



December 21, 2021

PRINCIPALS

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Ms. Gabriela Amore  
Preservation Planner  
Boston Landmarks Commission  
1 City Hall Square, Suite 709  
Boston, Massachusetts 02201

**Re: 11 Sleeper Street, Boston MA (Application # 22.0627 FPC)  
Fort Point Channel Landmark District Commission Application**

Dear Ms. Amore:

On behalf of BP3-BOS8 11 Sleeper LLC, Epsilon is pleased to submit for your review and consideration the enclosed additional information related to the replacement of an existing electrical transformer located at 11 Sleeper Street in Boston.

The proponent previously appeared before the Fort Point Channel Landmark District Commission (FPCLDC) on December 9, 2021 to review the proposed replacement of the existing transformer. The replacement is a required utility upgrade which the proponent is pursuing in coordination with the local utility, Eversource. The electrical transformer will be replaced in the same location on a new concrete pad. The existing site at 11 Sleeper Street is a surface parking lot.

At the December 9, 2021 hearing, the FPCLDC requested that the proponent pursue additional hardscaping and landscaping improvements surrounding the transformer. Specifically, the FPCLDC requested installation of granite cobblestones surrounding the transformer's concrete pad. Further, understanding that a tree adjacent to the transformer will be removed, the FPCLDC requested that new plantings be introduced in its place to visually screen the transformer. A hardy evergreen shrub was suggested as an appropriate solution. Additional information on the location and material of protective bollards was also requested. The FPCLDC requested submission of a detailed site plan of the area surrounding the transformer incorporating the above-listed changes and additional information.

Attached please find the requested updated site plans documenting the portion of the existing parking lot at 11 Sleeper Street surrounding the replacement transformer. The existing peninsula at the northeast corner of the parking lot on which the transformer is located will now be expanded to the south by approximately 4'. This expansion will

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www.epsilonassociates.com

allow for installation of appropriate hardscaping and landscaping treatments surrounding the transformer which comply with clearance requirements from Eversource and the FPCLDC's direction.

New granite curbstones will define the enlarged peninsula, which will contain the transformer, protective bollards, and planting bed. Granite cobblestones will surround the transformer's concrete pad, replacing existing loose soil. To the west of the transformer, clearance requirements from Eversource allow for adequate space on the site to incorporate vegetative screening. A planting bed measuring approximately 17' in length by 6'8" in depth will hold three boxwood trees which will ensure the visual presence of the transformer is mitigated to the greatest extent possible from surrounding public ways. The proponent is committed to actively maintaining the plantings, which are a hardy species suitable for this location.

As the transformer is located less than 10' from a traveled way, protective bollards are required. The existing deteriorated bollards will be removed and three new bollards will be installed within the hardscaped area to the south of the transformer. Bollards will consist of 8" diameter steel posts measuring 4' in height and will be painted yellow. Updated site plans are enclosed with this submittal along with Eversource's clearance requirements for such electrical transformers.

We look forward to continuing the discussion of this project with the Commission at the January 13, 2022 hearing. If you have any questions or require additional information, please do not hesitate to contact me at (978) 461-6279.

Sincerely,

EPSILON ASSOCIATES, INC.



Erin Doherty  
Preservation Planner

cc: BP3-BOS8 11 Sleeper LLC

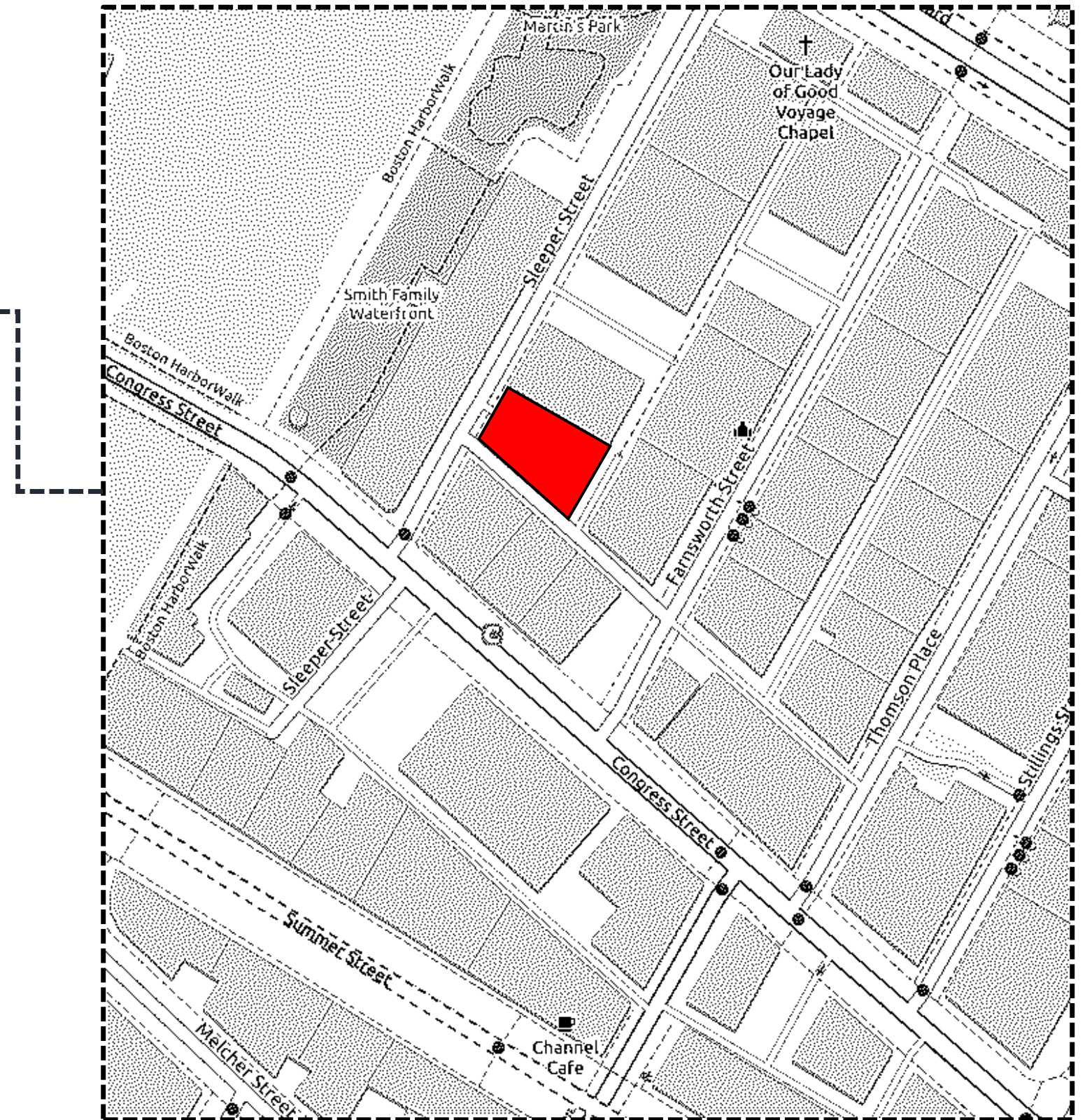
**Updated Plans**

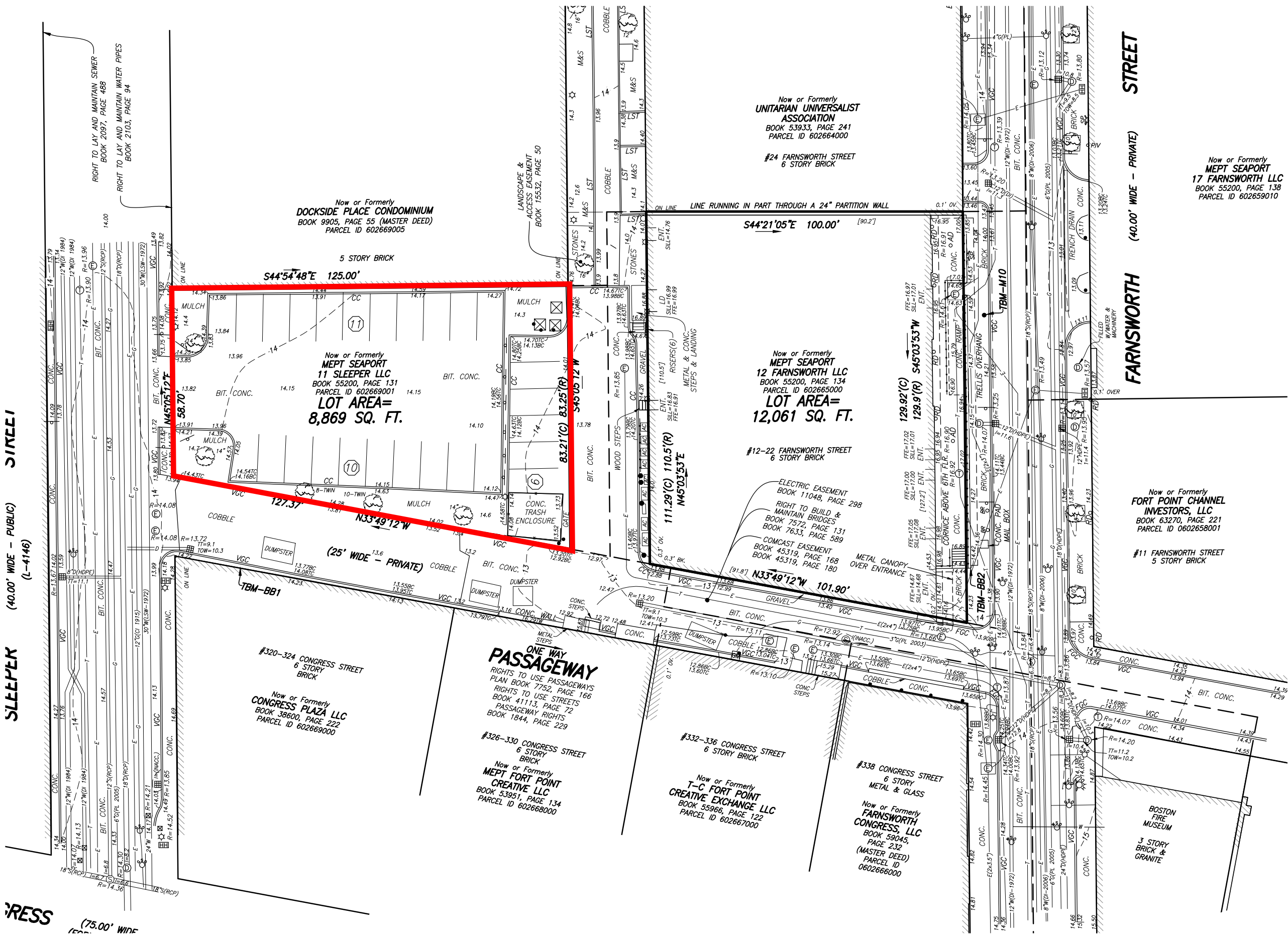
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# 11 Sleeper Street

December 2021







Now or Formerly  
DOCKSIDE PLACE CONDOMINIUM  
BOOK 9905, PAGE 55 (MASTER DEED)  
PARCEL ID 602669005

Now or Formerly  
MEPT SEAPORT  
11 SLEEPER LLC  
BOOK 55200, PAGE 131  
PARCEL ID 602669001  
**LOT AREA=**  
**8,869 SQ. FT.**

Now or Formerly  
UNITARIAN UNIVERSALIST  
ASSOCIATION  
BOOK 53933, PAGE 241  
PARCEL ID 602664000  
**#24 FARNSWORTH STREET**  
6 STORY BRICK

Now or Formerly  
MEPT SEAPORT  
12 FARNSWORTH LLC  
BOOK 55200, PAGE 134  
PARCEL ID 602665000  
**LOT AREA=**  
**12,061 SQ. FT.**

**#12-22 FARNSWORTH STREET**  
6 STORY BRICK

Now or Formerly  
FORT POINT CHANNEL  
INVESTORS, LLC  
BOOK 63270, PAGE 221  
PARCEL ID 0602658001

**#11 FARNSWORTH STREET**  
5 STORY BRICK

Now or Formerly  
CONGRESS PLAZA LLC  
BOOK 38600, PAGE 222  
PARCEL ID 602669000

**ONE WAY PASSAGEWAY**  
RIGHTS TO USE PASSAGEWAYS  
PLAN BOOK 7752, PAGE 166  
RIGHTS TO USE STREETS  
BOOK 41113, PAGE 72  
PASSAGEWAY RIGHTS  
BOOK 1844, PAGE 229

**#326-330 CONGRESS STREET**  
6 STORY BRICK  
Now or Formerly  
MEPT FORT POINT  
CREATIVE LLC  
BOOK 53951, PAGE 134  
PARCEL ID 602668000

**#332-336 CONGRESS STREET**  
6 STORY BRICK  
Now or Formerly  
T-C FORT POINT  
CREATIVE EXCHANGE LLC  
BOOK 55966, PAGE 122  
PARCEL ID 602667000

**#338 CONGRESS STREET**  
6 STORY  
METAL & GLASS  
Now or Formerly  
FARNSWORTH  
CONGRESS, LLC  
BOOK 59045,  
PAGE 232  
(MASTER DEED)  
PARCEL ID  
0602666000

**BOSTON FIRE MUSEUM**  
3 STORY  
BRICK &  
GRANITE

**SLEEPER** (40.00' WIDE - PUBLIC) (L-4146)

**GRESS** (75.00' WIDE)

**FARNSWORTH STREET** (40.00' WIDE - PRIVATE)



11 Sleeper Street, Boston, MA

Photograph Location Key



PHOTO 1 - 11 SLEEPER STREET PARCEL - VIEW SOUTHEAST





PHOTO 2 - 11 SLEEPER STREET PARCEL - VIEW EAST



PHOTO 3 - 11 SLEEPER STREET PARCEL - VIEW NORTHEAST

PHASE3  
REAL ESTATE PARTNERS  
CORE/SHELL RENOVATION  
PHASE 3  
12/21/21

**P0.05C EXISTING  
CONDITIONS PHOTOS**

**Perkins&Will**



PHOTO 4 - 11 SLEEPER STREET PARCEL - TRANSFORMER AT FAR RIGHT - VIEW NORTHEAST



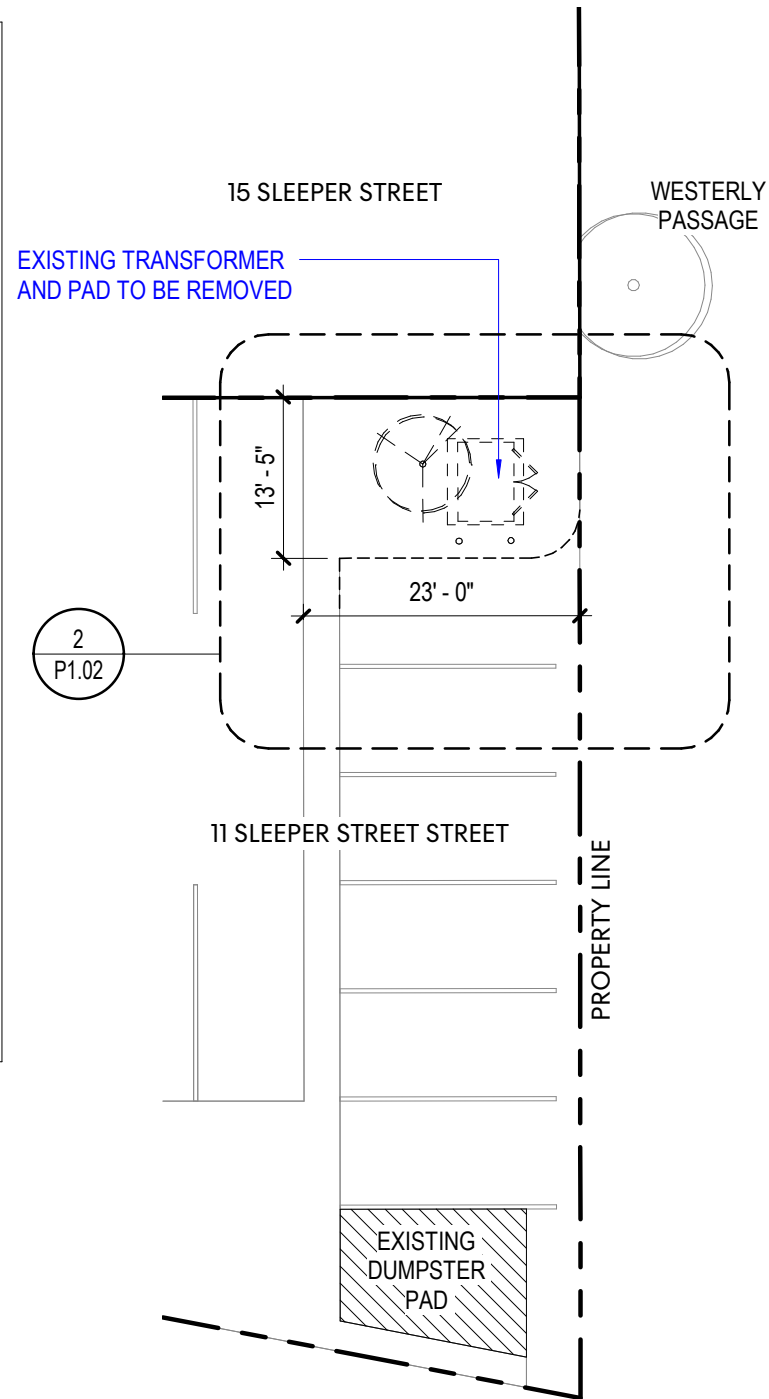
PHOTO 5 - 11 SLEEPER STREET TRANSFORMER - VIEW NORTHWEST



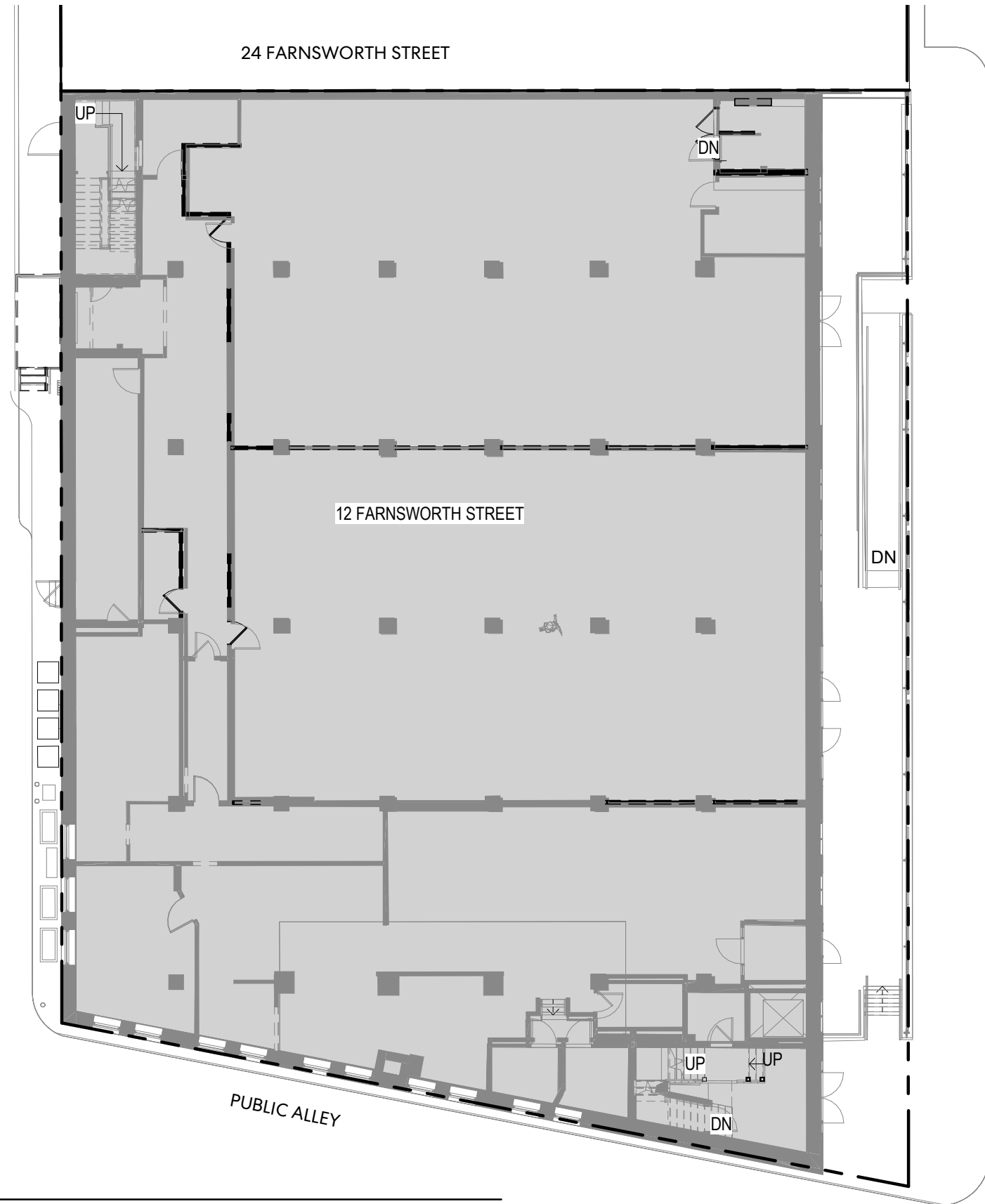
PHOTO 6 - 11 SLEEPER STREET TRANSFORMER - VIEW NORTHEAST



EXISTING PHOTOS



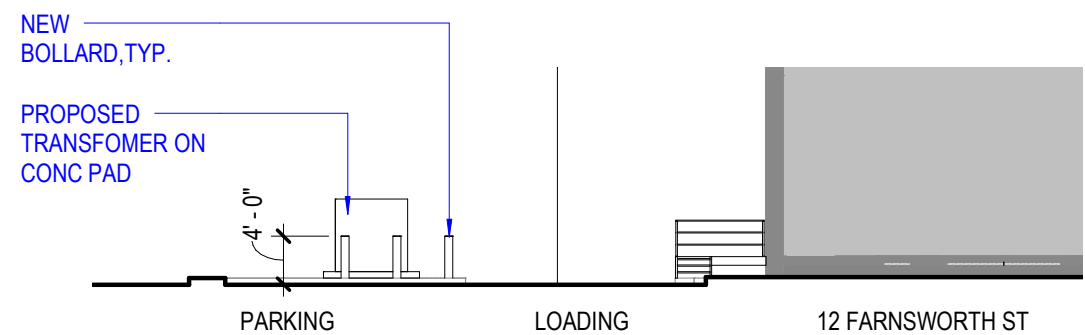
① TRANSFORMER - EXISTING SITE PLAN  
1/16" = 1'-0"



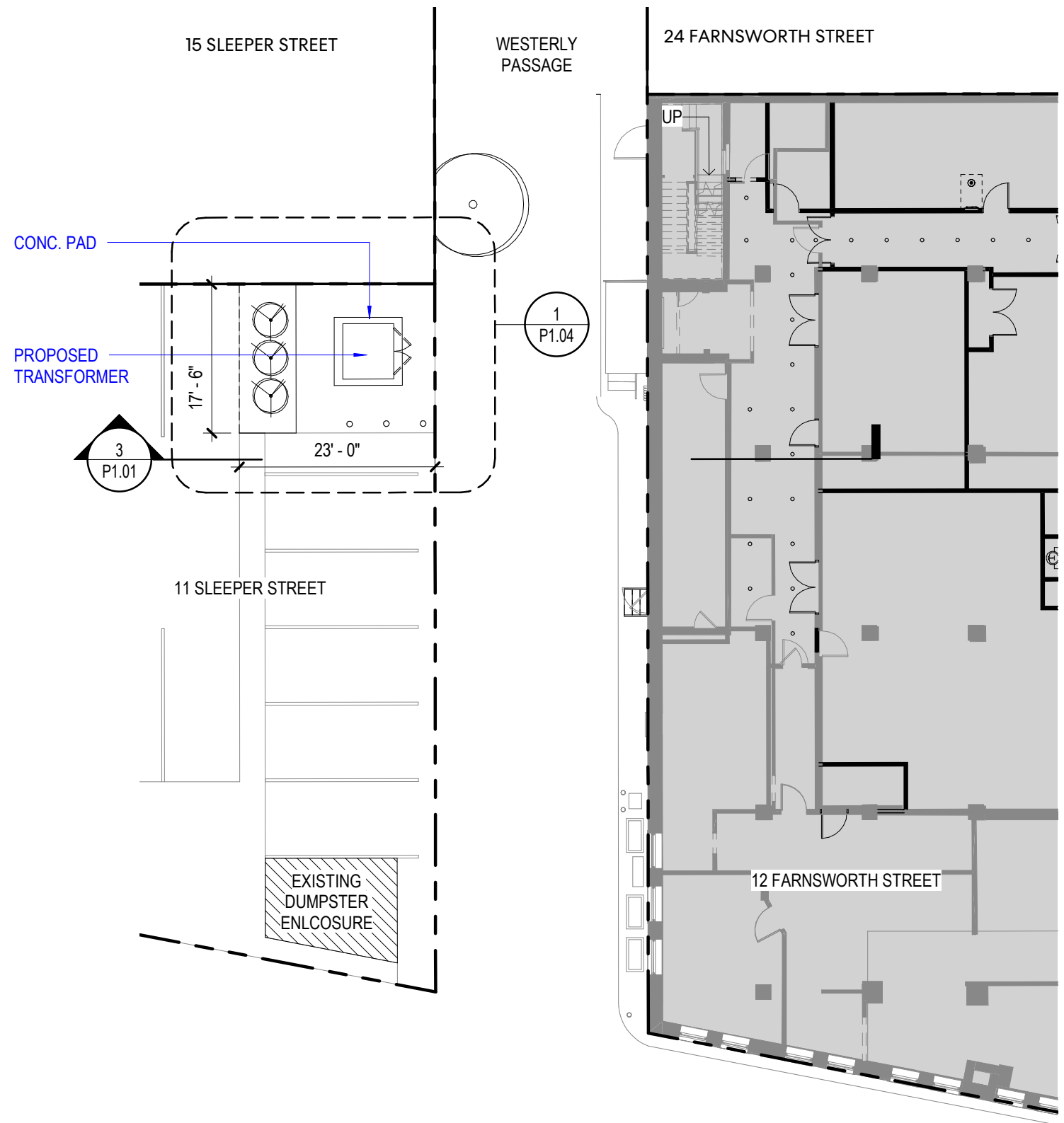
Three-phase pad-mounted compartmental type transformer



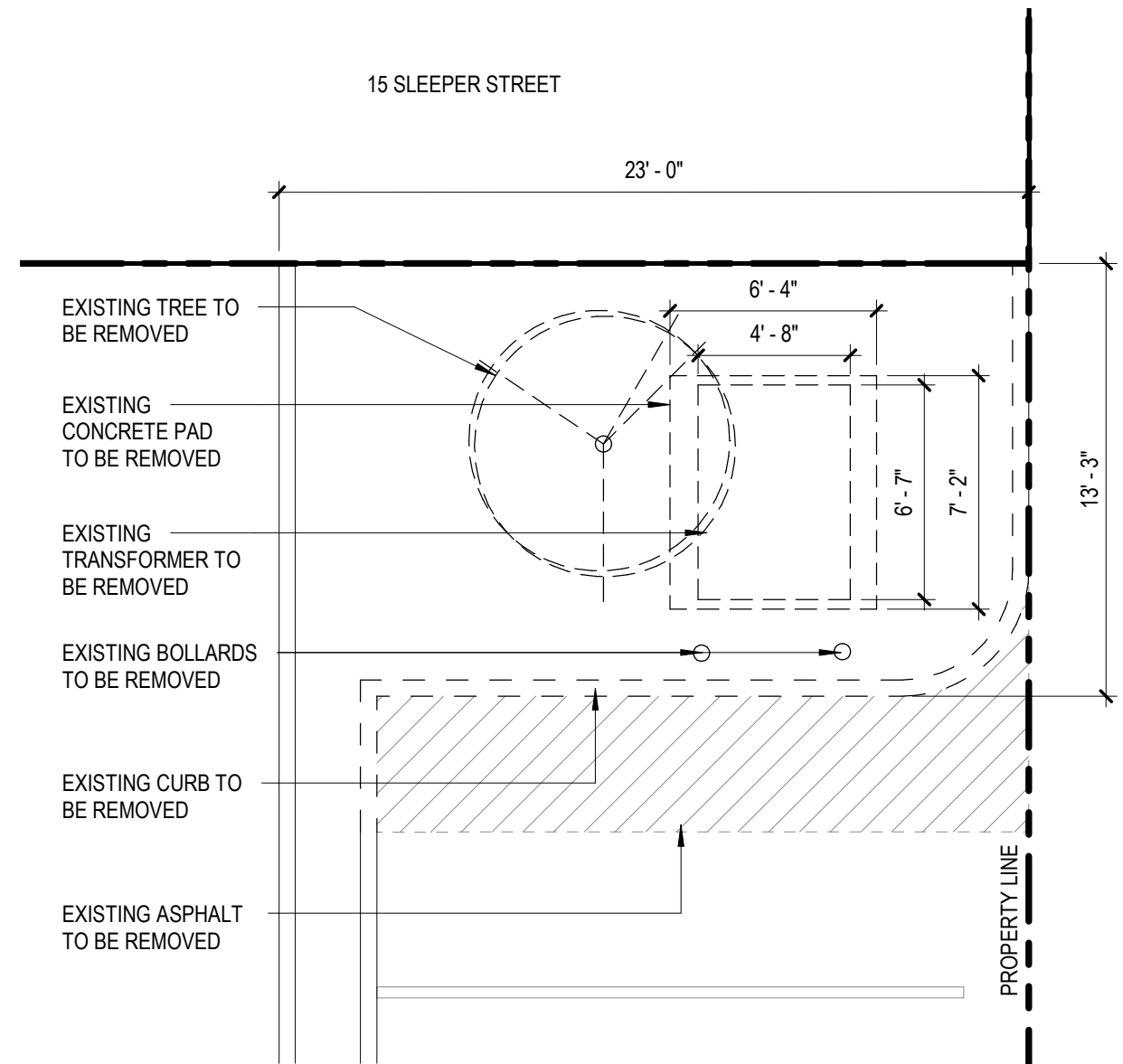
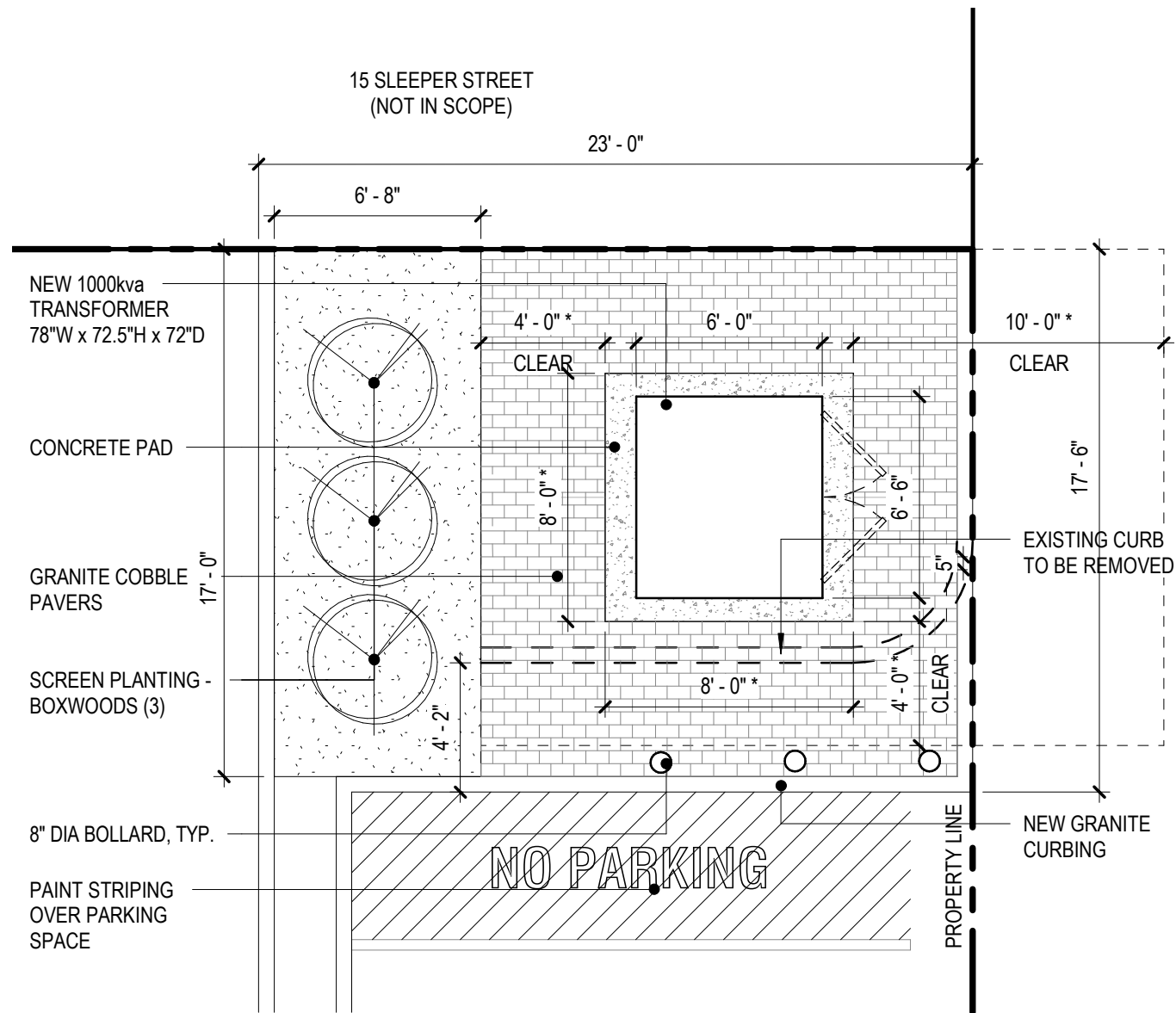
PROPOSED TRANSFORMER



3 SITE SECTION A  
1/16" = 1'-0"



1 TRANSFORMER REPLACEMENT - SITE PLAN  
1/16" = 1'-0"



① ENLARGED SITE PLAN  
3/16" = 1'-0"

② ENLARGED - SITE PLAN - DEMOLITION  
3/16" = 1'-0"

\* NOTE: CLEARANCES SHOWN ARE BASED ON UTILITY PROVIDER STANDARDS

CORE/SHELL RENOVATION

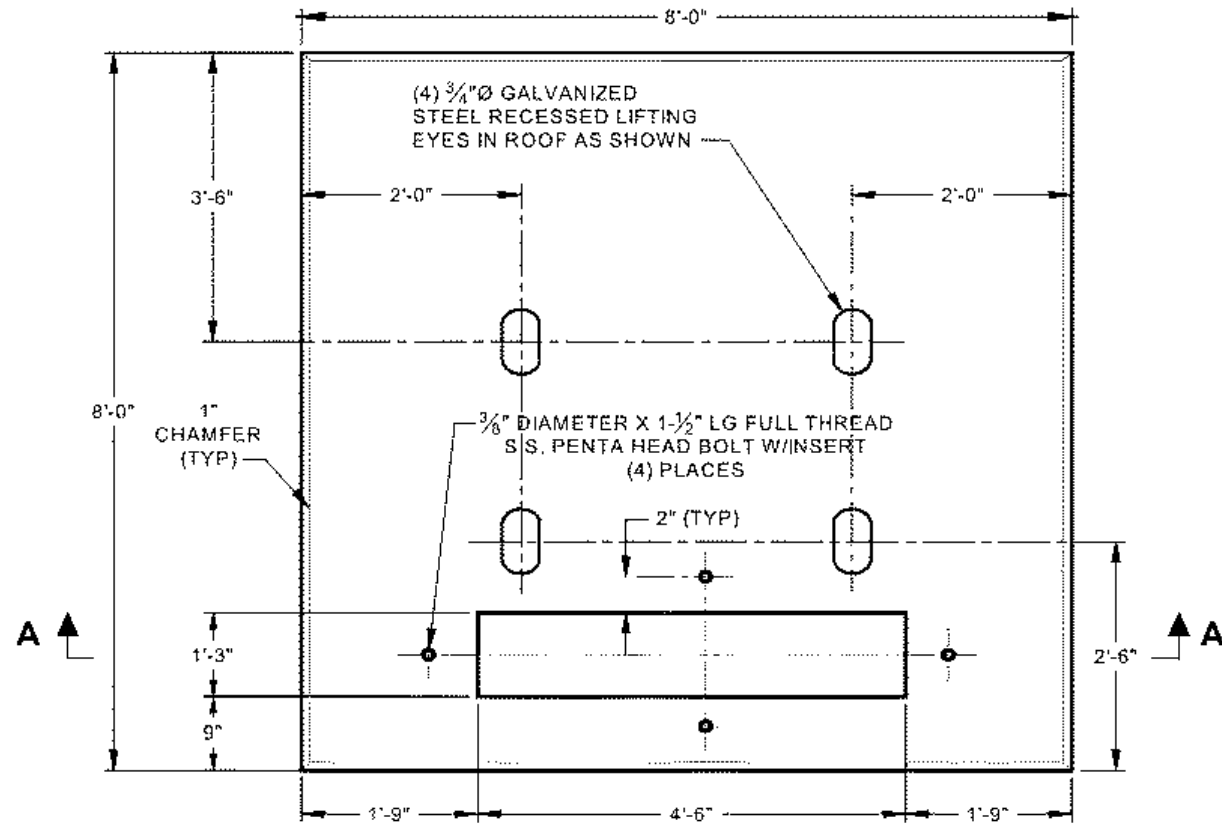
PHASE 3

12/21/21

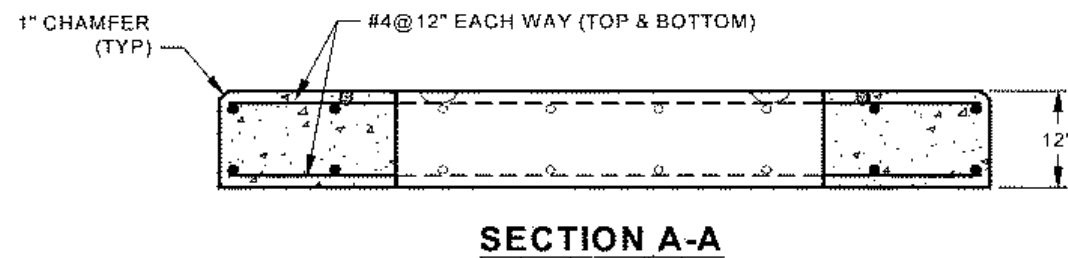
P1.02 ENLARGED PLANS

Perkins&Will





**PLAN TOP NO. 2**  
(FOR TRANSFORMERS 500 TO 2500KVA)



**SECTION A-A**



**Figure 2. Transformer and pad dimensions.**

\* Add 9" for Bay-O-Net fusing.

**Table 6. Fluid-filled—aluminum windings 55/65 °C Rise<sup>1</sup>**

kVA Rating	OUTLINE DIMENSIONS (in.)									Gallons of Fluid	Approx. Total Weight (lbs.)
	A*	B	C	D	E	F	G	H	I		
45	50	68	39	42	26	68	72	43	20	110	2,100
75	50	68	39	42	26	68	72	43	20	115	2,250
112.5	50	68	49	42	26	68	72	53	20	120	2,350
150	50	68	49	42	26	68	72	53	20	125	2,700
225	50	72	51	42	30	72	76	55	20	140	3,150
300	50	72	51	42	30	72	76	55	20	160	3,650
500	50	89	53	42	30	72	93	57	20	190	4,650
750	64	89	57	42	30	72	93	61	20	270	6,100
1000	64	89	59	42	30	72	93	63	20	350	8,200
1500	73	89	86	42	30	72	93	90	24	410	10,300
2000	73	72	87	42	30	72	76	91	24	490	12,500
2500	73	72	98	42	30	72	76	103	24	530	14,500
3000	73	84	99	46	37	84	88	103	24	620	16,700
3750	84	85	108	47	38	85	88	112	24	690	19,300
5000	84	96	108	48	48	96	100	112	24	930	25,000
7500	94	102	122	54	48	102	100	126	24	1,580	41,900

<sup>1</sup> Weights, gallons of fluid, and dimensions are for reference only and not for construction. Please contact Eaton's Cooper Power Systems for exact dimensions.

\* Add 9" for Bay-O-Net fusing.

**Table 7. Fluid-Filled—Copper Windings 55/65 °C Rise<sup>1</sup>**

kVA Rating	OUTLINE DIMENSIONS (in.)									Gallons of Fluid	Approx. Total Weight (lbs.)
	A*	B	C	D	E	F	G	H	I		
45	50	64	39	34	30	64	69	43	20	110	2,100
75	50	64	39	34	30	64	69	43	20	115	2,350
112.5	50	64	49	34	30	64	69	53	20	115	2,500
150	50	64	49	34	30	64	69	53	20	120	2,700
225	50	64	51	34	30	64	73	55	20	140	3,250
300	50	64	51	34	30	64	75	55	20	160	3,800
500	50	81	53	34	30	64	85	57	20	200	4,800
750	64	89	57	42	30	72	93	61	20	255	6,500
1000	64	89	59	42	30	72	93	63	20	300	7,800
1500	73	89	86	42	30	72	93	90	24	410	10,300
2000	73	72	87	42	30	72	76	91	24	420	11,600
2500	73	72	99	42	30	72	76	103	24	500	14,000
3000	73	84	99	46	37	84	88	103	24	720	18,700
3750	84	85	108	47	38	85	88	112	24	800	20,500
5000	84	96	108	48	48	96	100	112	24	850	25,000
7500	94	102	122	54	48	102	100	126	24	1,620	46,900

<sup>1</sup> Weights, gallons of fluid, and dimensions are for reference only and not for construction. Please contact Eaton's Cooper Power Systems for exact dimensions.

\* Add 9" for Bay-O-Net fusing.

① TRANSFORMER PAD TYP DETAILS  
1/2" = 1'-0"

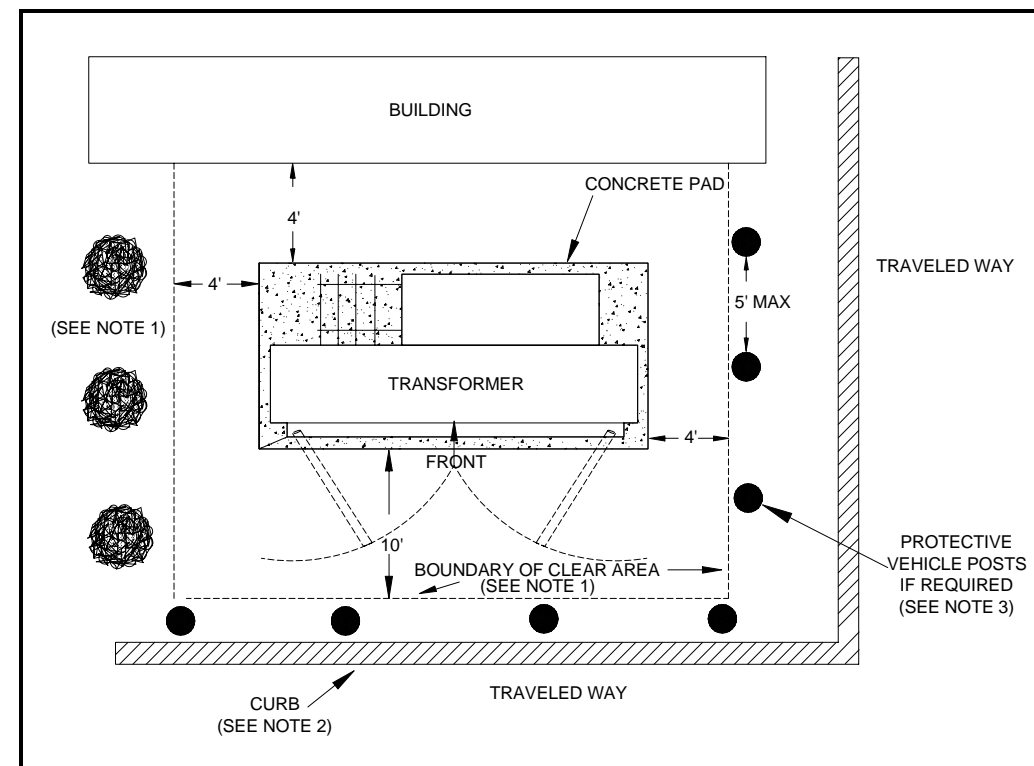
② TRANSFORMER SPECS AND DIMS  
NTS

C3802 \*\*\*\* Supersedes ComElectric CUDS Specification 1-0796, Section G2\*\*\*\*

**RECOMMENDED MINIMUM CLEARANCES FROM THREE-PHASE DISTRIBUTION TRANSFORMER FOUNDATION TO BUILDINGS, BUILDING OPENINGS, LANDSCAPING, OR TRAVELED WAY**

1.0 PURPOSE

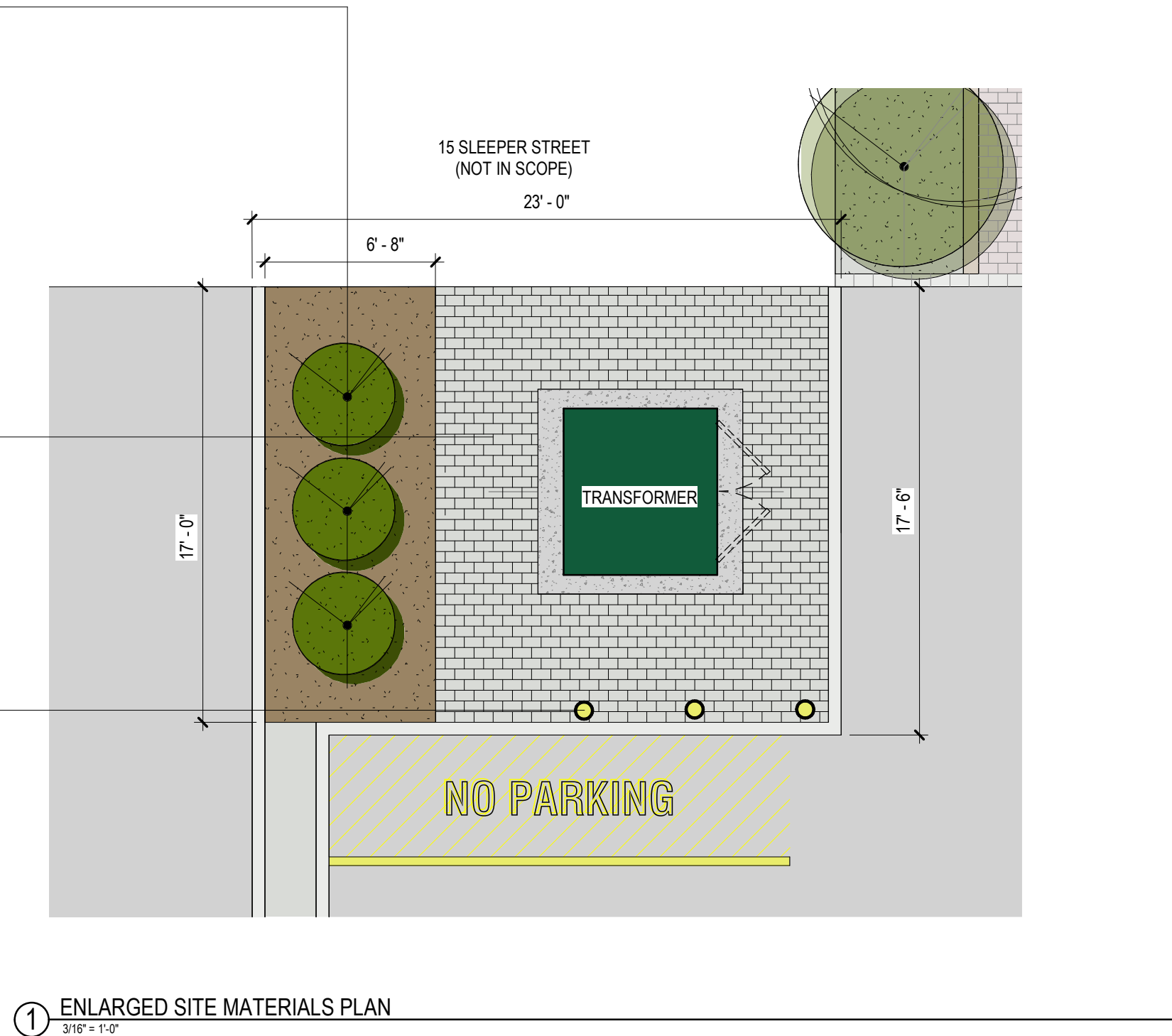
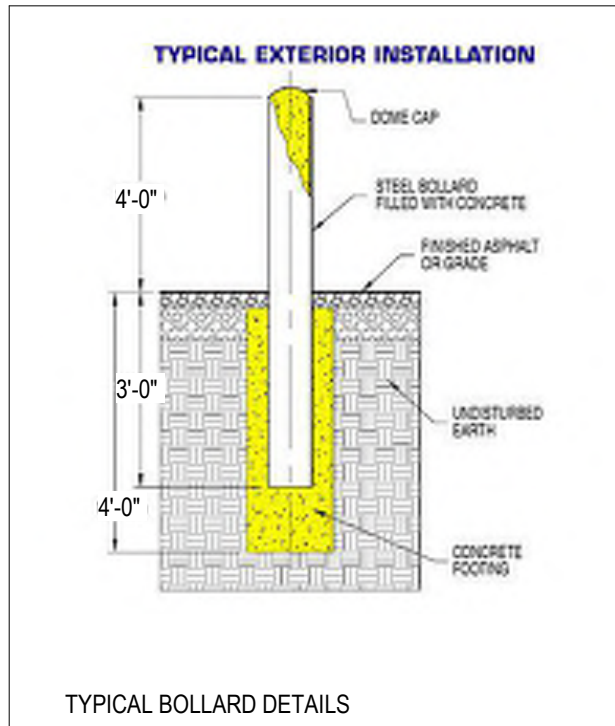
The purpose of this standard is to illustrate guidelines for minimum clearances when locating pad mounted distribution transformers near buildings, traveled way, landscaping and other obstructions.



**Figure 1 – Minimum Clearances**

**Notes:**

1. The above Specified clear area distances to buildings, landscaping or other structures shall be maintained to: inspect, provide access, perform switching and ventilate the transformer.
2. If no curb exists, or transformer is located closer than 10 feet to the traveled way, protective vehicle posts shall be installed on exposed sides as specified.
3. Vehicle posts shall be 4" galvanized steel pipe minimum, filled with concrete and extend 42" above and below grade. Larger diameter posts may be required for some installations.
4. Minimum clearance from emergency generators (not shown) shall be 20'-0" minimum, unless separated by an 8" block wall, 8'-0" high, 4' minimum from pad. The length of wall shall be determined by NSTAR depending upon the transformer dimensions.
5. Approval of NSTAR Construction Supervisor required for clearances less than recommended minimums.



**Thank You!**