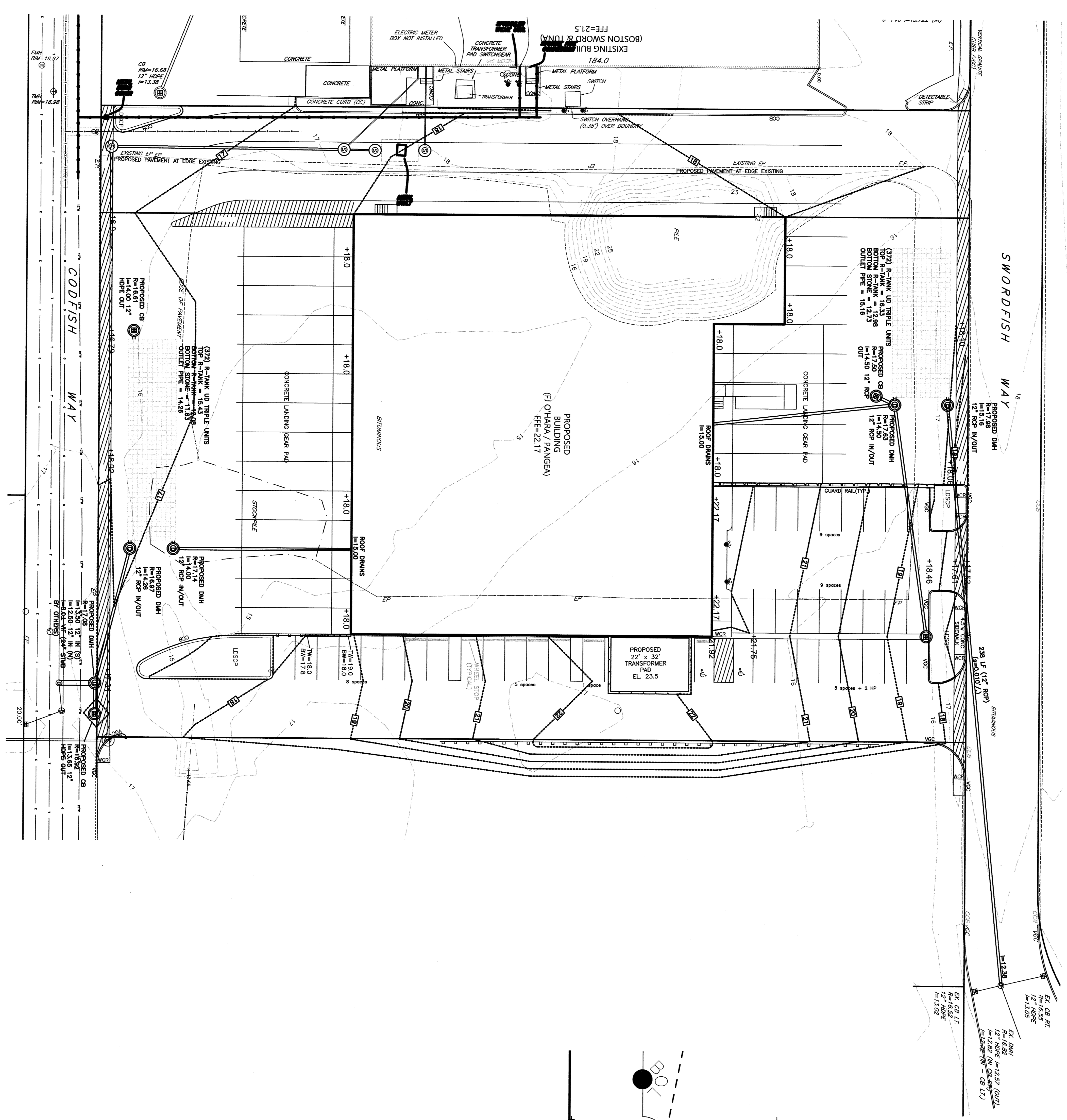


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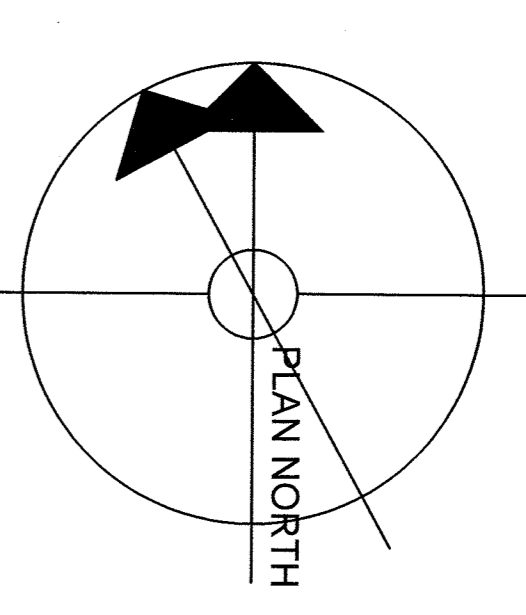
Drawn By:
Checked By:

C.03





ACCESSIBLE ROUTE DETAIL
SCALE: 1"=4'



SCALE: 1" = 20'

O'HARA-PANGEA BUILDING

At
Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts

CIVIL

GRADING & DRAINAGE

Hayes

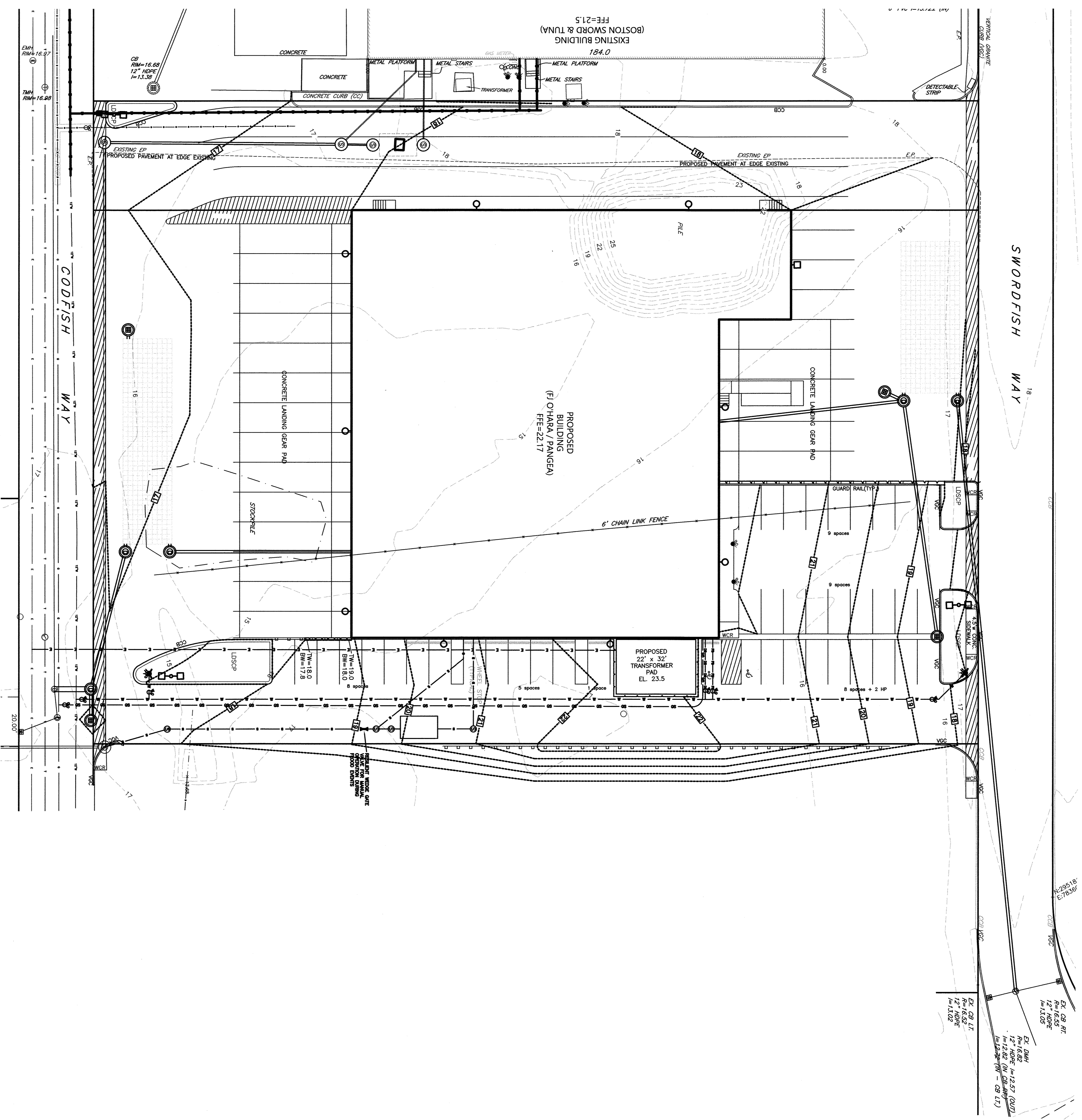
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Wakefield, MA 01880
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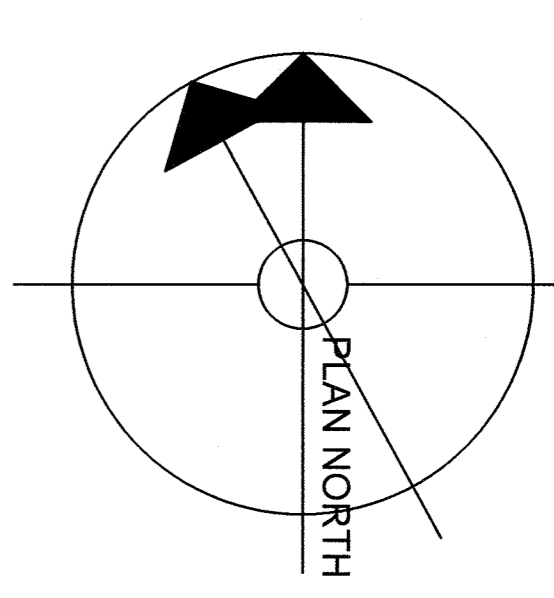
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Checked By:

C.04



O'HARA-PANGAEA BUILDING



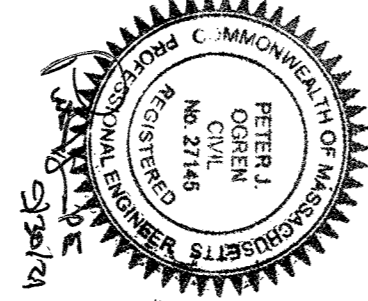
SCALE: 1" = 20'

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UTILITIES

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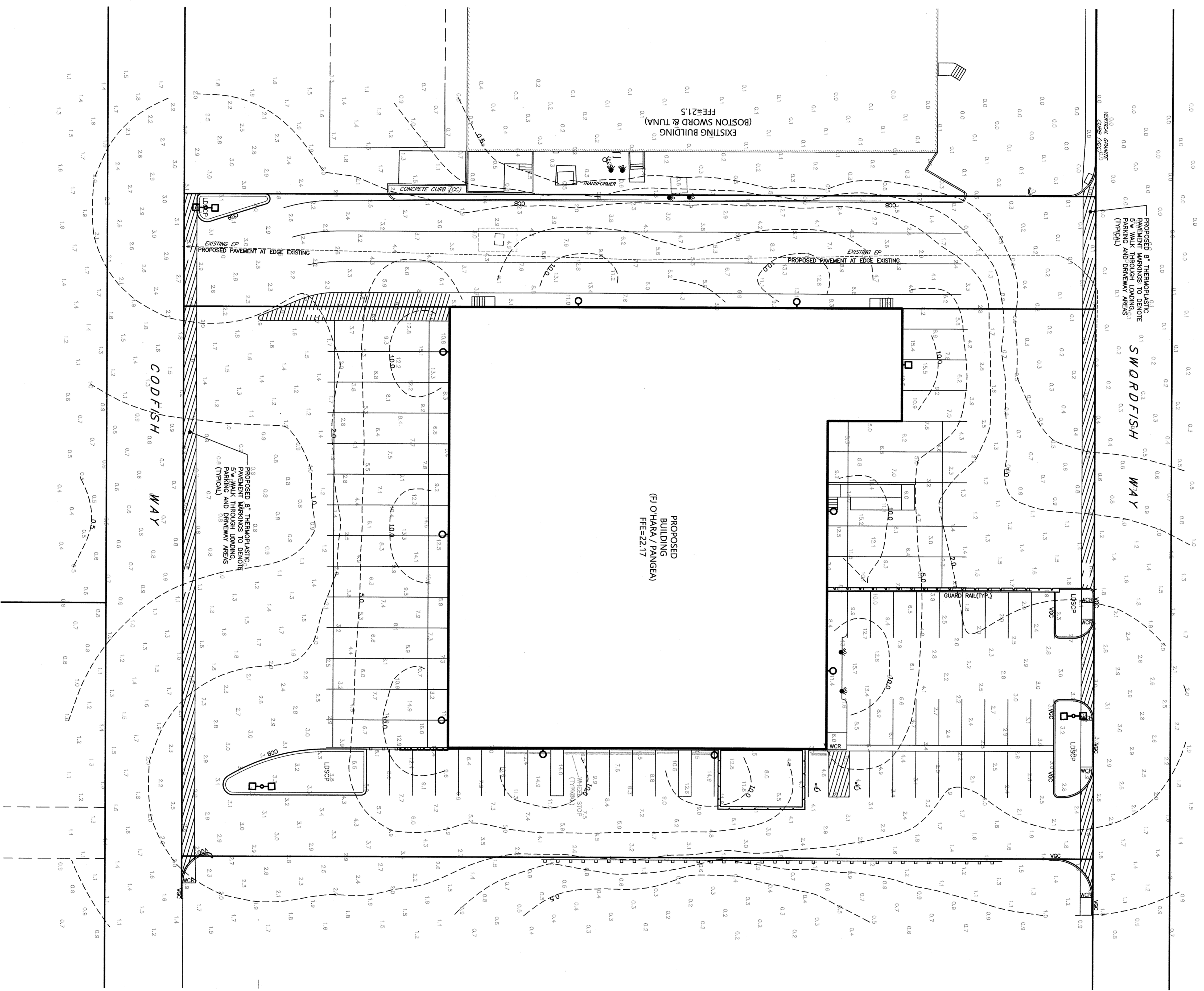
C.05

PHOTOMETRIC LEGEND:

0 DENOTES ISOPHOTOCANDLE VALUE 1.4
 --- DENOTES ISOPHOTOCANDLE VALUE 2.0

GENERAL LIGHTING NOTES:

ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.
 PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING PROPOSED OBJECTS AND GRADE DIFFERENCES.
 HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED BY THE CLIENT.
 ACTUAL ILLUMINANCE LEVELS MAY VARY DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LAMP BEAM SPREAD, ILLUMINANCE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.
 CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.



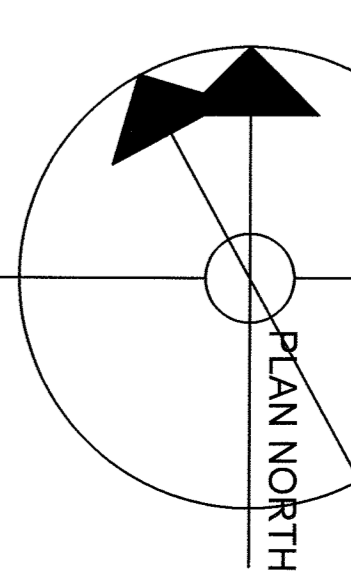
LUMINAIRE SCHEDULE

CLASSIFICATION	TRAFFIC	COMMISSIONING	INSTALL	MAINTENANCE	REPAIR	REPLACE
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5

O'HARA-PANGAEA BUILDING

AT

Massport Maritime Terminal
 Raymond L. Flynn Marine Park
 Boston, Massachusetts



SCALE: 1" = 20'

CIVIL

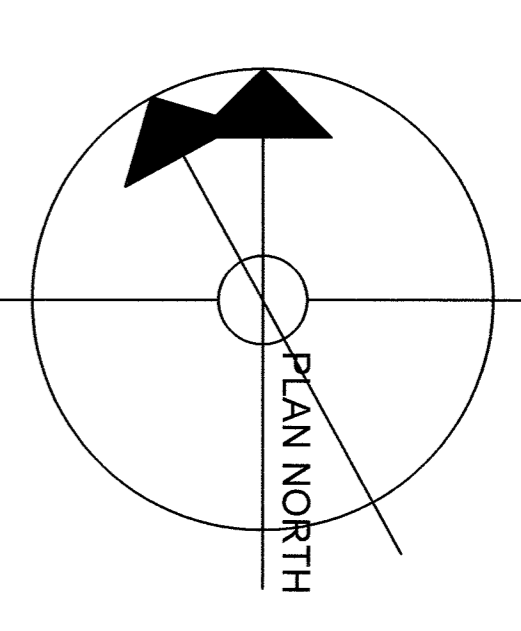
PHOTOMETRICS

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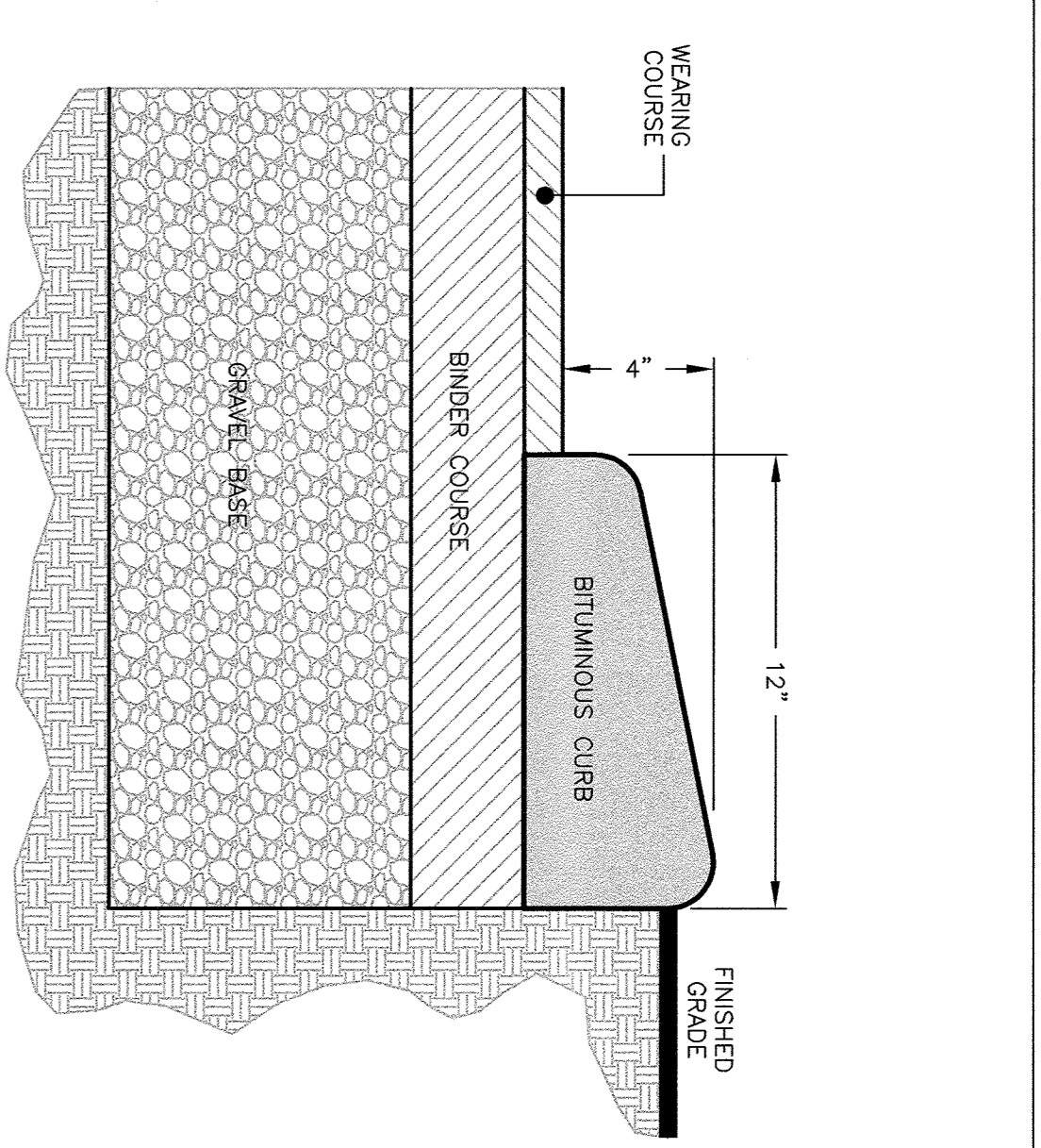
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C.06

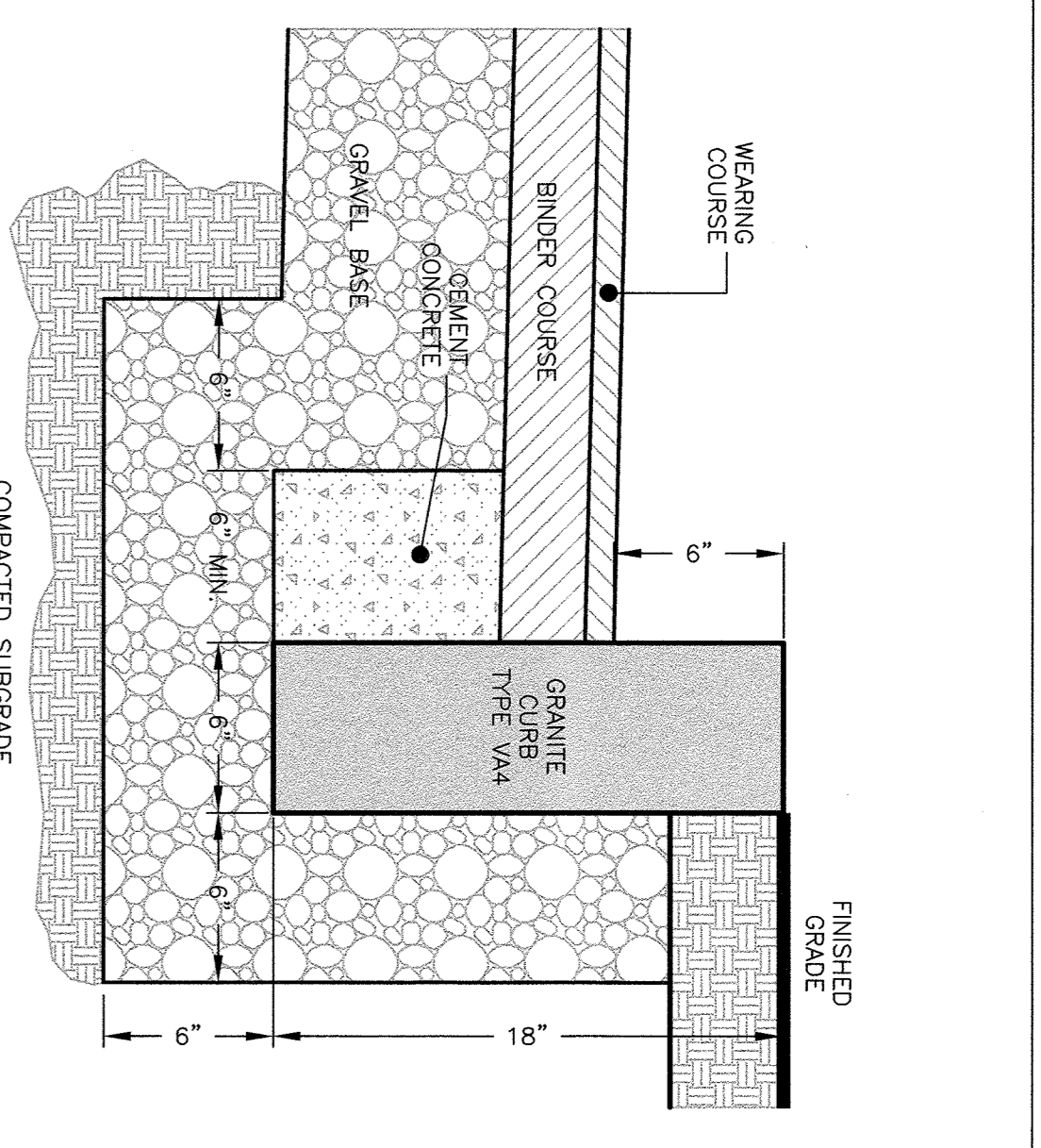


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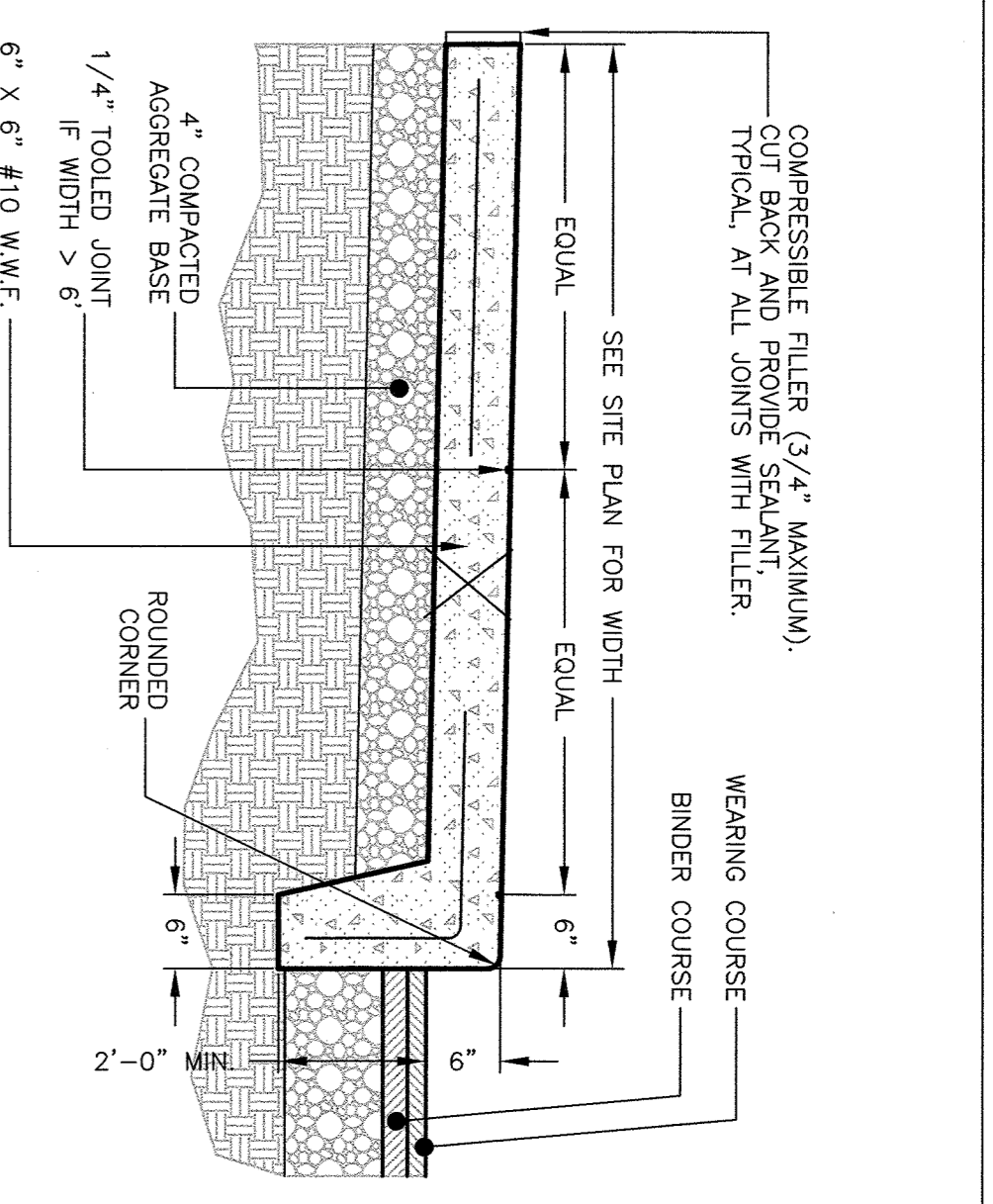
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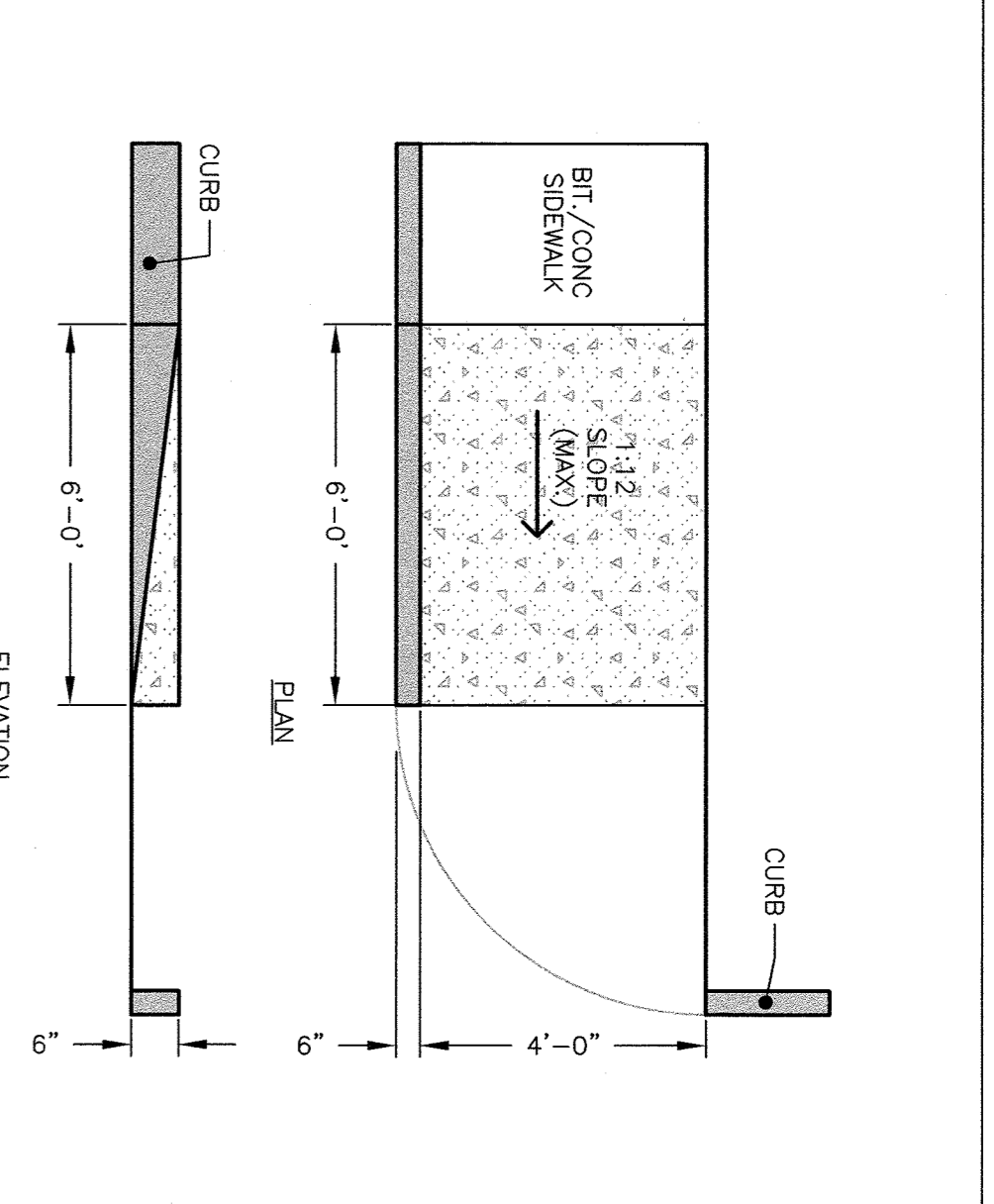
CAPE COD CURB
NOT TO SCALE



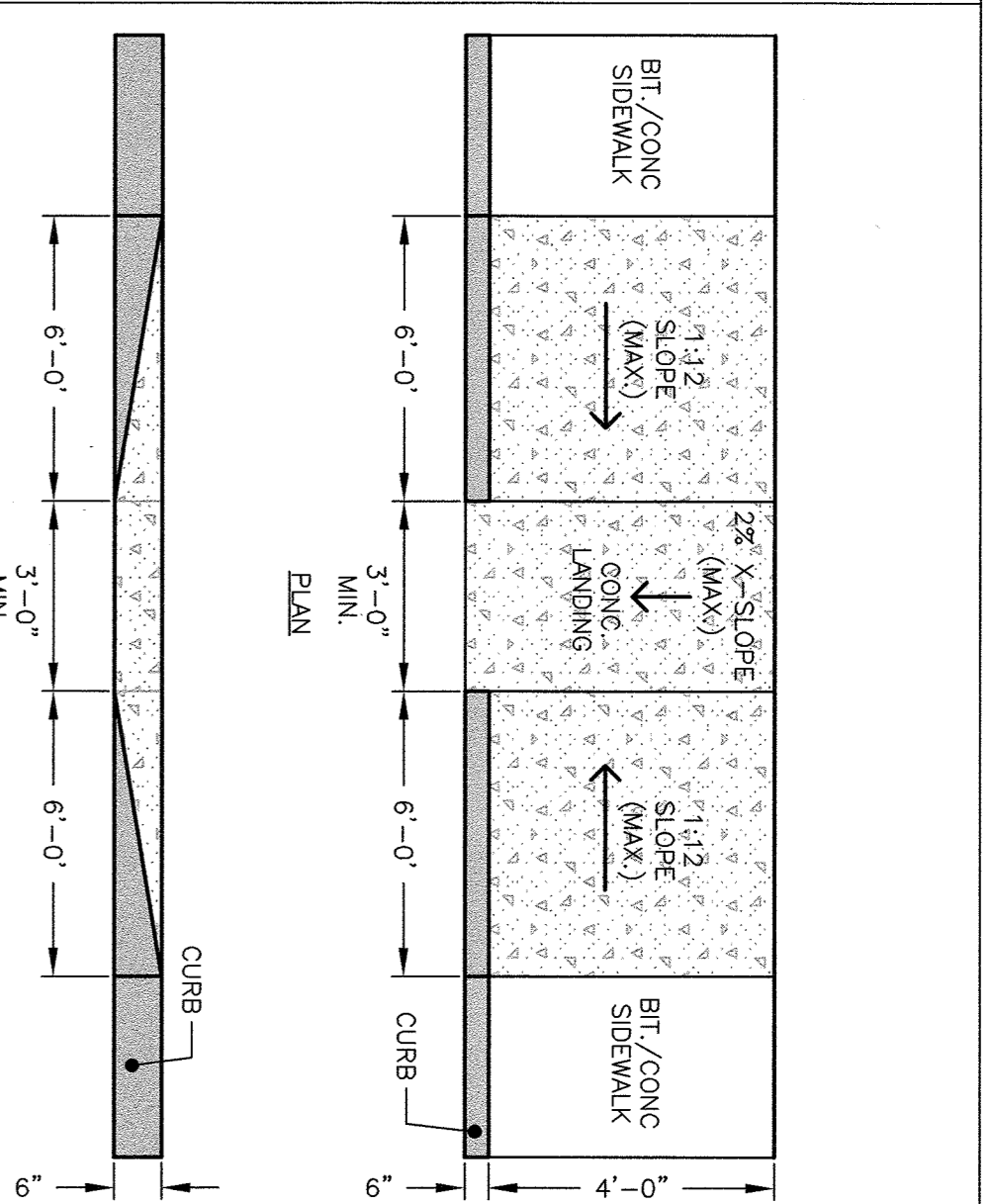
VERTICAL GRANITE CURB
NOT TO SCALE



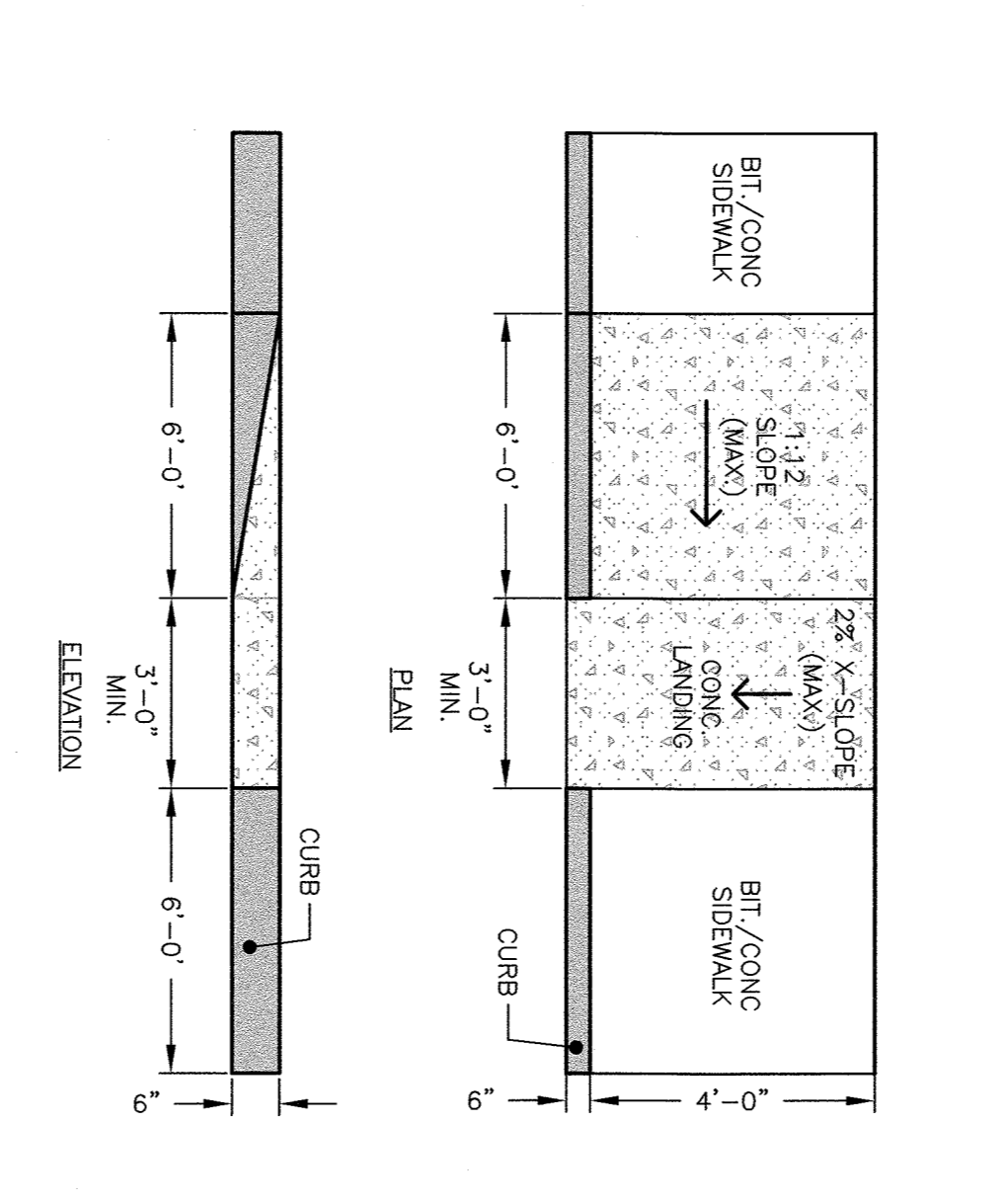
CONCRETE SIDEWALK (BUILDING PERIMETER)
NOT TO SCALE



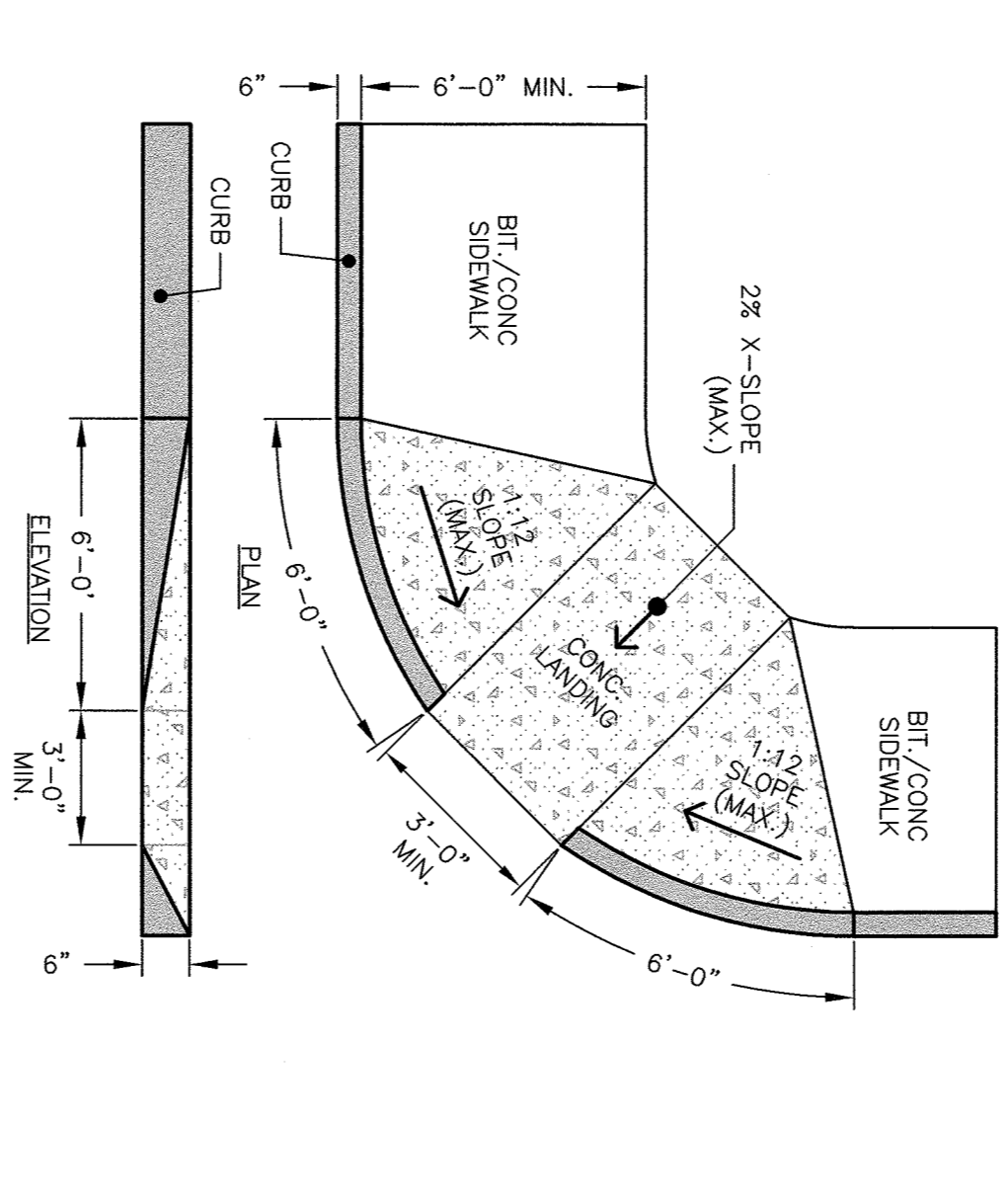
WHEELCHAIR RAMP
NOT TO SCALE



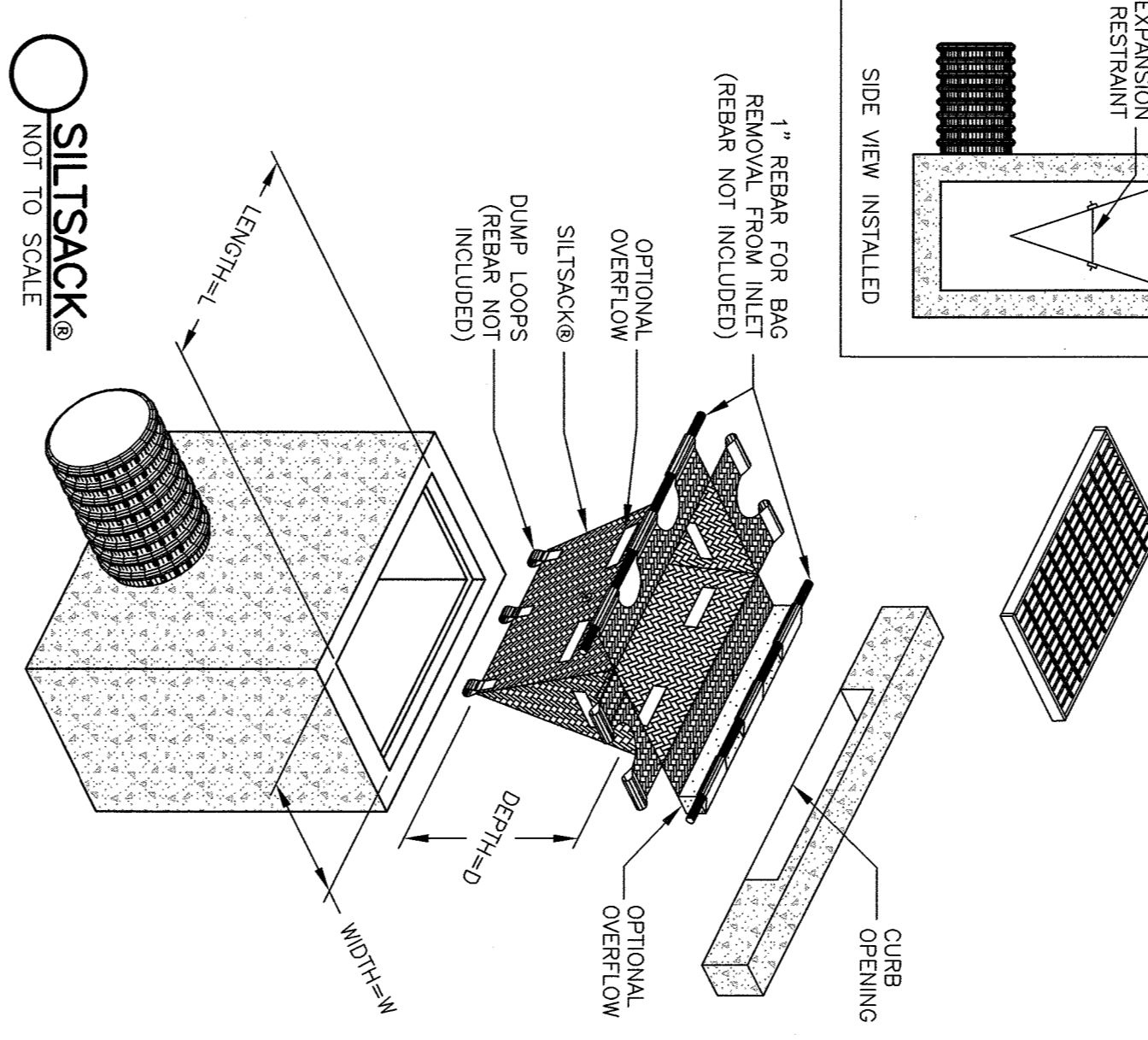
WHEELCHAIR RAMP
NOT TO SCALE



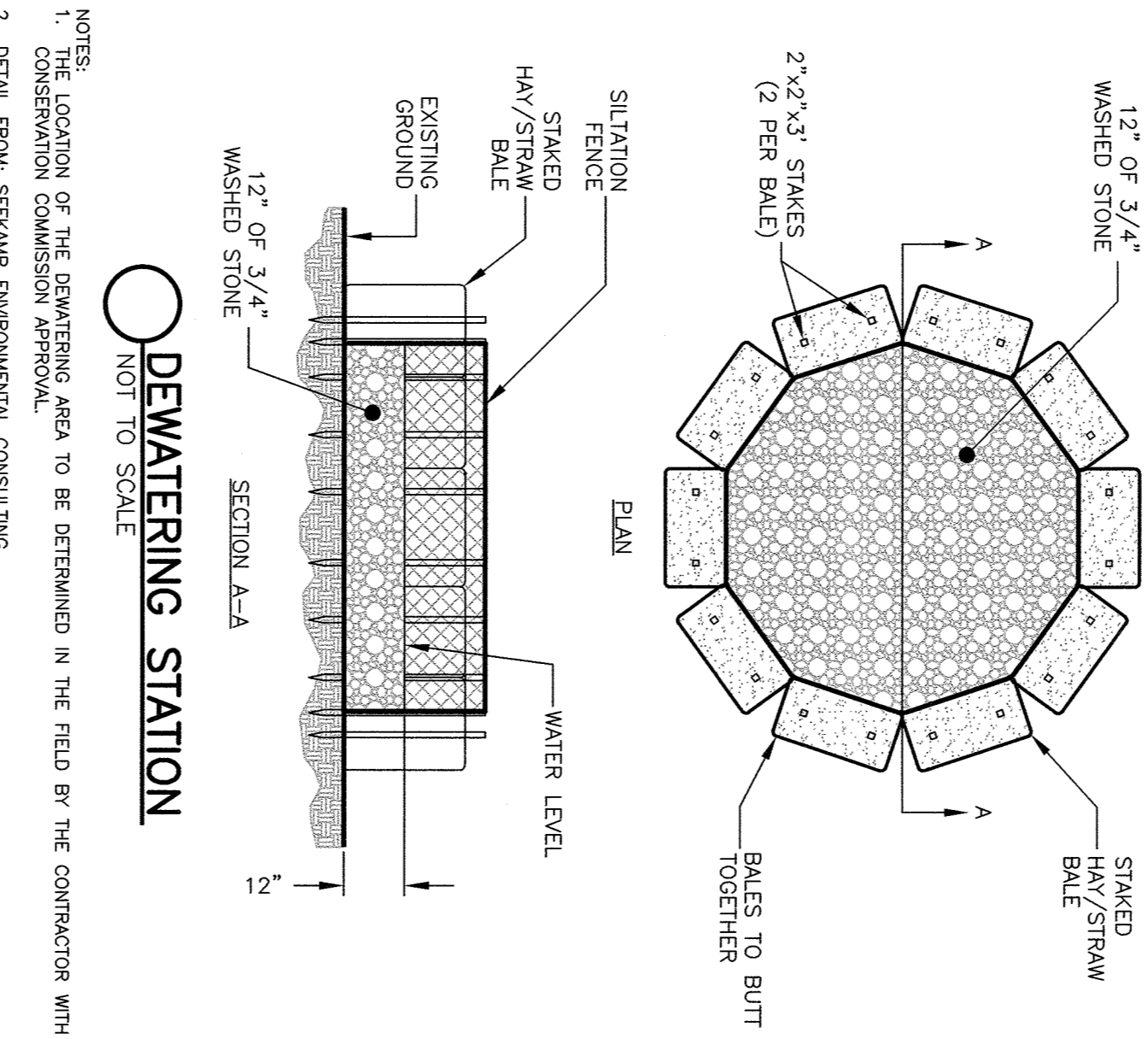
WHEELCHAIR RAMP
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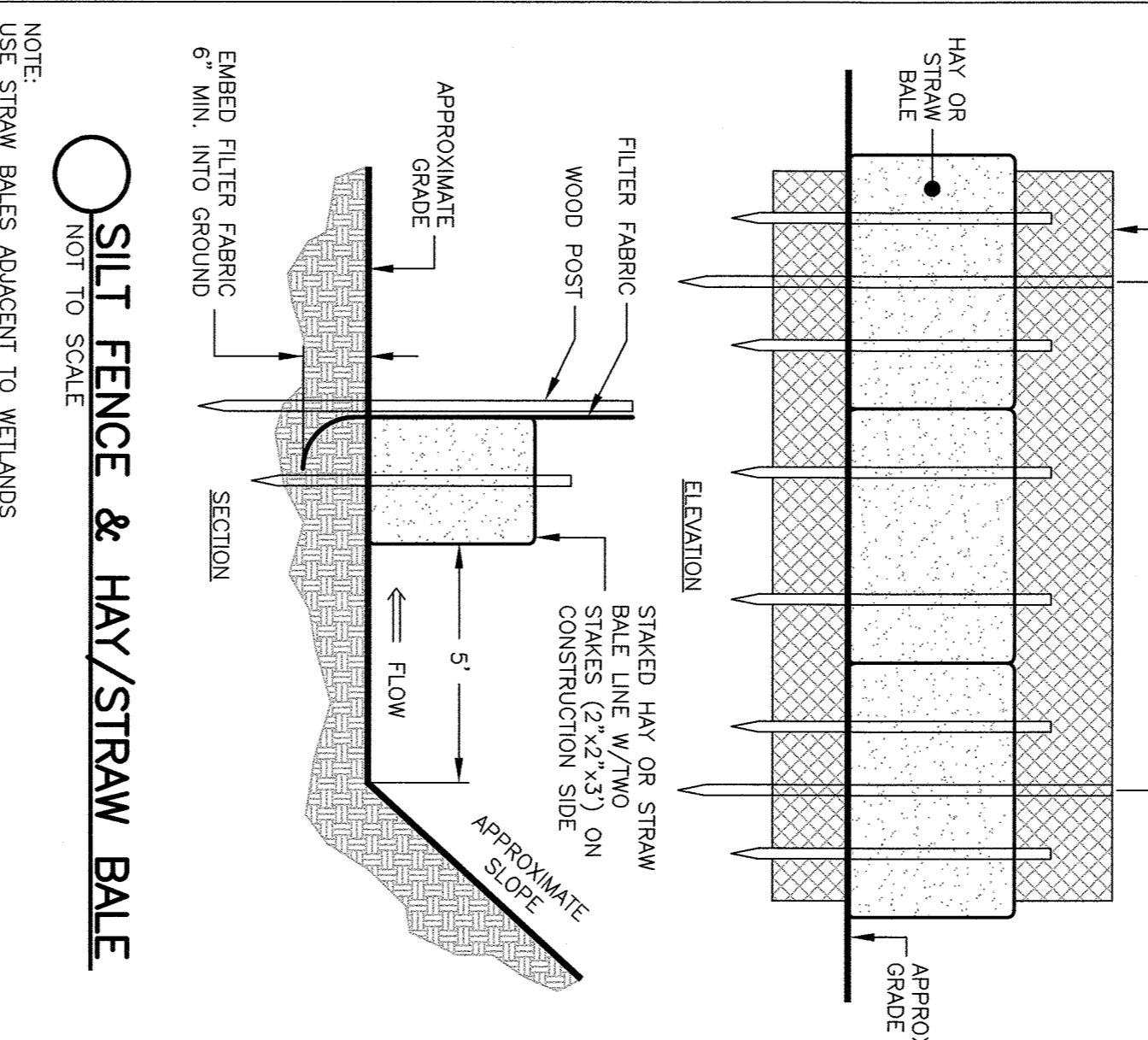
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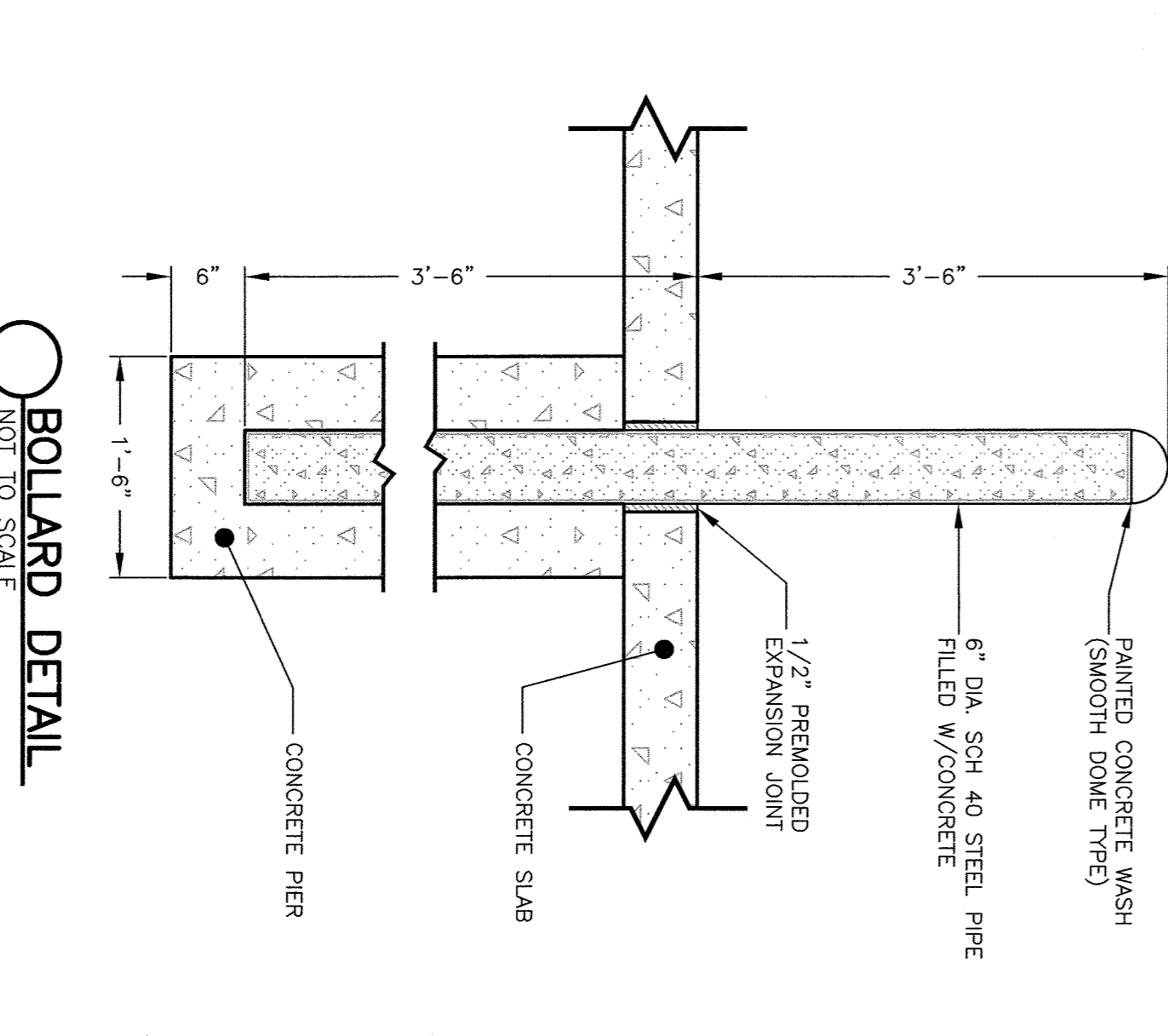
SILTSACK
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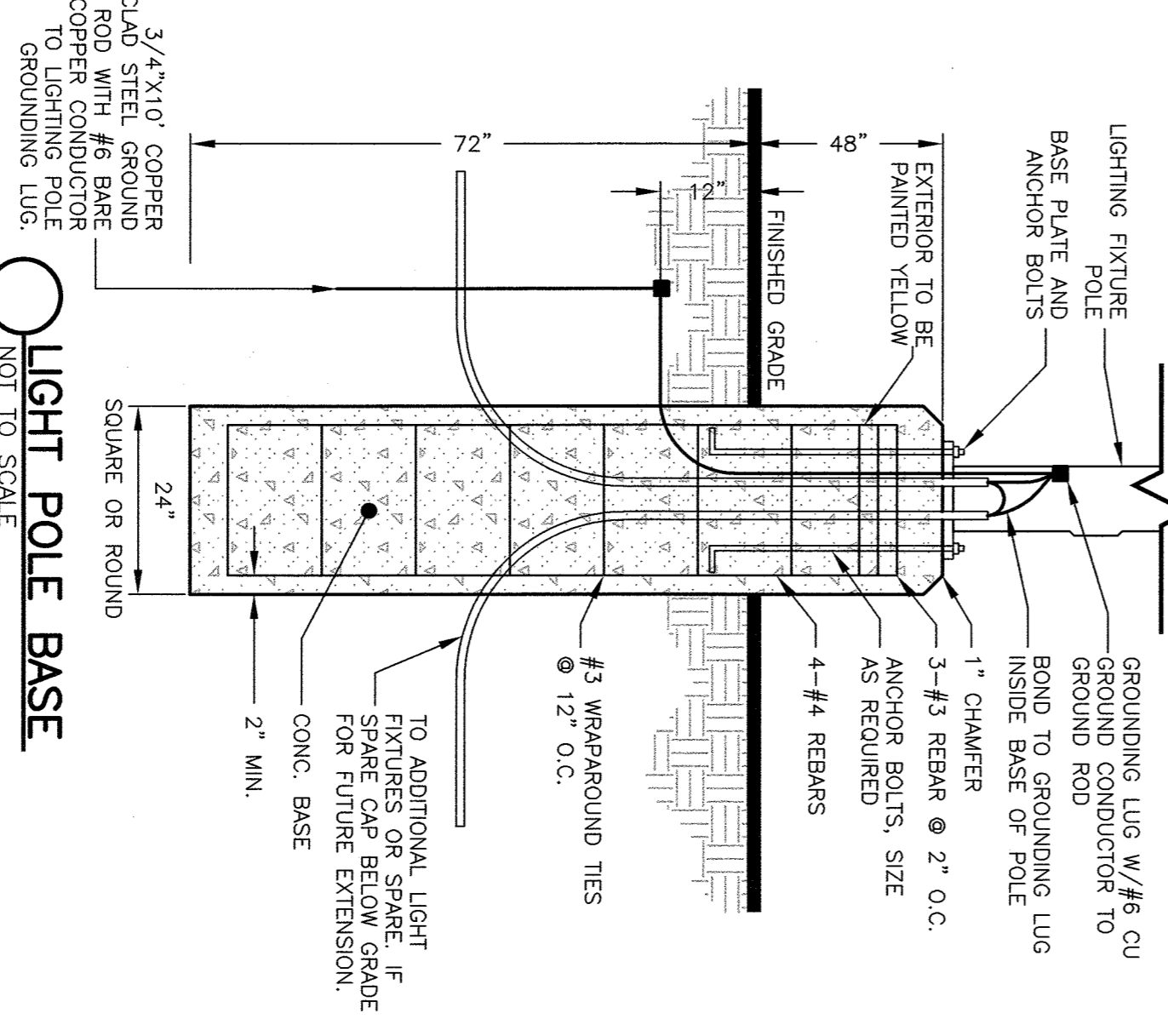
DEWATERING STATION
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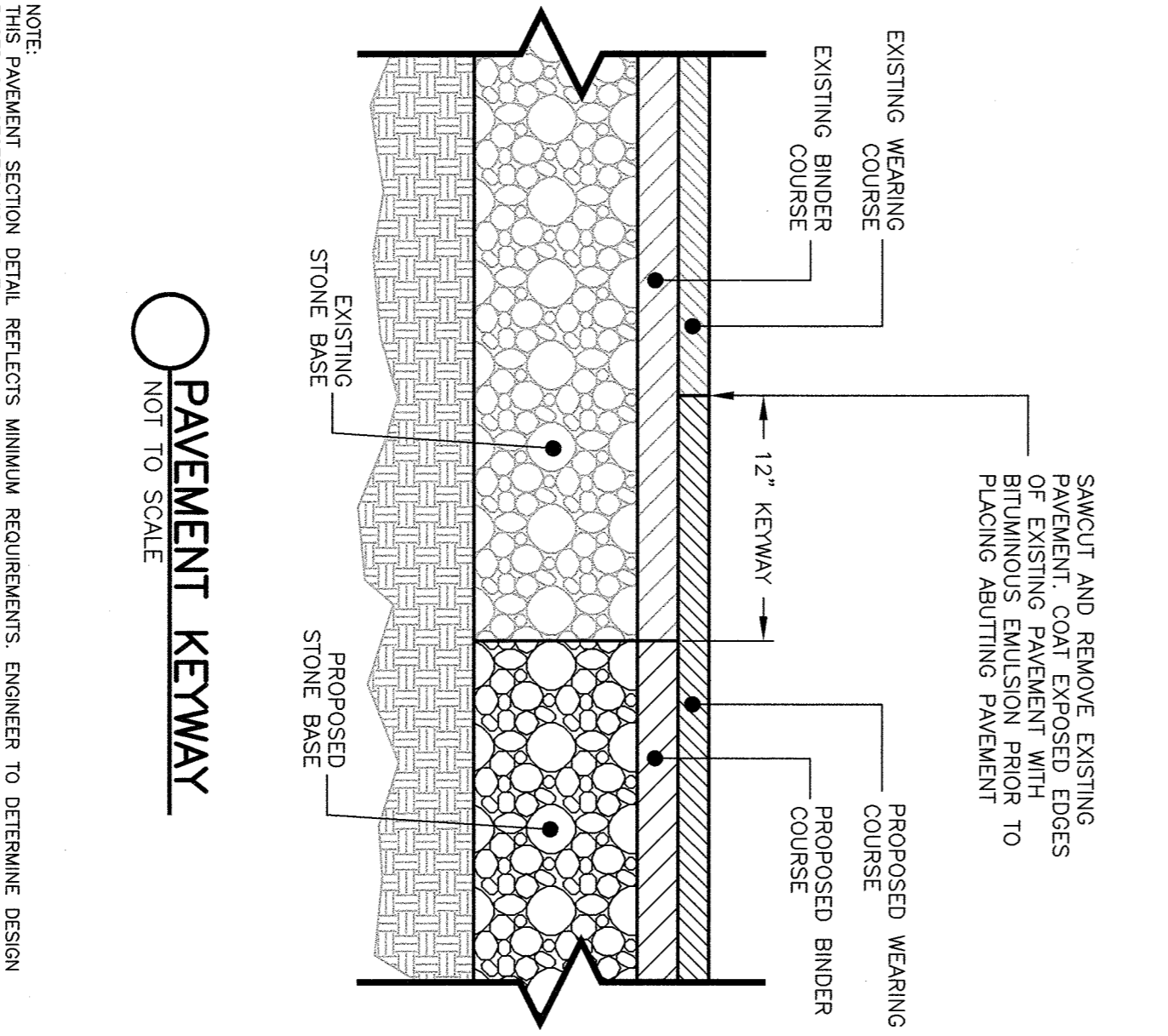
SILT FENCE & HAY/STRAW BALE
NOT TO SCALE



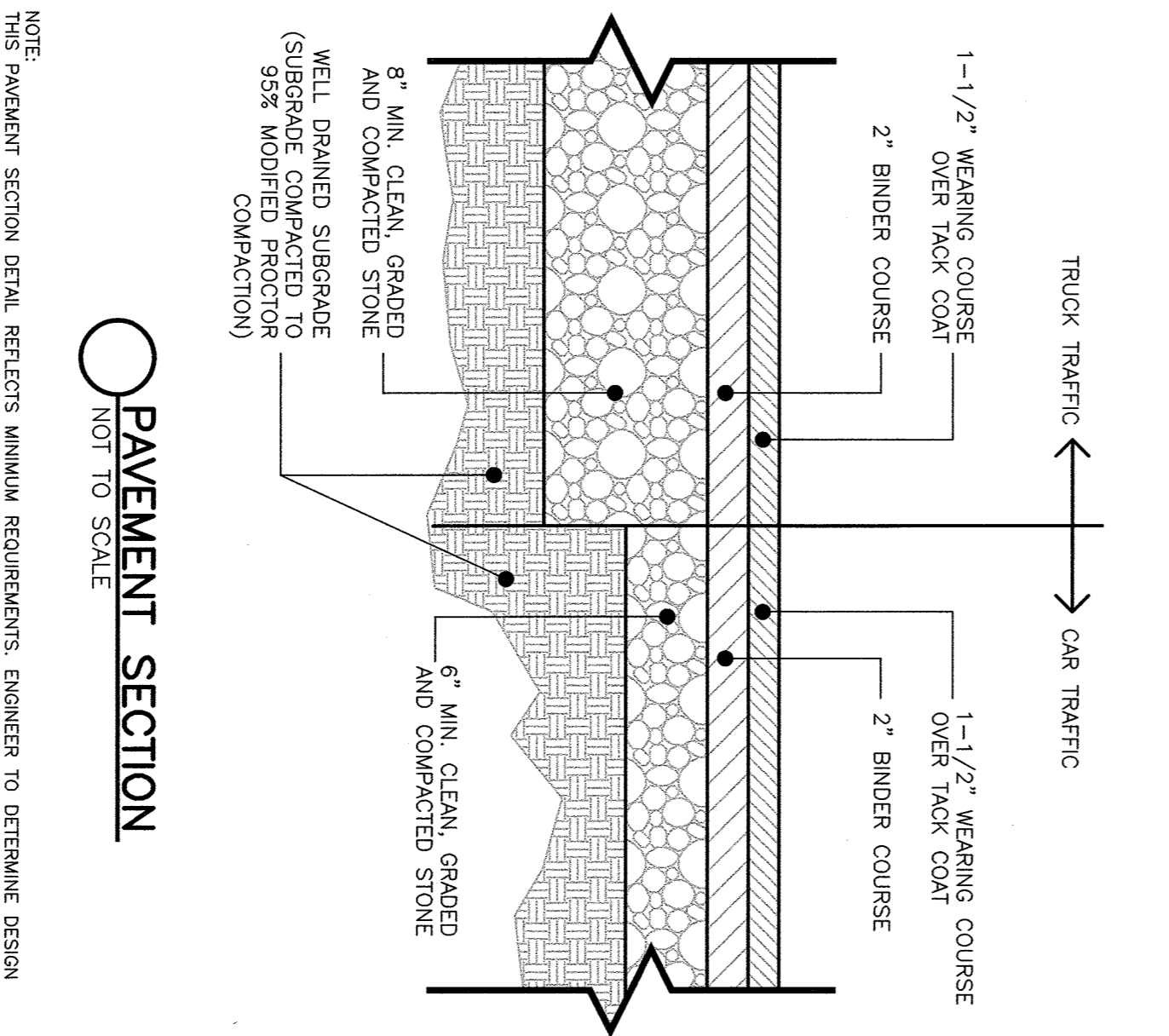
WHEELCHAIR RAMP
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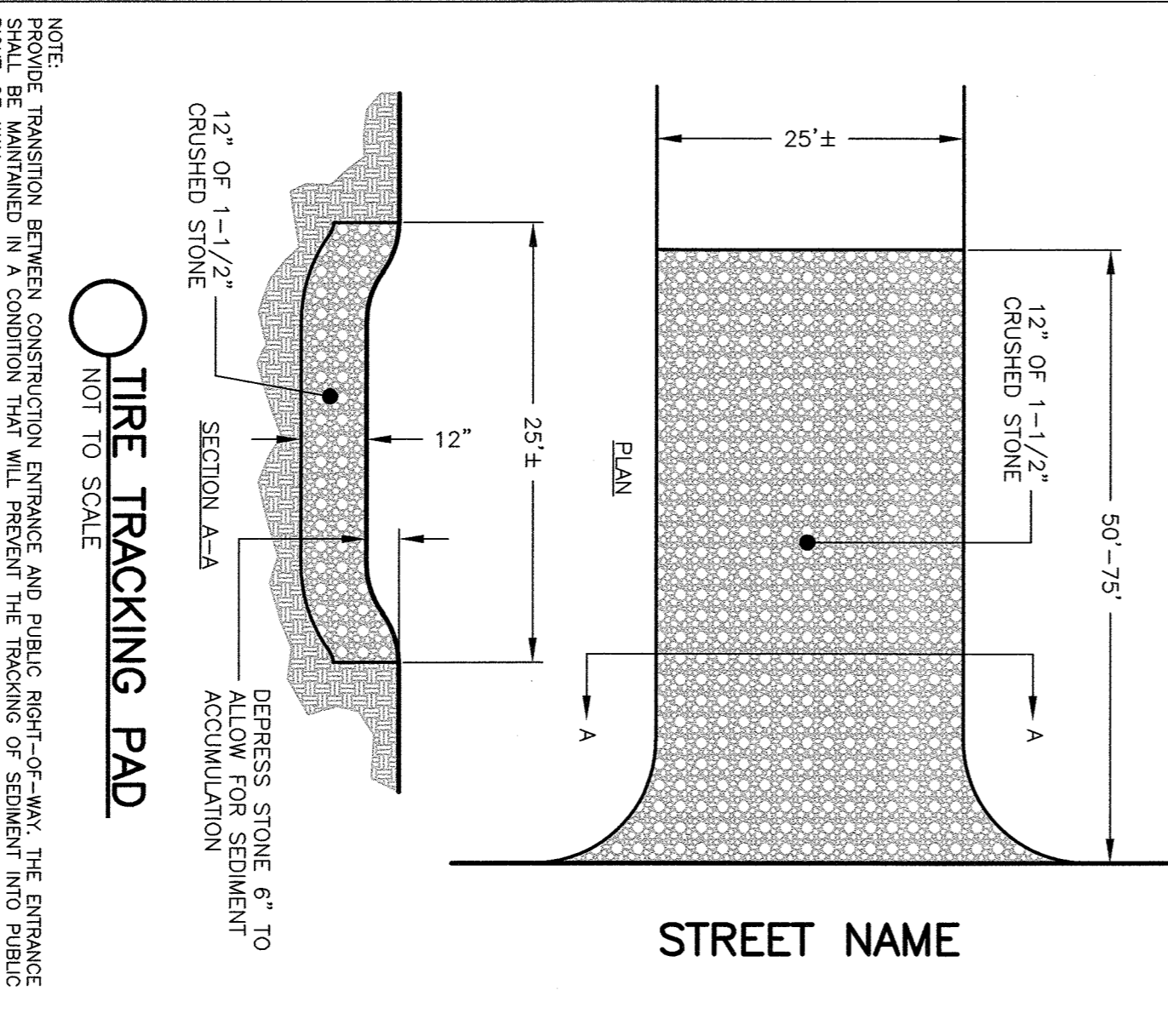
WHEELCHAIR RAMP
NOT TO SCALE



PAVEMENT KEYWAY
NOT TO SCALE



PAVEMENT SECTION
NOT TO SCALE



TIRE TRACKING PAD
NOT TO SCALE

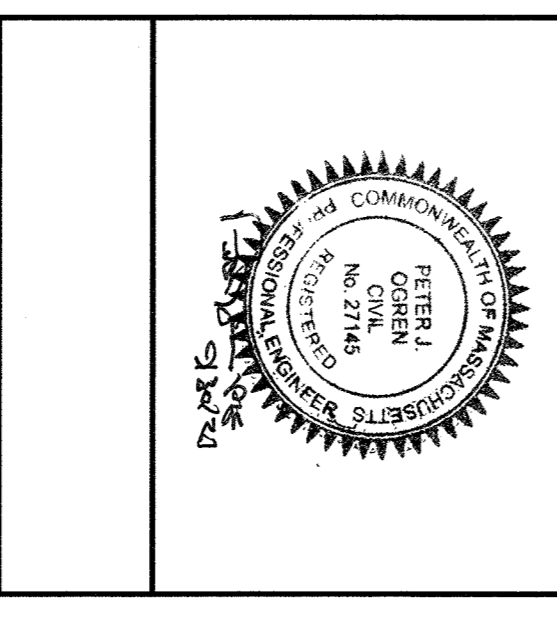
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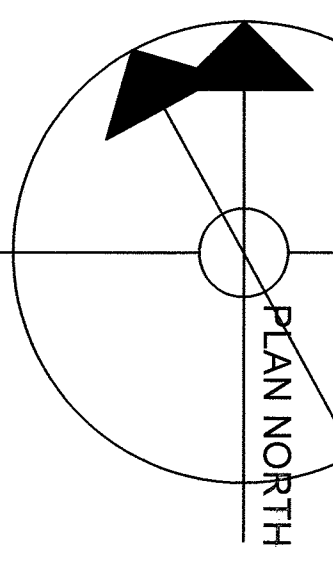
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C.07

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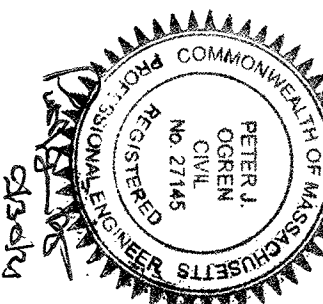
SCALE: NTS

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DETAILS

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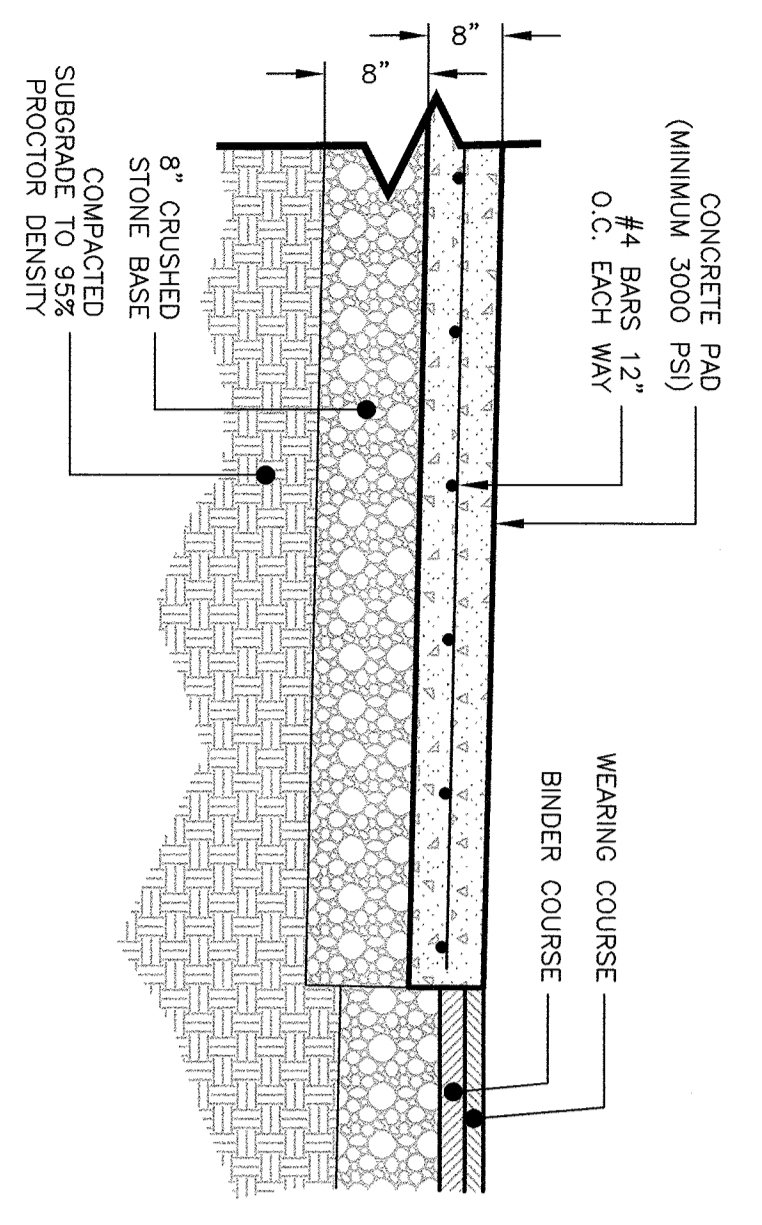
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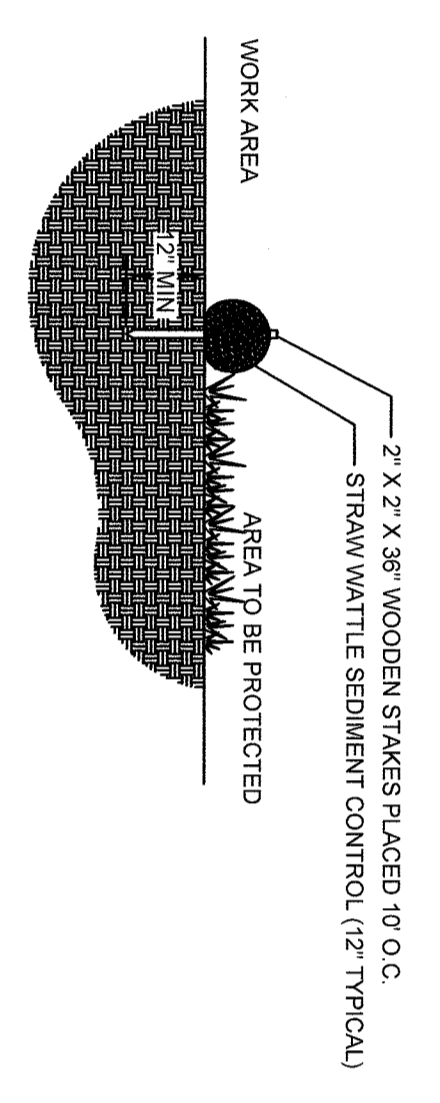
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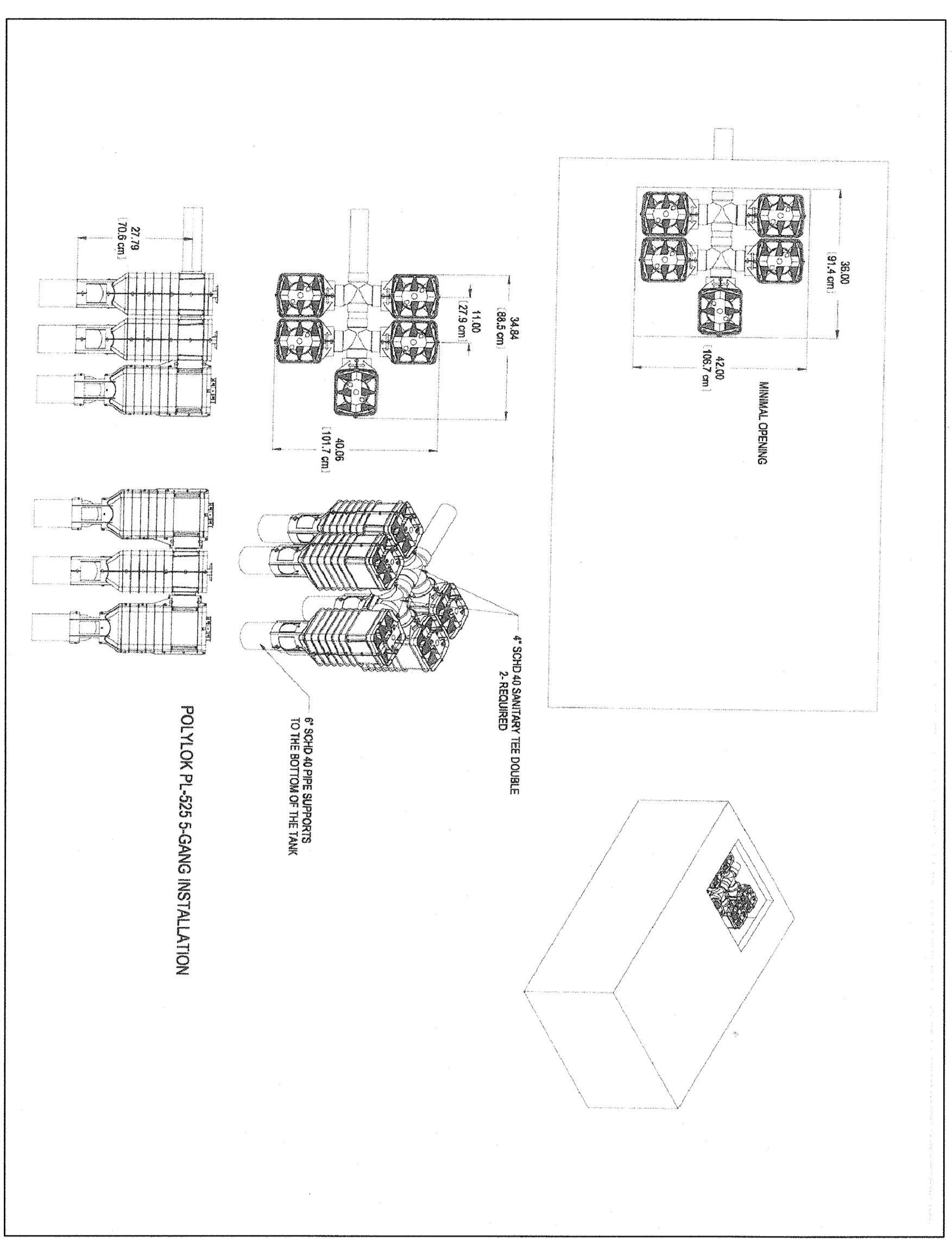
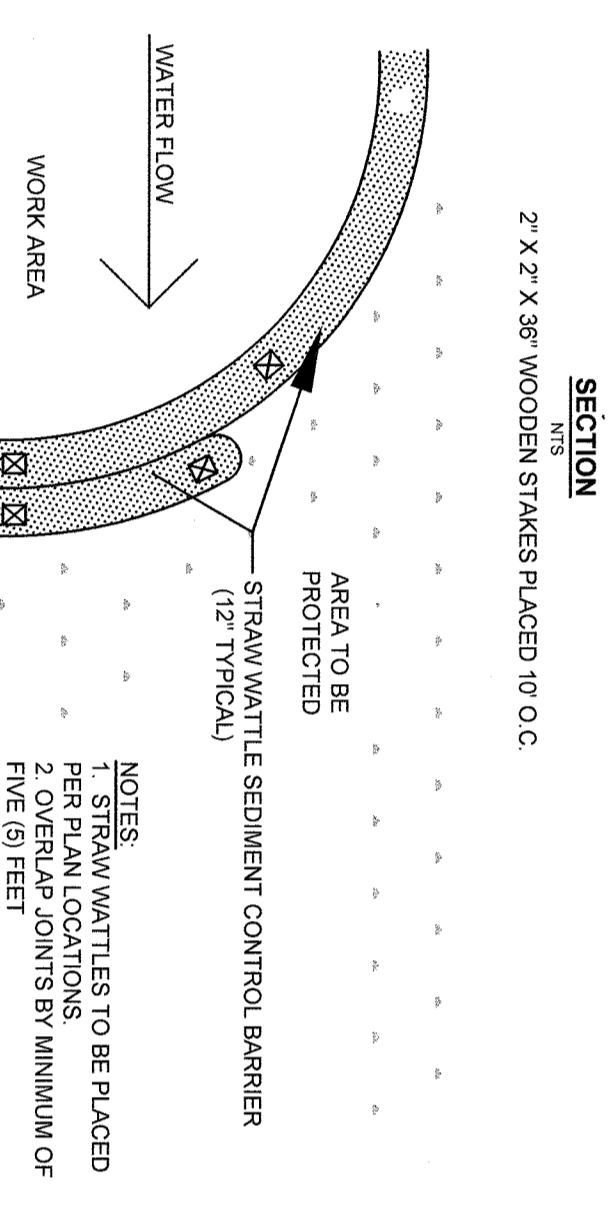
<p>2'-0" TRENCH COVER</p> <p>GRAVEL BASE SHALL BE 6" MINIMUM THICKNESS. MANHOLE SHALL BE 18" MINIMUM DIAMETER. TRENCH SHALL BE 2'-0" WIDE AND 2'-0" DEEP. COVER SHALL BE 2'-0" SQUARE.</p>	<p>PLAN - DEAD END</p>	<p>SECTION A-A</p>	<p>6x14 CATCH BASIN</p>	<p>SECTION A-A</p>	<p>PLAN</p>	<p>SECTION A-A</p>	<p>TYPICAL CATCH BASIN</p>
<p>WATER SERVICE ROADWAY BOX</p>	<p>MANHOLE STRUCTURES</p>	<p>SECTION A-A</p>	<p>TRENCH DETAIL FOR RSP OR DCL</p>	<p>SECTION A-A</p>	<p>SHALLOW MANHOLE</p>	<p>SECTION A-A</p>	<p>TYPICAL SHALLOW MANHOLE</p>
<p>2'-0" TRENCH COVER</p>	<p>PLAN - DEAD END</p>	<p>SECTION A-A</p>	<p>6x14 CATCH BASIN</p>	<p>SECTION A-A</p>	<p>PLAN</p>	<p>SECTION A-A</p>	<p>TYPICAL CATCH BASIN</p>
<p>WATER SERVICE ROADWAY BOX</p>	<p>MANHOLE STRUCTURES</p>	<p>SECTION A-A</p>	<p>TRENCH DETAIL FOR RSP OR DCL</p>	<p>SECTION A-A</p>	<p>SHALLOW MANHOLE</p>	<p>SECTION A-A</p>	<p>TYPICAL SHALLOW MANHOLE</p>



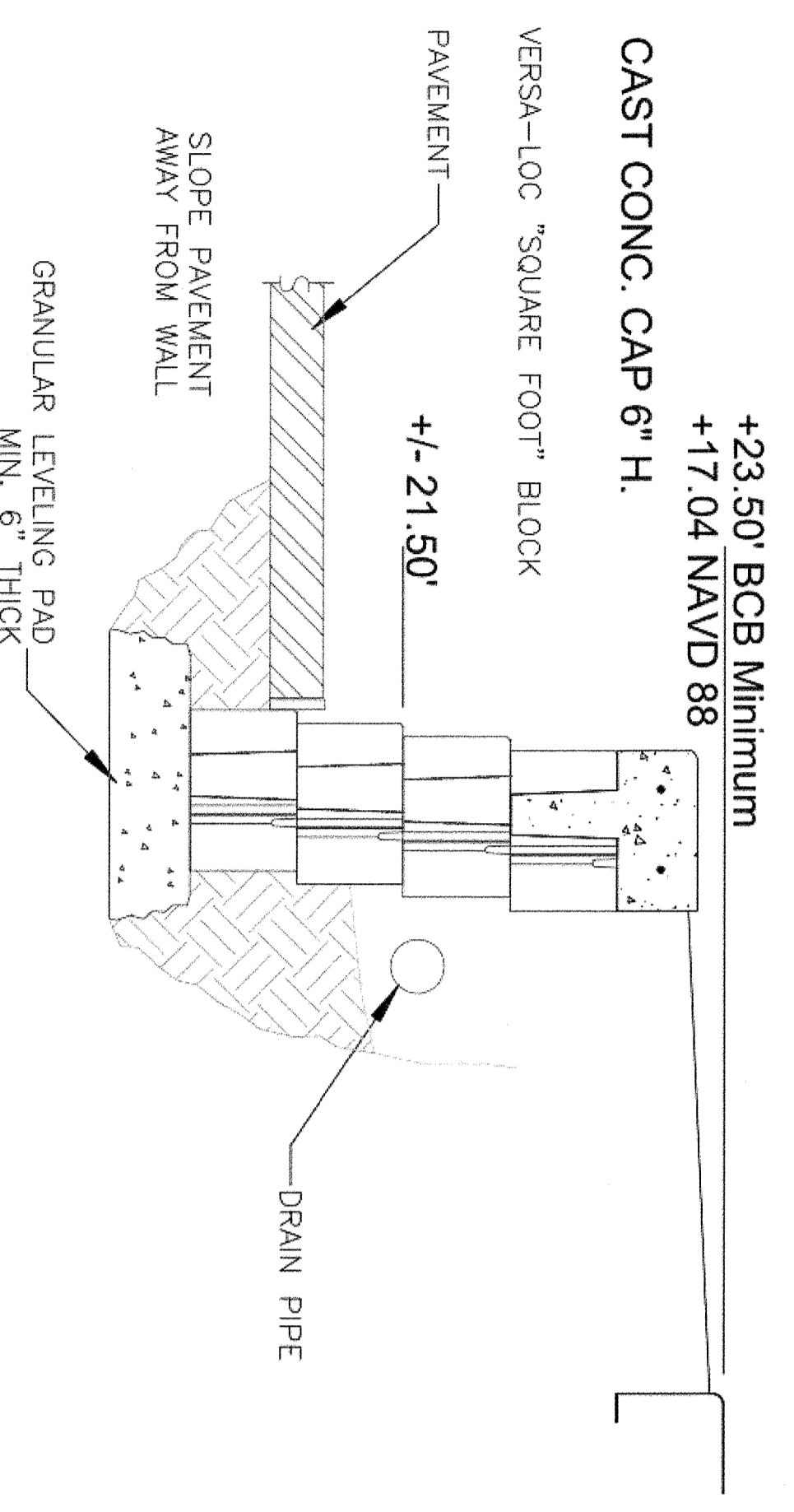
LANDING PAD
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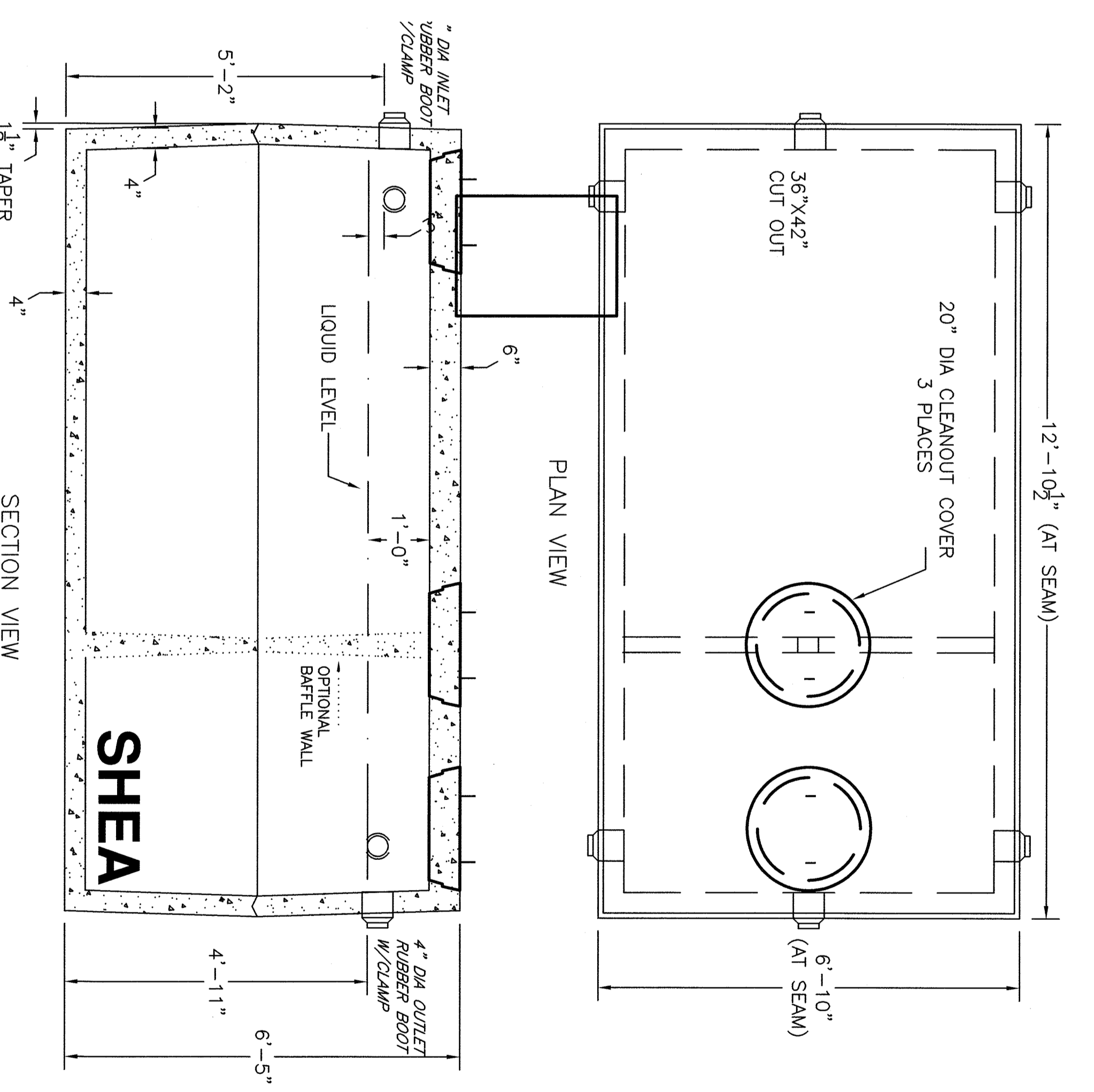
STRAW WATTLES
NOT TO SCALE



POLYLOK-525 EFFLUENT FILTER
NOT TO SCALE



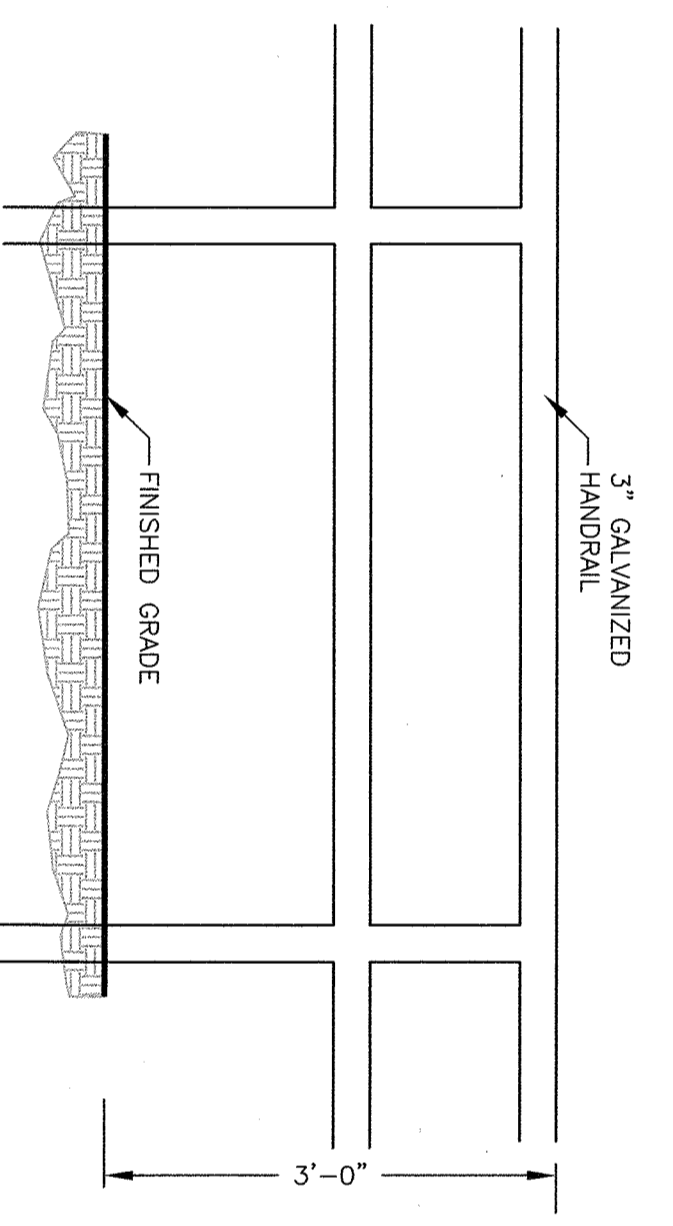
PAVEMENT AT BASE OF WALL
SCALE: NONE



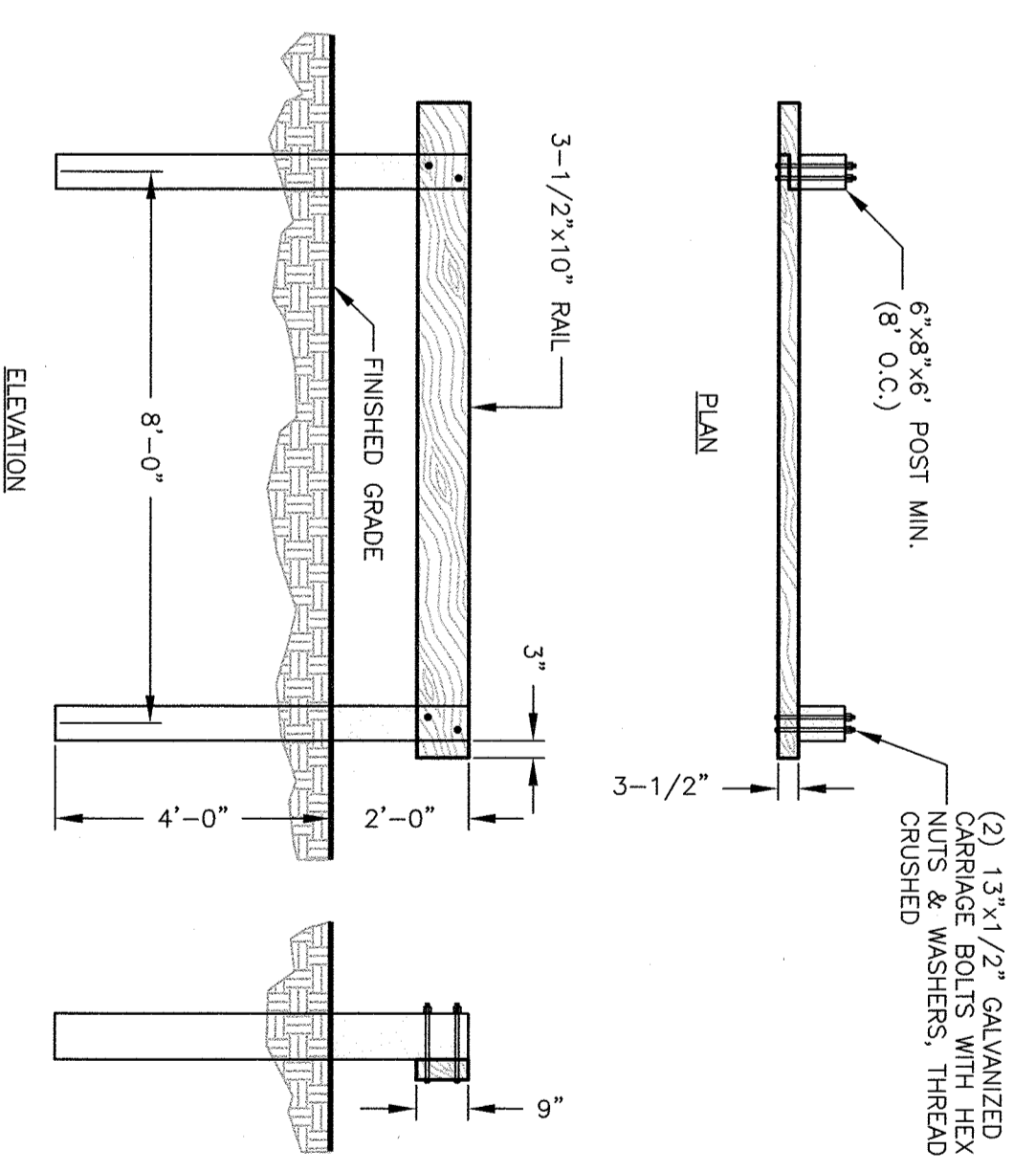
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. TEES AND GAS BATTLE SOLID SEPARATELY.
 5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
 6. IF COVER EXCEEDS 4 FEET, HEAVY DUTY TANK REQUIRED. ALSO AVAILABLE IN ASHTO HS-20 LOADING.

ITEM NO.	STANDARD	WEIGHT
2500H	H20	21,750#

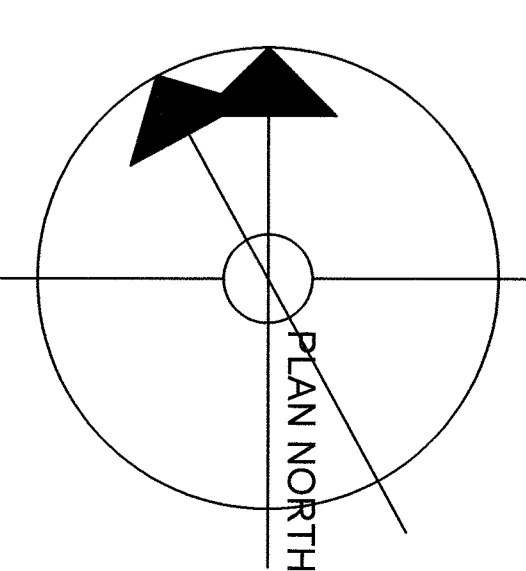
2500H PRE-CAST TANK (H20)
NOT TO SCALE



SAFETY HANDRAIL
NOT TO SCALE



WOOD GUARDRAIL - WOOD POSTS
NOT TO SCALE



Hayes

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DATE REVISION:	
9/27/21	CDS
Drawn By:	
Checked By:	