



**Massachusetts Port Authority**  
One Harborside Drive, Suite 200S  
East Boston, MA 02128-2909  
Telephone: 617-568-5000  
[www.massport.com](http://www.massport.com)

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March 22, 2022

Nicholas Moreno  
Executive Director, Boston Conservation Commission  
1 City Hall Square, Room 709  
Boston, MA 02201

**Re: Notice of Intent – Piers Park II Project**

Dear Mr. Moreno:

The Massachusetts Port Authority (Massport) respectfully submits the enclosed Notice of Intent (NOI) for the Piers Park II Project (Project), which would construct a new, public recreational park on Boston Harbor in East Boston.

This NOI is being filed pursuant to the Massachusetts Wetlands Protection Act (WPA). The Project site is located on Land Subject to Coastal Storm Flowage and within the mapped Federal Emergency Management Agency 100-year floodplain. The Project has been designed to comply with the WPA for the proposed work in regulated resource areas.

Please find enclosed the NOI Form and supporting documentation for your review. We respectfully request that the Commission place this matter on the next available meeting agenda. Please don't hesitate to contact me at (617) 568-3546 or via email at [bwashburn@massport.com](mailto:bwashburn@massport.com) if there are any aspects of the project you would like to discuss.

Sincerely,

**Massachusetts Port Authority**

A handwritten signature in black ink, appearing to read "BWashburn", written in a cursive style.

Brad Washburn, Manager  
Environmental Planning and Permitting

Cc: Kathleen Ledoux/Massport  
Anthony Guerriero/Massport



## PIERS PARK II PROJECT

95 Marginal Road  
Boston, MA

## NOTICE OF INTENT

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### Table of Contents

#### **Notice of Intent Forms**

WPA Form 3 – Notice of Intent  
NOI Wetland Fee Transmittal Form

#### **Notice of Intent Figures**

Figure 1 – USGS Locus Map  
Figure 2 – Tax Parcel Map  
Figure 3 – Regulated Resources Map

**Attachment A – NOI Narrative**

**Attachment B – Project Plans**

**Attachment C – Stormwater Report**

**Attachment D – Abutter Notification**



## NOI FORMS

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**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

**Important:**

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



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

95 Marginal Street Boston 02128  
 a. Street Address b. City/Town c. Zip Code

Latitude and Longitude:  
42.36565 -71.03829  
 d. Latitude e. Longitude

0104446000 \_\_\_\_\_  
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Brad Washburn  
 a. First Name b. Last Name

Massachusetts Port Authority  
 c. Organization

One Harborside Drive, 209SE  
 d. Street Address

Boston MA 02128  
 e. City/Town f. State g. Zip Code

(617) 568-3546 \_\_\_\_\_ bwashburn@massport.com  
 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

\_\_\_\_\_  
 c. Organization

\_\_\_\_\_  
 d. Street Address

\_\_\_\_\_  
 e. City/Town f. State g. Zip Code

\_\_\_\_\_  
 h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Eileen Piskura  
 a. First Name b. Last Name

Kleinfelder  
 c. Company

4 Technology Drive  
 d. Street Address

Westborough MA 01581  
 e. City/Town f. State g. Zip Code

(508) 287-3541 \_\_\_\_\_ episkura@kleinfelder.com  
 h. Phone Number i. Fax Number j. Email address

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

\$1,160 \$592.50 \$567.5  
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Boston

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## A. General Information (continued)

### 6. General Project Description:

The Piers Park II Project includes construction of a new, public recreational park on a vacant area in Boston Harbor. The Project would construct a 1,600 SF sailing center building, 900 SF open-air pavilion, landscaping improvements, pedestrian facilities, and surface parking spaces to support this use (see attached narrative for detailed project description)

### 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

29584

c. Book

b. Certificate # (if registered land)

218

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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

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MassDEP File Number
Document Transaction Number
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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

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

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

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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Boston

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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 checked="" type="checkbox"/> Coastal Banks	630	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	173,900	
	1. square feet	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

\_\_\_\_\_

a. square feet of BVW

\_\_\_\_\_

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

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MassDEP File Number

Document Transaction Number

Boston

City/Town

## C. Other Applicable Standards and Requirements

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

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

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

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

15th edition, August  
2021

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

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).*

- Submit Supplemental Information for Endangered Species Review\*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

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

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-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.



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

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MassDEP File Number

Document Transaction Number

Boston

City/Town

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

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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.

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

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Document Transaction Number

Boston

City/Town

**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

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- 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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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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.

<u>Piers Park II</u>	
a. Plan Title	
<u>Kleinfelder</u>	<u>Andre Martecchini, P.E.</u>
b. Prepared By	c. Signed and Stamped by
<u>March 18, 2022</u>	<u>1"=20'</u>
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:

<u>11786</u>	<u>March 1, 2022</u>
2. Municipal Check Number	3. Check date
<u>11787</u>	<u>March 1, 2022</u>
4. State Check Number	5. Check date
<u>Kleinfelder Office Checking</u>	
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

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Boston

City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

March 21, 2022

2. Date

3. Signature of Property Owner (if different)

4. Date

March 21, 2022

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.



**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:

95 Marginal Street Boston  
 a. Street Address b. City/Town  
 11787 \$567.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Brad Washburn  
 a. First Name b. Last Name  
 Massachusetts Port Authority  
 c. Organization  
 One Harborside Drive, 209SE  
 d. Mailing Address  
 Boston MA 02128  
 e. City/Town f. State g. Zip Code  
 (617) 568-3546 bwashburn@massport.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name b. Last Name  
 c. Organization  
 d. Mailing Address  
 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).





## NOI FIGURES

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The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfielder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.



Date: 2/28/2022 User: SBerryman Path: I:\azrgis\stop01\GIS\_Projects\Client\MA\_Massport\Piers\_Park\NOI\_Figures.aprx

**LEGEND**  
 Project Area  
 Source info: USGS, MassGIS

0 1,000 2,000  
 Feet

**KLEINFELDER**  
 Bright People. Right Solutions.  
 www.kleinfielder.com

PROJECT NO.	20190371.004A
CREATED:	2/28/2022
CREATED BY:	SBerryman
CHECKED BY:	EPiskura
FILE NAME:	MassPort_Piers_Park_NOI_Figures.aprx

**FIGURE 1**  
**USGS Locus Map**

MassPort  
 Piers Park II Project  
 East Boston, MA

FIGURE  
**1**

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.

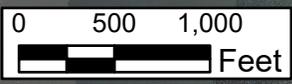


Date: 2/28/2022 User: SBerryman Path: \\azgisstor01\GIS\_Projects\Client\MA\_Massport\Piers\_Park\MAPS\MassPort\_Piers\_Park\_NOI\_Figures.aprx

**LEGEND**

- Project Area
- Tax Parcels
- Town Boundary

Source info: MassGIS



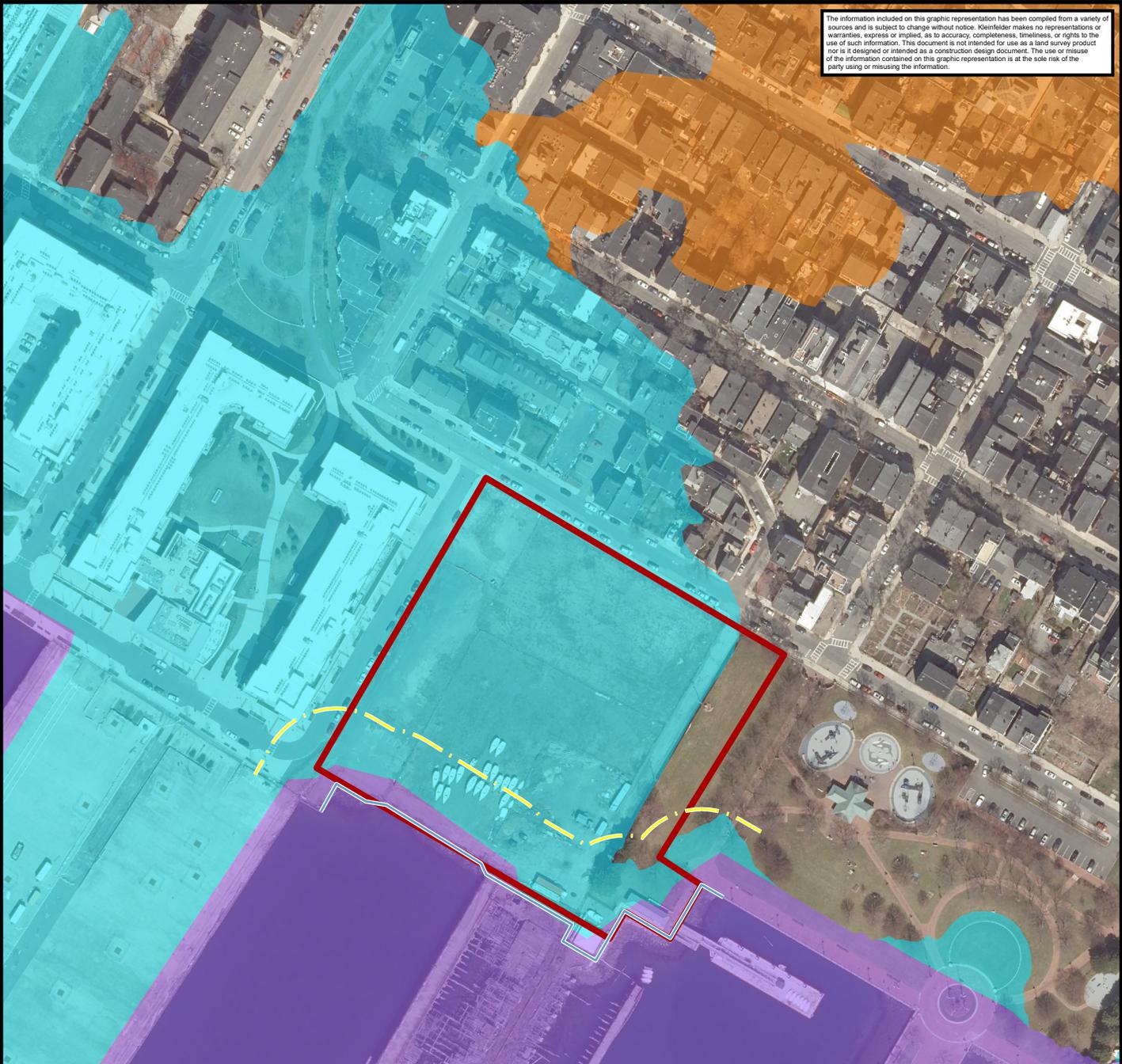
PROJECT NO.	20190371.004A
CREATED:	2/28/2022
CREATED BY:	SBerryman
CHECKED BY:	EPiskura
FILE NAME:	MassPort_Piers_Park_NOI_Figures.aprx

**FIGURE 2**  
**Tax Parcel Map**

MassPort  
Piers Park II Project  
East Boston, MA

FIGURE  
**2**

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Date: 3/18/2022 User: SBerryman Path: \\azrgisstor01\GIS\_Projects\Client\MA\_Massport\Piers\_Park\MAPS\MassPort\_Piers\_Park\_NOI\_Figures.aprx

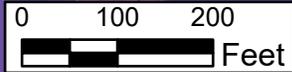
**LEGEND**

- Project Area
- Coastal Bank
- 100ft Buffer to Coastal Bank

**FEMA National Flood Hazard Layer**

- AE: 1% Annual Chance of Flooding, with BFE
- VE: High Risk Coastal Area
- X: 0.2% Annual Chance of Flooding

Source info: MassGIS



PROJECT NO.	20190371.004A
CREATED:	3/18/2022
CREATED BY:	SBerryman
CHECKED BY:	EPiskura
FILE NAME:	MassPort_Piers_Park_NOI_Figures.aprx

**FIGURE 3**  
**Regulated Resources**

MassPort  
Piers Park II Project  
East Boston, MA

FIGURE  
**3**



ATTACHMENT A  
Project Narrative

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## **Attachment A – Notice of Intent Narrative**

This Notice of Intent (NOI) is filed pursuant to the Massachusetts Wetlands Protection Act (WPA) (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00). This narrative presents an introduction to the Piers Park II Project (Project), proposed by the Massachusetts Port Authority (Massport) in East Boston, MA. This narrative includes a discussion of regulated resource areas associated with the Project, a description of proposed work and proposed construction mitigation measures, and a discussion of how the Project meets the performance standards of the WPA regulations. Refer to the accompanying Project plans, included as Attachment B, for a plan layout and details of the Project components. In addition, Figures 1 through 3 present the Project Area and associated regulated resource mapping.

### **Introduction and Site Description**

The Project is designed as a 4.7-acre public park that will serve as both active and passive open space and is a complementary extension of Massport's existing Piers Park I, which is located immediately adjacent to the Project. Massport proposes the Project after extensive community collaboration produced the design, emphasizing a joint goal of climate resiliency for East Boston and the Project's coastal neighbors. The Project includes construction and installation of a large central lawn area, playground equipment, exposed aggregate concrete and brick paved walkways, site furniture, antique lights, and plantings. A 43-car parking lot will be built along Marginal Street, and the sidewalk between the parking lot and the park will be reconstructed. The Harborwalk, a waterfront promenade with benches, trash receptacles, and lighting along Piers Park I will be extended along Piers Park II, positioned approximately 20 feet north of the existing seawall. The Harborwalk extension associated with the Project will afford visitors extended views of Boston Harbor and the downtown Boston skyline.

The Project includes one building: a 1,600 SF Sailing Center, which will accommodate administrative offices, utility spaces, and bathrooms for the established non-profit Piers Park sailing instruction program. There will also be a 900 SF open-air pavilion functioning as an outdoor assembly area for the sailing program. In addition to the Sailing Center, the park includes a multi-generational exercise and game play area; a children's playground and water play area; a one-acre central lawn area for informal play and events, and picnic groves.

The Project is located within land subject to the jurisdiction of the WPA, specifically Coastal Bank, a 100-foot Buffer for Coastal Bank, and Land Subject to Coastal Storm Flowage (LSCSF), which includes Federal Emergency Management Agency (FEMA)-delineated 100-year flood Zones AE and VE. The Project site is composed entirely of previously developed land that was historically used as part of shipping and warehouse operations. An important design feature of the Project is Massport's proposal to provide flood protection and resiliency to both the Project area and adjacent East Boston by elevating the ground surface in the Project area to form a physical barrier against anticipated coastal storm-flow flood waters. Massport's design is consistent with the City's district level flood protection initiatives to protect against potential flooding along Piers Park Lane.

The Project site is located on a parcel shared with Piers Park I. It is relatively flat with some paved and gravel portions and the remaining area of the site covered by sparse vegetation. Primary access points are from Marginal Street and Piers Park Lane. The proposed Project is approximately 205,000 square feet (4.7 acres) in area and abuts Marginal Street to the north, Piers Park Lane to the West and Piers Park I to the east. The southern edge of the park is an existing stone masonry gravity seawall with a concrete cap.

## **Regulated Resource Areas**

The Project area is located within the following regulated resource areas protected under the WPA: Coastal Bank, 100-foot buffer to Coastal Bank, and Land Subject to Coastal Storm Flowage (LSCSF). Coastal Bank is defined in 310 CMR 10.30 as “*the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland.*” Massport understands that, in this instance, the Massachusetts Department of Environmental Protection (MADEP) and Coastal Zone Management (CZM) also consider the land immediately adjacent to a coastal engineered structure a Coastal Bank resource. Massport has identified a linear extent of 630 feet of Coastal Bank, extending along the entire length of the existing seawall within the Project Area. Approximately 1.4 acres of the project site fall within the 100-foot buffer of the mapped Coastal Bank.

LSCSF is defined in 310 CMR 10.04 as “*land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record, or storm of record, whichever is greater.*” According to the most recent FEMA Flood Insurance Rate Map Number 25025C0081J dated March 16, 2016, for Suffolk County, Massachusetts, the Project area is within Flood Hazard Zone AE, subject to a 1% annual chance of flooding, with a Base Flood Elevation of 11 ft and 12 ft NAVD88 (17.46 ft and 18.46 ft BCB). The seawall and area immediately landward are located in a velocity zone VE with a Base Flood Elevation of 13 ft NAVD88 (19.46 ft. BCB). The majority of the 4.7-acre park, approximately 173,900 SF, is located within LSCSF. See Figure 3 for an illustration of the flood zones mapped by FEMA.

According to the most recently available data provided by the Massachusetts Natural Heritage and Endangered Species Program (NHESP), no Priority Habitats for Rare Species or Estimated Habitats for Rare Wildlife have been mapped within the Project area. No certified or potential vernal pools have been mapped in the Project area. The Project area is not located within or near an Area of Critical Environmental Concern (ACEC). According to MADEP, the Project area is not located within an Outstanding Resource Water area and is not designated as a Wellhead Protection Area.

## **Proposed Activities**

The Project will be a seamless extension of Piers Park I, which was constructed by Massport approximately 23 years ago. The goal of the Project is to expand recreational opportunities in East Boston and expand recreational use of the harbor by the community. The Project is located on a lot historically developed for shipping and warehouse activities and separated from Boston Harbor by an existing seawall (Coastal Bank), which will be cosmetically improved (i.e., power-washed, and cleared of ageing fencing) but remain structurally unaltered. The proposed Project includes the following elements:

1. A new permanent 1,600 SF building and 900 SF pavilion, which will replace the existing trailer and tent operated by the non-profit Piers Park Sailing Center;
2. A water play area and children’s play area;
3. A multi-generational activity use area, including exercise stations;
4. A one-acre multi-use grass playing field;
5. Park paths and green space, including planted trees and landscaping;
6. Picnic areas;
7. A 43-space parking lot for vehicles; and
8. Emergency and construction vehicle access to adjacent Park area.

Note that plans are in the concept planning phase for reconstruction of the adjacent Pier 3, directly to the south of Piers Park II. The future Piers Park III will involve reconstructing Pier 3 for public recreational use. The intent is for Piers Park III to complement Piers Park I and II, but Piers Park III is a distinct project from Piers Park II and will be advanced independently. The proposed Project addressed in this application is

not dependent on a future Piers Park III. Piers Park III is planned to be developed by the Trustees of the Reservation with their own timeline and permitting approvals.

At the completion of Piers Park II construction, Massport will install temporary asphalt pavement in the Harborwalk area and in the lower lawn portions of the park to provide temporary construction access for the Piers Park III construction as well as emergency vehicle access into Piers Park II. The stormwater design for the Project accounts for this temporary impervious surface. These areas will be converted to exposed aggregate concrete pavement (Harborwalk, including emergency vehicle access), and landscaped lawn (lower park lawn area), upon completion of the construction of Piers Park III.

## Construction

Attachment B provides construction phasing drawings depicting how construction will be conducted. Construction of the proposed Piers Park II includes the following elements:

**Site Preparation:** The site requires clearing and grubbing to remove existing weedy grasses and brush. Existing concrete and bituminous pavements will be removed and transported off-site to an appropriate disposal location. Other existing site features such as fencing, old railroad tracks, manholes, pipes, valves, utility poles and electrical lines will either be removed and disposed of off-site or abandoned in place.

**Site Development:** The site is being graded to a minimum highpoint of El. 14.0 ft. NAVD88 (El. 20.46 BCB) to prevent flooding of Marginal Street and surrounding areas of East Boston. El. 14.0 ft. NAVD88 (El. 20.46 BCB) was chosen as the Design Flood Elevation because it matches the approximate maximum elevation of Piers Park I to the east. Prior to development of Piers Park I, that part of the parcel was included in the FEMA Flood Zone AE. Massport performed grading similar to that proposed for the Project at Piers Park I and subsequently requested and received a Letter of Map Amendment (LOMA) from FEMA removing that area from Flood Zone AE. Massport expects to receive a LOMA for Piers Park II based on a proposed elevation of 14.0 ft. NAVD88 (El. 20.46 BCB). If Piers Park II were designed to a higher flood elevation, water would flood over the lower Piers Park I site onto Marginal Street. Grading to proposed elevation 14.0 ft. NAVD88 (El. 20.46 BCB) will require approximately 18,500 cubic yards of clean fill material placed on the site. Subsurface infrastructure includes stormwater drainage, water service from Piers Park Lane, sanitary sewer service from Marginal Street, telephone service from Marginal Street and electric service from Marginal Street.

**Sailing Center Building / Climate Resiliency:** A new 1,600 SF building will be constructed and function as the administrative headquarters of the non-profit Piers Park Sailing Center. Activities proposed for the building include administrative offices, utility space, and bathroom facilities for staff of the Sailing Center and well as the general public. The first floor of the building will be at elevation 14.0 ft. NAVD88 (El. 20.46 BCB), the same grade as the park, with no below grade levels. The building perimeter includes a 3 ft. high continuous concrete wall, which is only interrupted by six door openings. Specific site and building elevations are provided in Table 1 below. Though the proposed building elevation is 14.0 ft. NAVD88 (El. 20.46 BCB), deployable flood barriers will be installed at each of the six building entrances thereby raising the flood protection of the building through dry floodproofing to elevation 17.0 ft. NAVD88 (El. 23.46 BCB). As designed, the building meets Massachusetts Building Code (9<sup>th</sup> Edition) and energy code standards, as well as conforms to Massport's "Floodproofing Design Guide" for new structures. Once temporary flood barriers are deployed in advance of a major storm, there will be no occupants in the building. Table 1 (below) describes how the proposed building design incorporates climate resilience standards. Note that, while the building's proposed elevation is 14.0 ft. NAVD88 (El. 20.46 BCB), dry floodproofing increases the building's flood protection up to elevation 17.0 ft. NAVD88 (El. 23.46 BCB), exceeding the recommended Design Flood Elevation of 21 ft. BCB.

**Table 1. Climate Resiliency Information**

<b>Site and Building Design Conditions (Feet BCB)</b>			
Existing Site Elevation – Low:	14.42 Ft BCB	Existing Site Elevation – High:	20.46 Ft BCB
Proposed Site Elevation – Low:	14.42 Ft BCB	Proposed Site Elevation – High:	24.19 Ft BCB
Proposed First Floor Elevation:	20.46 Ft BCB	Below grade levels:	0 Stories

<b>Sea Level Rise and Storms</b>			
Sea Level Rise - Base Flood Elevation <sup>1</sup> :	20 Ft BCB		
Sea Level Rise - Design Flood Elevation <sup>2</sup> :	21 Ft BCB	First Floor Elevation:	20.46 Ft BCB
Site Elevations at Building:	20.46 Ft BCB	Accessible Route Elevation:	20.46 Ft BCB

<sup>1</sup>Identified using the online BPDA SLR-FHA Mapping Tool

<sup>2</sup>Identified by adding 12" to Sea Level Rise – Base Flood Elevation, per Boston Planning & Development Agency Guidance

**Stormwater Management:** Project design incorporated stormwater management consistent with Massachusetts standards. A large portion of the site will be landscaped with native grasses, trees, and shrubs, which will improve stormwater retention and groundwater recharge on the site over the existing conditions. Pavements throughout Piers Park II will be exposed aggregate concrete or brick, except at the parking lot, which will be asphalt pavement. The stormwater management system has been designed to accommodate the 25-year storm, with an approximate volume of 280 cubic feet of stormwater infiltrated via infiltration structures. A site stormwater drainage system has been designed with two connections to the existing Boston Water and Sewer Commission (BWSC) drainage system:

- Water from the parking lot and a portion of the site grading down towards Marginal Street is captured in deep sump catch basins, passes through a water quality structure and then connects to an existing storm drain pipe in Marginal Street.
- Water from the portion of the site grading down towards the harbor is captured in deep sump catch basins, passes through a water quality structure and then connects to an existing storm drain in Piers Park Lane. This drain eventually discharges into Boston Harbor through an existing tide gate outfall. Infiltration is being provided in nine (9) dry wells adjacent to deep sump catch basins.

Three (3) check valves will be installed in the drain pipes to prevent flood water from entering the drainage system and backflowing to Marginal Street under the raised grade of the park. Two of the check valves will be installed in existing storm drain lines in Piers Park Lane and one will be installed in one of the new drain lines in the park. The proposed check valves are rubber in-line “duck-bill” type valves that permit water to flow in one direction only.



For a detailed discussion of stormwater management see the Stormwater Management Report in Attachment C.

The existing seawall along the south edge of the park will remain intact. Existing steel wide-flange guard rail posts and chain link fencing, mounted on or adjacent to the seawall's concrete cap, will be removed and minor concrete repairs will be performed on the concrete cap. The concrete cap will also be pressure washed to remove some of the rust staining. The Harborwalk pavement will be set back a minimum of 20 ft. from the edge of the seawall. This is to prevent truck live loading directly behind the seawall. Stone rip rap will be placed in the area between the seawall and Harborwalk. No work is anticipated in the waters of Boston Harbor.

**Landscaping:** A detailed planting plan has been included in Attachment B of this submission and includes species and quantities of plantings. Overall, the plan focuses on utilizing native species and calls for thousands of trees, shrubs, perennials, and grasses including approximately 80 trees, 650 shrubs, and 2,600 perennials and grasses. The proposed plantings will be distributed throughout the Project site and incorporated into the various landscape designs.

**Winter Construction Snow Management:** The Contractor will include a plan for managing snow during construction in the Stormwater Pollution Prevention Plan they submit with the required National Pollutant Discharge Elimination System Construction Permit. Snow will not be permitted to be dumped into Boston Harbor during construction or operation of the Project.

## Equipment

Anticipated equipment to be utilized in the construction of this project include: bulldozers, utility trucks, compactors, lulls, and excavators and backhoes with hoe-ram attachments. Crews will require work trucks.

## Access and Staging

Site access will primarily be from an existing driveway on Marginal Street as well as a new curb cut at the southwest corner of the site from Piers Park Lane. The new Harborwalk section from Piers Park Lane connecting to the existing Harborwalk in Piers Park I is 20 ft. wide to accommodate fire truck access to the Sailing Center building.

The Harborwalk along the south side of the park will be temporarily constructed as an asphalt pavement so that it can serve as a temporary construction access to the future Piers Park III project. At the conclusion of Piers Park III construction, the temporary asphalt pavement will be replaced with the permanent exposed aggregate pavement to match the other pavements in Piers Park II.

## Schedule

Massport anticipates the following schedule for this project:

- Completion of Bid Documents: May, 2022
- Bidding and Award: May – July, 2022
- Contractor Notice-to-Proceed: July, 2022
- Substantial Completion: September, 2023
- Final Completion: December, 2023

## Work in Regulated Resources

The majority of the Project site is within 100-foot Buffer to Coastal Bank and LSCSF, and proposed activities are within these regulated resource areas. Despite the extent of Project work within LSCSF, construction

and operation of the Project will not result in any horizontal increase of the extent of LSCSF. Construction and operation of the Project within the area 100-feet landward of the delineated Coastal Bank will have no negative impacts on the function of the Bank. Work proposed at the Coastal Bank will be limited to the top and landward side of the existing seawall and will have no negative impacts on its ability to function as a vertical buffer/coastal bank.

## **Regulatory Compliance**

As demonstrated below, the Project fully complies with and exceeds recommendations contained in the WPA and CZM guidance *Applying the Massachusetts Coastal Wetlands Regulations* for work in Coastal Bank, 100-Foot Buffer to Coastal Bank, and Land Subject to Coastal Storm Flowage.

### **Coastal Bank and 100-Foot Buffer to Coastal Bank**

Construction and operation of the Project will not impact the function of the Coastal Bank. 310 CMR 10.30 states that “*any project on a coastal bank or within 100 feet landward of the top of a coastal bank, other than a structure permitted by 310 CMR 10.30(3), shall not have an adverse effect due to wave action on the movement of sediment from the coastal bank to coastal beaches or land subject to tidal action*” and “*Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank*”.

The existing seawall will remain intact and continue to function as a buffer with minor improvements to the landward side of the seawall. Improvements to the seawall will be limited primarily to public safety measures on the top and landward side of the structure. This includes removal of existing unused steel wide-flange guard rail posts and chain link fencing, mounted on or adjacent to the seawall’s concrete cap, and minor concrete repairs to the concrete cap. The concrete cap will also be pressure washed with water to remove some of the rust staining. On the landward side of the seawall, riprap surface treatment will be installed for a distance of approximately 20 ft. between the top of the existing seawall and the edge of the proposed Harborwalk. New safety railing will be mounted at the intersection of the riprap treatment and Harborwalk. The project will be consistent with performance metrics under the WPA for coastal bank resources, as there will be no reduction of the bank’s ability to resist wind and rain erosion, no reduction in stability, and no increase in the danger to structures at the top of the bank reducing its value as a buffer. The Project would increase flood protection of the area as a result of raising the grade above FEMA hazard zones, providing not only flood control but also protection from significant storm damage.

Within the 100-foot Buffer to Coastal Bank, Massport proposes to construct the 1,600 SF sailing center, 900 SF pavilion, Harborwalk, and landscaping improvements. Construction and operation of these facilities will have no adverse effect on the stability of the Coastal Bank, no adverse effect on any priority or estimated habitat of rare vertebrate or invertebrate species and will have no adverse effect on the movement of sediment from the bank or land subject to tidal action. Conditions of the 100-foot Buffer to Coastal Bank

will be improved by stormwater management at the site as well as landscaping providing native vegetation and slowing floodwaters by frictional resistance and reducing flood water energy and destruction potential.

## Land Subject to Coastal Storm Flowage

While there are no performance standards stated in the WPA for LSCSF, it can:

- Slow down flood waters and allow them to flow across a natural landform surface, providing frictional resistance and reducing their energy and destruction potential
- Allow flood waters to spread over a wide area without obstructions
- Allow flood waters to be detained, absorbed into the ground, or evaporated into the atmosphere
- Protect the land from storm erosion by providing a substrate for vegetation that helps to stabilize sediments and slow down flood waters.

310 CMR 10.21 also states that “310 CMR 10.21 through 10.37 are intended to ensure that development along the coastline is located, designed, built and maintained in a manner that protects the public interests in the coastal resources listed in M.G.L. c. 131, 40. The proponent of the work must submit sufficient information to enable the issuing authority to determine whether the proposed work will comply with 310 CMR 10.21 through 10.37.”

Impacts to LCSF include construction and installation of park facilities, landscaping, a 1,600 SF Sailing Center and 900 SF pavilion, a 43-car parking lot, Harborwalk, multi-generational exercise and game play area; a children’s playground and water play area; a one-acre central lawn area for informal play and events, and picnic groves. Proposed landscaping will introduce a permeable surface within the Project site, which will provide more protection against flooding than the existing compacted fill and pavement currently provide.

As part of the Project design, approximately 18,500 cubic yards of clean fill will be brought to the site and used to increase the elevation of the park from approximately 11 ft and 12 ft NAVD88 (17.46 ft and 18.46 ft BCB) to 14.0 ft. NAVD88 (El. 20.46 BCB), providing a physical barrier to flooding from coastal storms. Construction and operation of the Project will decrease the horizontal extent of the 100-year floodplain, protecting the neighborhood north of the park from flooding and providing resiliency for future climate change and sea level rise conditions. Stormwater design, as well as landscaping focused on providing native vegetation, will slow down flood waters and allow them to flow across a natural sloped landform surface, which will in turn allow the waters to be absorbed into the ground. This plan is consistent with the City’s district level flood protection initiatives to protect against potential flooding along Piers Park Lane and impacts to coastal neighbors.

## Abutters

In compliance with WPA Section 10.05(4), which states that “An applicant is required to provide notification to an Abutter whose Lot is separated from the Project Locus by a public or private street or body of water only if the Abutter’s Lot is within 100 feet from the property line of the Project Locus.”, Massport will notice all neighboring parcels within 100-ft of the Project site parcel.

## Stormwater Management

Runoff generated from construction and operation of the Project will be collected and managed in accordance with the DEP Stormwater policies in significant improvement to existing conditions. Presently there is no drainage system on the Project site and a significant volume of water flows untreated directly into Boston Harbor. The proposed Project will improve existing conditions within the Project area by constructing a stormwater management system that includes measures to provide groundwater recharge,

attenuate peak flows and provide water quality treatment. Additional details on the stormwater implications of the Piers Park II are included in the accompanying Stormwater Management Report (Attachment C).

Compliance with the 10 stormwater management standards cited in Section 310 CMR 10.05(6)(k) of the WPA is evaluated in the attached Stormwater Management Report.

## **Mitigation**

The Project has been designed to prevent short- and long-term impacts to regulated resources as well as to increase the resiliency of the Project area to flooding by coastal storms. Existing conditions in this part of East Boston are such that the Project site, as well as adjacent Marginal Street and neighborhoods, flood during large storm events. By raising the surface of the site above base flood elevation, the Project would reduce the horizontal extent of the FEMA Zone AE. Piers Park Lane, the public street west of the Project site, has a high point elevation of approximately 12.0 ft. NAVD88 (El. 18.46 BCB), providing some protection against flood waters. Massport is consistent with the City's district level flood protection initiatives to protect against potential flooding along Piers Park Lane and impacts to coastal neighbors.

An erosion and sediment control program will be implemented to minimize temporary impacts to resource areas during the construction phase of the Project. The program incorporates Best Management Practices (BMPs) specified in guidelines developed by the DEP and the U.S. Environmental Protection Agency (EPA).

Proper implementation of the erosion and sedimentation control program will:

- Minimize exposed soil areas through sequencing and temporary stabilization;
- Place structures in advance of construction to manage stormwater runoff and erosion; and
- Establish permanent vegetative cover or alternative forms of stabilization (loose straw or wattles) as soon as practicable.

## **Construction Best Management Practices**

Construction best management practices to be implemented include temporary stabilization, erosion and sedimentation controls, catch basin protection, and dewatering filters. These practices will be initiated as soon as practicable in appropriate places within the Project Area.

### **Temporary Stabilization**

Any areas of exposed soil or stockpiles that will remain inactive for more than 14 days will be surrounded by erosion control devices and covered with polyurethane sheeting.

### **Erosion Control Barriers**

Prior to any ground disturbance, an approved erosion control barrier, specifically plastic-free and weed-free straw wattles, will be installed at the down gradient limit of work. As construction progresses, additional barriers will be installed around the base of stockpiles and other erosion prone areas. The barriers will be entrenched into the substrate to prevent underflow. If sediment has accumulated to a depth which impairs proper functioning of the barrier, it will be removed by hand or by machinery operating upslope of the barriers. This material will be either reused in the Project Area or disposed of at a suitable offsite location. Any damaged sections of the barrier will be repaired or replaced immediately upon discovery.

### **Catch Basin Inlet Protection**

The inlets of existing and proposed catch basins will be protected from sediment inflow during the work period by surrounding them with a barrier of staked straw bales or by installing straw wattles. If straw bales are used, a layer of non-woven filter fabric shall be placed beneath the grate of each basin. If sediment has

collected behind the barrier or in the straw wattle to a point where it impairs proper functioning, it will be removed and will be either reused onsite or disposed of at a suitable offsite location.

### **Dewatering Filters**

If necessary, sediment laden water that collects in trenches or excavated areas will be pumped into straw bale basins or filter bags. The basins will consist of a ring of staked straw bales overlain by non-woven geotextile filter fabric and crushed stone. Discharge water will be pumped into the basin and allowed to drain through the fabric onto relatively flat stabilized surfaces. Dewatering filter bags may be used in place of straw bale basins. The bags will be placed on relatively flat terrain, free of brush and stumps, to avoid ruptures and punctures. A maximum of one six-inch discharge hose will be allowed per filter bag. To help prevent punctures, geotextile fabric will be placed beneath the filter bag when used in wooded locations. Unattended filter bags will be encircled with a straw bale and silt fence barrier.

### **Summary**

The Applicant respectfully requests that the Boston Conservation Commission find these measures adequately protective of the interests identified in the WPA and issue an Order of Conditions approving the work described in this NOI and shown on the accompanying plans.



ATTACHMENT B  
Project Plans

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ATTACHMENT C  
Stormwater Report

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ATTACHMENT D  
Abutter Notification

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**NOTIFICATION TO ABUTTERS  
BOSTON CONSERVATION COMMISSION**

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

A. \_\_\_\_\_ 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)

B. The address of the lot where the activity is proposed is \_\_\_\_\_.

C. The project involves \_\_\_\_\_.

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at [CC@boston.gov](mailto:CC@boston.gov).

E. Copies of the Notice of Intent may be obtained from \_\_\_\_\_ by contacting them at \_\_\_\_\_ between the hours of \_\_\_\_\_, \_\_\_\_\_.

F. In accordance with the Chapter 20 of the Acts of 2021, 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](mailto: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](http://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](mailto: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](mailto: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](mailto:CC@boston.gov) by 12 PM the day before the hearing.



## 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, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

A. Massachusetts Port Authority 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)

B. La dirección del lote donde se propone la actividad es <sup>95</sup> Marginal Street.

C. El proyecto consiste en construction of Piers Park II, a new public recreational park

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en [CC@boston.gov](mailto:CC@boston.gov).

E. Las copias de la notificación de intención pueden obtenerse en Eileen Piskura, Kleinfelder 508-270-6506 entre las Monday-Friday 8am to 4pm.

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](mailto: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](http://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](mailto: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  
Environment



City of Boston  
Mayor Martin J. Walsh

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en [CC@boston.gov](mailto:CC@boston.gov) antes de las 12 PM del día anterior a la audiencia.



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Parcels within 100 feet of the Project parcel

Piers Park II

75175 Marginal Street



MARGINAL ST	EAST BOSTON	2128 CITY OF BOSTON		MARGINAL	EAST BOSTON	MA	2128
138 MARGINAL ST	EAST BOSTON	2128 LANZILLI THOMAS F		138 MARGINAL ST	EAST BOSTON	MA	2128
MARGINAL ST	EAST BOSTON	2128 CITY OF BOSTON		MARGINAL	EAST BOSTON	MA	2128
MARGINAL ST	EAST BOSTON	2128 TYLER MELISSA		100 MARGINAL ST	EAST BOSTON	MA	2128
112 MARGINAL ST	EAST BOSTON	2128 VALENTE LOUIS ETAL		112 MARGINAL	EAST BOSTON	MA	2128
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MARGINAL ST	EAST BOSTON	2128 DAMORE SANDRA		370 SO ATLANTA DRIVE	VAIL	AZ	85641
		ROSELAND PROPERTIES		40 E PIER DRIVE	EAST BOSTON	MA	2128
		LOUISE MONTANINO	EB PIERPAC	135 COTTAGE STREET	EAST BOSTON	MA	2128
		MARGARET FARMER	JPNA	241 WEBSTER STREET	EAST BOSTON	MA	2128
		MARSHALL GREENLAND	BOSTON HARBOR SHIPYARD	256 MARGINAL STREET	EAST BOSTON	MA	2128
		ANTHONY GUERRIERO	MASSPORT	ONE HARBORSIDE DRIVE	EAST BOSTON	MA	2128
		KATHLEEN LEDOUX	MASSPORT	ONE HARBORSIDE DRIVE	EAST BOSTON	MA	2128
		REPRESENTATIVE ADRIAN MADARO	ATTN: GLORIBEL RIVAS	24 BEACON STREET, RM 134	BOSTON	MA	2133
		SENATOR LYDIA EDWARDS		24 BEACON STREET, RM 520	BOSTON	MA	2133
		LINA TRAMELLI	NEIGHBORHOOD SERVICES	1 CITY HALL SQUARE	BOSTON	MA	2201
		ALEX DEFRONZO	PIERS PARK SAILING CENTER	95 MARGINAL STREET	EAST BOSTON	MA	2128



# Checklist for Stormwater Report

## A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# 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



Project: Piers Park Stormwater Report / No. 1  
Submission to Con Com  
Co stamp w/ Andre Martecchini  
3/2/2022

### 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

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## 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

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## 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 Field<sup>1</sup>
- 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.

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



# Checklist for Stormwater Report

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## 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

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## 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

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## 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

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## 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.



## **PIERS PARK II**

95 Marginal Street  
East Boston, 02128

# **STORMWATER MANAGEMENT REPORT**

March 17, 2022

Prepared for:

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

Prepared by:

Kleinfelder Northeast, Inc.  
One Beacon Street, Suite 8100  
Boston, MA 02108

## Table of Contents

---

1. Introduction and Project Overview
  2. Stormwater Standards
    - Standard #1: No New Untreated Discharges
    - Standard #2: Post-development Peak Discharge Rates
    - Standard #3: Recharge to Groundwater
    - Standard #4: Water Quality
    - Standard #5: Higher Potential Pollutant Loads
    - Standard #6: Protection of Critical Areas
    - Standard #7: Redevelopment Projects
    - Standard #8: Erosion & Sedimentation Control Plan
    - Standard #9: Operation & Maintenance Plan
    - Standard #10: Illicit Discharges
- 

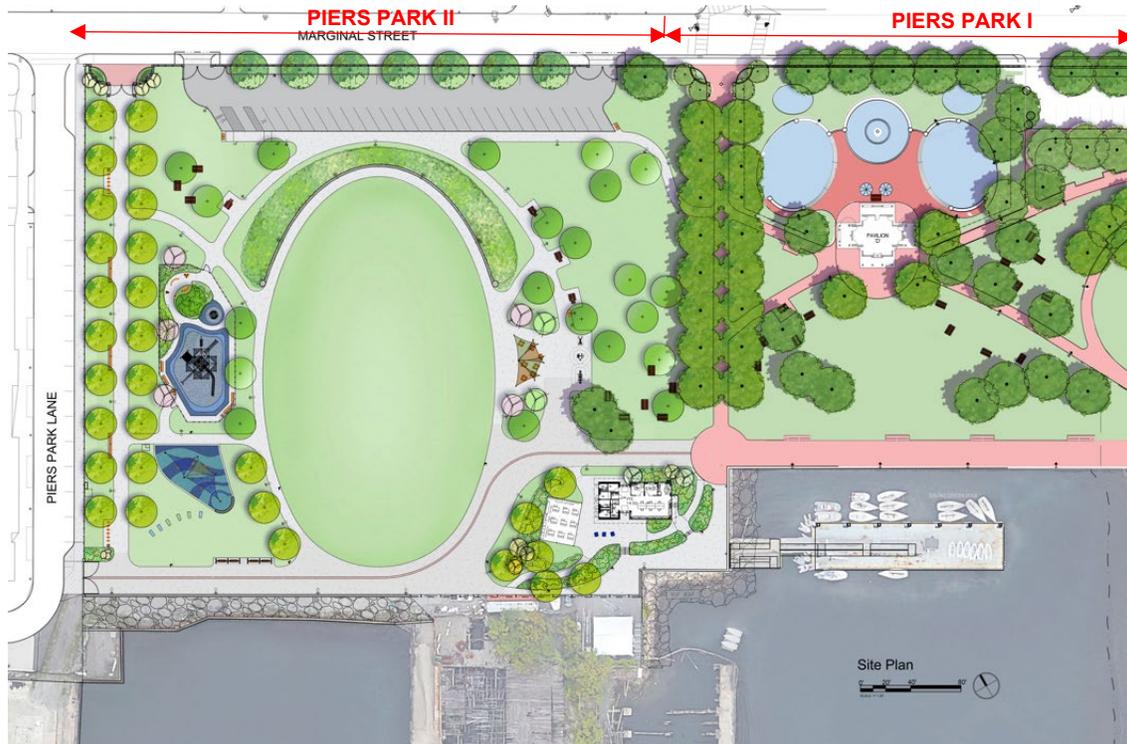
### Figures.

- Figure 1. General Site Layout – Full Build Out
- Figure 2. Aerial View of Existing Site
- Figure 3. Temporary Asphalt and Crushed Stone Pavements During Pier Park III Construction
- Figure 4. FEMA Flood Hazard Data
- Figure 5. Infiltration Rate Table
- Figure 6. Recharge Volume Calculation
- Figure 7. Recharge Volume Infiltration Time Calculation

- Appendix A – Pre-Construction Conditions
- Appendix B – Post-Construction Conditions
- Appendix C – Operations and Maintenance Plan
- Appendix D – Long-Term Pollution Prevention Plan
- Appendix E – Erosion Control and Sedimentation Plans

## 1. Introduction and Project Overview

The proposed Piers Park II Project will be a universally accessible public park on the East Boston waterfront. The proposed Project is approximately 205,000 square feet (4.7 acres) in area and abuts Marginal Street to the north, Piers Park Lane to the West and Piers Park I to the east. The southern edge of the park is an existing seawall (see Figure 1). The official address for Piers Park II is 95 Marginal Street East Boston, MA 02128, which is the address used for this Stormwater Management Report.



**Figure 1 – General Site Layout – Full Build-Out**

The park will serve both active and passive forms of open space recreation and is a complementary extension of the existing Piers Park I, constructed in the late 1990s, which is located immediately adjacent to the Project. The Project includes construction of a large 45,897 sf central lawn area for multi-purpose activities, a multi-generational exercise and game play area, a children's playground and water-play area, exposed aggregate concrete and brick paved walkways, picnic groves, site furniture, LED lighting, and landscape plantings. A 43-car parking lot will be built along Marginal Street, and the sidewalk between the parking lot and the park will be reconstructed. The Piers Park I Harborwalk, an important waterfront promenade with benches and lighting, will be extended along the south edge of Piers Park II. The Harborwalk affords beautiful views of Boston Harbor and the downtown Boston skyline, especially at sunset.

The Project includes one building: a 1,600 SF, single story Sailing Center, which will accommodate administrative offices, utility spaces, and bathrooms for the non-profit Piers Park Sailing Center program. There will also be a 900 SF open-air pavilion functioning as an outdoor assembly space for the sailing program. The floor of the Sailing Center building will be at elevation 14.0 NAVD88 (20.46 BCB). It will have further flood protection to elevation 17.0 NAVD88 (23.46 BCB) with deployment of stop log flood barriers at the entrance doors. The 17.0 NAVD88 (23.46 BCB) Design Flood Elevation for the building complies with Massport's *Floodproofing Design Guide* for new structures.

The Project is located entirely within land subject to the jurisdiction of the Wetlands Protection Act (WPA),

specifically Land Subject to Coastal Storm Flowage (LSCSF), which includes Federal Emergency Management Agency (FEMA)-delineated 100-year flood Zones AE and VE. The property, which is currently a vacant lot, was historically developed as waterfront facilities for maritime shipping. The LSCSF continues north and west beyond the Project boundary and into the adjacent Marginal Street and Piers Park Lane public roadways. The land will be graded to form a physical barrier against future coastal storm-flow flood waters up to a Design Flood Elevation of 14.0 NAVD88 (20.46 BCB). The DFE for park grading was selected as it is slightly higher than existing grades of Piers Park I. It was decided not to grade Piers Park II higher than Piers Park I because flood water will end up travelling through the lowest elevations, and having a higher elevation will not provide any additional flood protection to Marginal Street. This Project will be a critically important element in protecting East Boston from future flooding due to climate change.

The Project site, owned by the Massachusetts Port Authority, is located on a parcel of land shared with Piers Park I. The portion of the property to be developed into Piers Park II is relatively flat with some paved and gravel portions, with the remaining area of the site covered by weedy grasses (See Figure 2). A small portion of the site along the eastern edge consists of grass lawn that was previously constructed as part of the Piers Park I project. Primary access points for construction will be from Marginal Street and Piers Park Lane.



**Figure 2 – Aerial View of Existing Site**

The Project site does not contain any mapped priority habitats.

Note that plans are in the concept planning phase for reconstruction of the adjacent Pier 3, directly to the south of Piers Park II. The future Piers Park III will involve reconstructing Pier 3 for public recreational use. The intent is for Piers Park III to complement Piers Park I and II, but Piers Park III is a distinct project from Piers Park II and will be advanced independently. The proposed Project addressed in this application is not dependent on a future Piers Park III. Piers Park III is planned to be developed by the Trustees of the Reservation with their own timeline and permitting approvals.

At the completion of Piers Park II construction, Massport will install temporary asphalt or crushed stone pavement in the Harborwalk area and in the lower lawn portions of the park to provide temporary construction access and staging area for the Piers Park III construction as well as emergency vehicle access into Piers Park II (See Figure 3). The stormwater design for the Project accounts for this temporary impervious surface. These areas will be converted to exposed aggregate concrete pavement (Harborwalk) and landscaped lawn (lower park lawn area), upon completion of the construction of Piers Park III, as shown in Figure 1.

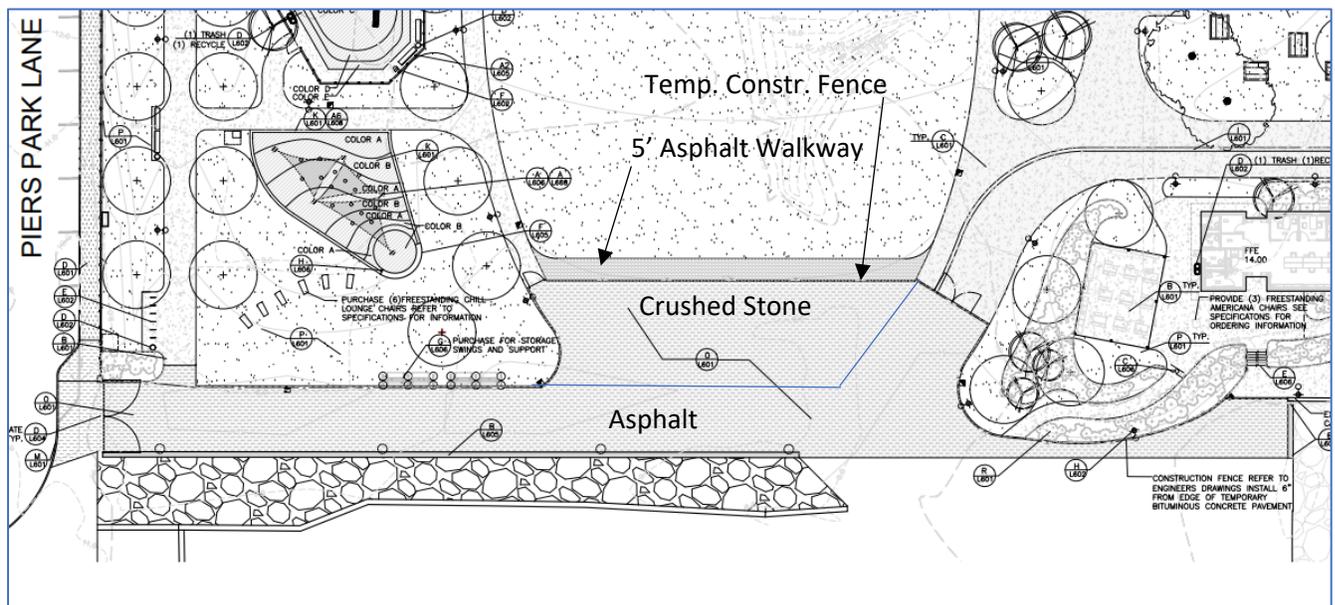


Figure 3 – Temporary Asphalt and Crushed Stone Pavements During Pier Park III Construction

This Stormwater Report addresses Project compliance with MA Stormwater Standards as appropriate.

## 2. Stormwater Standards

This Section of the Stormwater Management Report (SMP) is organized to describe the Ten Massachusetts Stormwater Standards, which are listed below:

- Standard #1: No New Untreated Discharges
- Standard #2: Post-development Peak Discharge Rates
- Standard #3: Recharge to Groundwater
- Standard #4: Water Quality



- Standard #5: Higher Potential Pollutant Loads
- Standard #6: Protection of Critical Areas
- Standard #7: Redevelopment Projects
- Standard #8: Erosion and Sedimentation Control Plan
- Standard #9: Operation and Maintenance Plan
- Standard #10: Illicit Discharges

#### Standard 1: No New Untreated Discharges

Under Standard 1, *“No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.”*

The proposed project has been designed so that no new untreated discharges to wetlands or waters of the Commonwealth will be constructed. Stormwater from the site currently sheet flows either to Boston Harbor or to Marginal Street with no treatment. The project design has incorporated drainage systems with dry wells to promote subsurface on-site recharge and uses water quality structures to treat discharges prior to connecting to existing stormwater infrastructure.

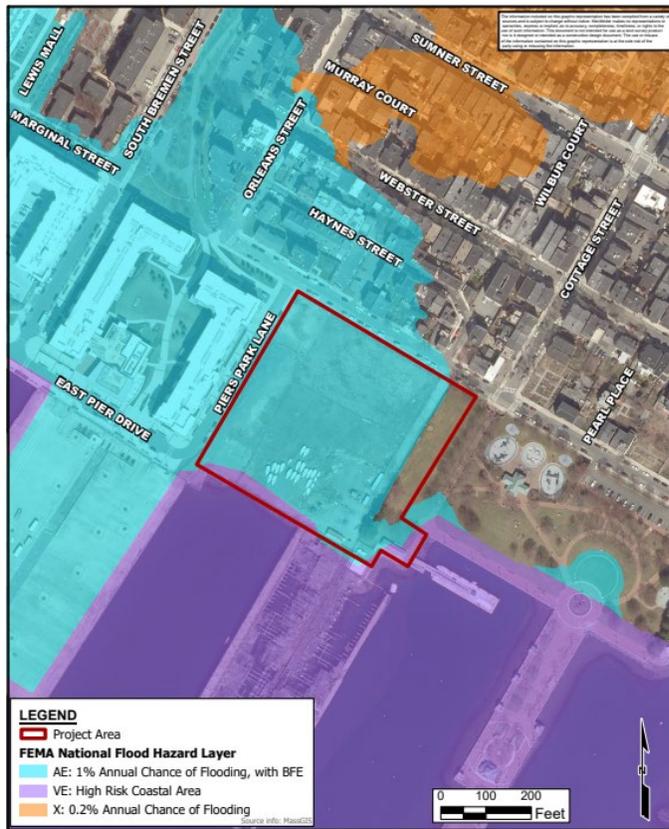
No new stormwater discharges will be conveyed to Boston Harbor, therefore the project meets Standard 1.

#### Standard 2: Post-Development Peak Discharge Rates

Under Standard 2, *“Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04”*

Under 310 CMR 10.04, *“Land Subject to Coastal Storm Flowage 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 Project is located almost entirely within Land Subject to Coastal Storm Flowage (LSCSF). Figure 4 shows the Federal Emergency Management Agency (FEMA)-delineated 100-year flood map for this area of East Boston, which shows that the entire property is within the delineated 100-year flood zone, for either Zones AE or VE.



**Figure 4 – FEMA Flood Hazard Data**

Since the project site is immediately adjacent to Boston Harbor and within the 100-year Flood Plain, we are requesting relief from this standard.

**Standard 3: Recharge to Groundwater**

*Under Standard 3, “Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.”*

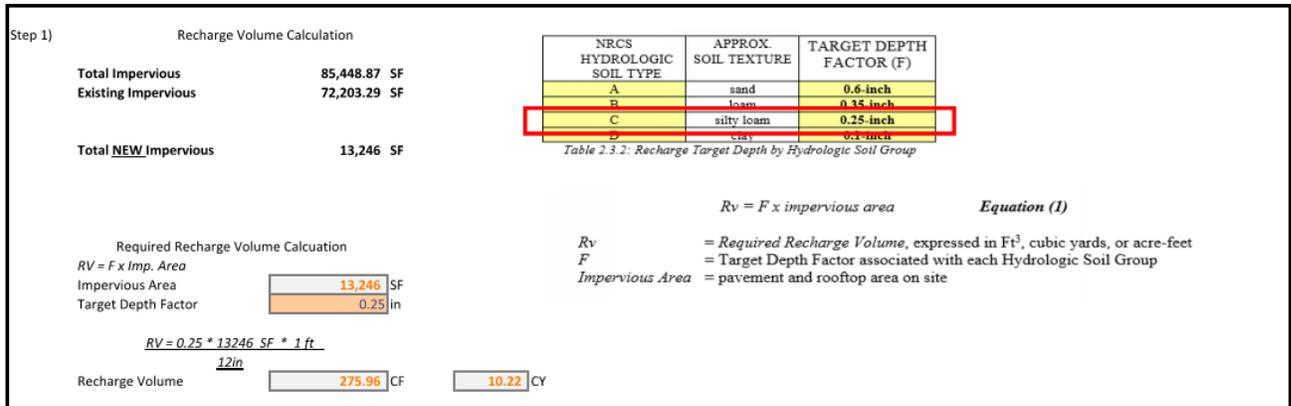
The stormwater system for the overall project collects water within the project area and directs it to two discharge points at existing BWSC storm drain lines in Piers Park Lane and Marginal Street. To provide for infiltration, nine (9) infiltrating drywells are being utilized adjacent to deep sump catch basins within the park area. The NRCS Soil Survey for the project area identified the soils as “udorthents” or urban fill materials, so to determine the Hydrologic Soil Group (HSG) for the project we relied on soil borings drilled at the project site. Based on a review of existing soil borings, the soil on site is classified as a Silt Loam which would put the project soils in Hydrologic Soil Group C. Infiltration calculations have been completed using the Silt Loam Rawls Rates provided in Volume 3 Chapter 1 of the Massachusetts Stormwater Handbook as shown below:

**Table 2.3.3. 1982 Rawls Rates<sup>18</sup>**

Texture Class	NRCS Hydrologic Soil Group (HSG)	Infiltration Rate Inches/Hour
Sand	A	8.27
Loamy Sand	A	2.41
Sandy Loam	B	1.02
Loam	B	0.52
Silt Loam	C	0.27
Sandy Clay Loam	C	0.17
Clay Loam	D	0.09
Silty Clay Loam	D	0.06
Sandy Clay	D	0.05
Silty Clay	D	0.04
Clay	D	0.02

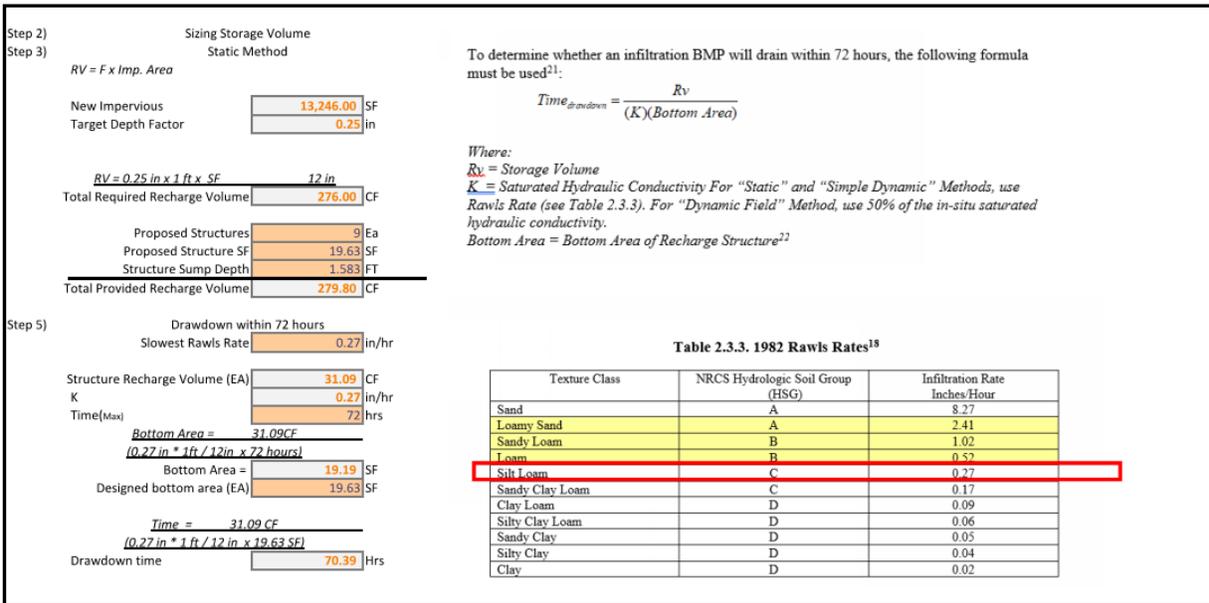
**Figure 5. Infiltration Rate Table**

The methodology described in the Massachusetts Stormwater Handbook was used to approximate the required Recharge Volume for the increased impervious area of the park and project site area, including the new Sailing Center. The minimum required Recharge Volume to infiltrate the additional impervious coverage of the Sailing Center and Park operating area is calculated to be 276 cubic feet as shown below in Figure 6. The actual Recharge Volume provided in the infiltration structures adjacent to the catch basins is approximately 280 cubic feet, therefore the Recharge Volume for Standard 3 is met.



**Figure 6. Recharge Volume Calculation**

The methodology described in the Massachusetts Stormwater Handbook was used to approximate the infiltration time required for the Recharge Volume being provided for the increased impervious area of the park and project site area, including the new Sailing Center. The infiltration structures need to be sized appropriately to ensure that they will completely drain within 72 hours of the storm event. The Recharge Volume being provided is 280 CF, which is split between the nine (9) infiltration structures. The draw down time for each structure is calculated below in Figure 7. Infiltration structures are completely drained at 70.39 hrs, therefore Standard 3 is met.



**Figure 7. Recharge Volume Infiltration Time Calculation**

#### Standard 4: Water Quality

Standard 4 requires "Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when:

- a) Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;
- b) Structural stormwater best management practices are sized to capture the required water quality volume as determined in accordance with the Massachusetts Stormwater Handbook; and
- c) Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook."

The stormwater system for the overall project collects all water within the project area using deep-sump catch basins which initially directs flows to infiltration structures adjacent to the catch basins. Under larger storms, once the infiltration structure is at capacity, stormwater will be directed to a gravity network which culminates in a proprietary water quality structure, which removes Total Suspended Solids (TSS) to improve water quality, before discharging into the drainage system in the street. The basis of design for the water quality structure is a Stormceptor Type STC-900 for the discharge to Piers Park Lane and a STC-450i for the discharge from the parking lot to Marginal Street. Massport will own and maintain the water quality structures.

The stormwater management system is designed to remove 80% of the average annual post-construction load of Total Suspended Solids, through a combination of stormwater BMPs such as deep sump catch basins, infiltration basins, and proprietary water quality units (See Appendix B for the TSS Calculations), therefore, Standard 4: Water Quality is met.



#### Standard 5: Higher Potential Pollutant Loads

Under Standard 5, *“For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.”*

The proposed use is a public park. The project does not include any of the following higher potential pollutant load sources:

- Auto fueling facilities (gas stations).
- Exterior fleet storage areas.
- Exterior vehicle service and equipment cleaning areas.
- Marinas and boat yards.
- Parking lots with high intensity use.
- Confined disposal facilities and disposal sites.

The project is not considered a land use with higher potential pollutant loads and therefore this standard does not apply.

#### Standard 6: Protection of Critical Areas

Under Standard 6, *“Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.”*

The project site is not in proximity to any Zone II or Wellhead Protection Areas of a public water supply.

The pre-treatment of the deep sump catch basins and proprietary water quality units are designed to provide containment of any accidental spill or other unexpected event, before the contaminants can infiltrate into the ground or ultimately discharge to Boston Harbor. Therefore, the Project meets Standard 6.

#### Standard 7: Redevelopment Projects

Standard 7 states, *“A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural stormwater best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.”*

Standard 7 is not applicable, as the project does not qualify as a redevelopment project because there is a net gain in impervious surface.



## Standard 8: Erosion and Sediment Control Plan

Standard 8 states, “A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.”

The Contract Documents will require that the Contractor prepare and implement a Stormwater Pollution Plan (SWPPP) prior to starting construction.

### **Implementation of Erosion and Sedimentation Controls**

As required under the US EPA Construction General Permit, the Contract drawings and specifications describe Erosion and Sediment Control requirements for the project. Prior to the start of any earthwork on the site, the sedimentation and erosion controls must be installed, inspected, and approved by Massport’s on-site Resident Engineer.

### **Inspection and Maintenance of Stormwater Controls**

Stormwater controls must be inspected and maintained in good operating condition until all disturbed soils are permanently stabilized. To ensure this, the Contractor is required to inspect erosion and sedimentation devices after each rain event to ensure that the devices are operating properly. The Contractor will be required to repair or replace barriers that decompose naturally due to weatherization over time to maintain the functionality of the system.

The following standard maintenance practices will apply to the erosion and sedimentation controls for the project:

- All erosion and sediment control measures will be properly maintained. If repairs or other maintenance is necessary, it will be initiated by the Contractor within 24 hours of report.
- Straw Waddles will be inspected for depth of sediment, tears, to verify if the rolls are intact and securely attached to the posts, and to verify that the posts are firmly in the ground.
- Built-up sediment will be removed from straw waddles when depth of sediment reaches one-half the height of the waddle and at the end of construction prior to removal.
- Erosion control measures will be maintained for disturbed areas of the site that have not been stabilized.
- Erosion control measures will be installed and maintained for the construction staging area, stockpiles, and material storage areas until those areas have been stabilized after construction.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.

If the inspections reveal the need for additional control devices to prevent erosion and sedimentation, the Contractor will be directed by Massport to promptly install additional protection devices as required. Control devices in need of repair will be repaired promptly after identification. A stockpile of 100 linear feet of straw waddles will be maintained on the site and under cover for emergency repairs and routine maintenance.

The Contractor will be responsible for preparing an inspection and maintenance report following each inspection and filing completed reports after maintenance action has taken place by the Contractor. The



Contractor's superintendent will be responsible for maintenance and repair activities and completing and signing the maintenance action portion of inspection and maintenance reports.

#### Standard 9: Operation and Maintenance Plan

Standard 9 states, *"A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed."*

To ensure compliance with all applicable stormwater regulations, and as a measure of good housekeeping, Massport inspection and maintenance personnel shall maintain an operation and maintenance log for the last three years. The operation and maintenance log shall include inspections, repairs, replacements, and disposals (for disposals, the log shall indicate the type of material and the disposal location). A draft Operation and Maintenance Plan is included as Appendix C. A final plan will be submitted after approval by Massport.

#### Standard 10: Illicit Discharges

Standard 10 states, *"All illicit discharges to the stormwater management system are prohibited."*

To the best of our knowledge, there are no existing Illicit discharges to the stormwater management system located within the project area. In addition, the Long-Term Pollution Prevention Plan in Appendix D will be implemented in the Project area upon project completion.



## APPENDIX A

# **Pre-Construction Conditions: Existing Conditions Plan**





## APPENDIX B

### **Post-Construction Conditions:**

Catchment Area Plan,  
Storm Drainage Drawings,  
TSS Removal Calculation Sheet,  
HydroCAD© Modeling Output,







Step 2)

Sizing Storage Volume

Step 3)

Static Method

$$RV = F \times Imp. \text{ Area}$$

New Impervious	13,246.00	SF
Target Depth Factor	0.25	in

$$RV = 0.25 \text{ in} \times 1 \text{ ft} \times SF \quad \frac{12 \text{ in}}{12 \text{ in}}$$

Total Required Recharge Volume	276.00	CF
--------------------------------	--------	----

Proposed Structures	9	Ea
Proposed Structure SF	19.63	SF
Structure Sump Depth	1.583	FT
<b>Total Provided Recharge Volume</b>	<b>279.80</b>	<b>CF</b>

Step 5)

Drawdown within 72 hours

Slowest Rawls Rate	0.27	in/hr
--------------------	------	-------

Structure Recharge Volume (EA)	31.09	CF
K	0.27	in/hr
Time(Max)	72	hrs

$$\text{Bottom Area} = \frac{31.09 \text{ CF}}{(0.27 \text{ in} \times 1 \text{ ft} / 12 \text{ in} \times 72 \text{ hours})}$$

Bottom Area =	19.19	SF
Designed bottom area (EA)	19.63	SF

$$\text{Time} = \frac{31.09 \text{ CF}}{(0.27 \text{ in} \times 1 \text{ ft} / 12 \text{ in} \times 19.63 \text{ SF})}$$

Drawdown time	70.39	Hrs
---------------	-------	-----

To determine whether an infiltration BMP will drain within 72 hours, the following formula must be used<sup>21</sup>:

$$\text{Time}_{\text{drawdown}} = \frac{Rv}{(K)(\text{Bottom Area})}$$

Where:

$Rv$  = Storage Volume

$K$  = Saturated Hydraulic Conductivity For “Static” and “Simple Dynamic” Methods, use Rawls Rate (see Table 2.3.3). For “Dynamic Field” Method, use 50% of the in-situ saturated hydraulic conductivity.

Bottom Area = Bottom Area of Recharge Structure<sup>22</sup>

**Table 2.3.3. 1982 Rawls Rates<sup>18</sup>**

Texture Class	NRCS Hydrologic Soil Group (HSG)	Infiltration Rate Inches/Hour
Sand	A	8.27
Loamy Sand	A	2.41
Sandy Loam	B	1.02
Loam	B	0.52
Silt Loam	C	0.27
Sandy Clay Loam	C	0.17
Clay Loam	D	0.09
Silty Clay Loam	D	0.06
Sandy Clay	D	0.05
Silty Clay	D	0.04
Clay	D	0.02

Step 1)

Recharge Volume Calculation

<b>Total Impervious</b>	<b>85,448.87 SF</b>
<b>Existing Impervious</b>	<b>72,203.29 SF</b>
<b>Total <u>NEW</u> Impervious</b>	<b>13,246 SF</b>

NRCS HYDROLOGIC SOIL TYPE	APPROX. SOIL TEXTURE	TARGET DEPTH FACTOR (F)
A	sand	0.6-inch
B	loam	0.35-inch
C	silty loam	0.25-inch
D	clay	0.1-inch

Table 2.3.2: Recharge Target Depth by Hydrologic Soil Group

Required Recharge Volume Calculation

$RV = F \times Imp. Area$

Impervious Area	<input type="text" value="13,246"/> SF
Target Depth Factor	<input type="text" value="0.25"/> in

$RV = 0.25 * 13246 SF * 1 ft$

$\frac{12in}{12}$

Recharge Volume	<input type="text" value="275.96"/> CF	<input type="text" value="10.22"/> CY
-----------------	--	---------------------------------------

$Rv = F \times impervious area$  **Equation (1)**

$Rv$  = Required Recharge Volume, expressed in Ft<sup>3</sup>, cubic yards, or acre-feet  
 $F$  = Target Depth Factor associated with each Hydrologic Soil Group  
 $Impervious Area$  = pavement and rooftop area on site

**INSTRUCTIONS:**

1. Sheet is nonautomated. Print sheet and complete using hand calculations. Column A and B: See MassDEP Structural BMP Table
2. The calculations must be completed using the Column Headings specified in Chart and Not the Excel Column Headings
3. To complete Chart Column D, multiple Column B value within Row x Column C value within Row
4. To complete Chart Column E value, subtract Column D value within Row from Column C within Row
5. Total TSS Removal = Sum All Values in Column D

Non-automated: Mar. 4, 2008

**Location:** Piers Park Lane, East Boston, MA

A BMP <sup>1</sup>	B TSS Removal Rate <sup>1</sup>	C Starting TSS Load*	D Amount Removed (B*C)	E Remaining Load (C-D)
Deep Sump Catch Basins	25 %	1.00	$1.00 * 0.25 = 0.25$	$1.00 - 0.25 = 0.75$
Stormceptor STC 900	80 %	0.75	$0.75 * 0.80 = 0.60$	$0.75 - 0.59 = 0.15$

Separate Form Needs to be Completed for Each Outlet or BMP Train

0.85

**Total TSS Removal =**

Project: Piers Park II

Prepared By: M.Tremblay

Date: 03/01/2022

\*Equals remaining load from previous BMP (E) which enters the BMP

## TSS Removal Calculation Worksheet

## Detailed Stormceptor Sizing Report – Piers Park Lane

Project Information & Location			
<b>Project Name</b>	Piers Park	<b>Project Number</b>	49420
<b>City</b>	Boston	<b>State/ Province</b>	Massachusetts
<b>Country</b>	United States of America	<b>Date</b>	2/22/2022
Designer Information		EOR Information (optional)	
<b>Name</b>	Matt Tremblay	<b>Name</b>	
<b>Company</b>	Kleinfelder	<b>Company</b>	
<b>Phone #</b>	508-270-6578	<b>Phone #</b>	
<b>Email</b>	mtremblay@kleinfelder.com	<b>Email</b>	

### Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

<b>Site Name</b>	Piers Park Lane
<b>Recommended Stormceptor Model</b>	STC 900
<b>Target TSS Removal (%)</b>	80.0
<b>TSS Removal (%) Provided</b>	80
<b>PSD</b>	Fine Distribution
<b>Rainfall Station</b>	BOSTON WSFO AP

The recommended Stormceptor model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Sizing Summary	
Stormceptor Model	% TSS Removal Provided
STC 450i	72
STC 900	80
STC 1200	80
STC 1800	80
STC 2400	85
STC 3600	85
STC 4800	88
STC 6000	88
STC 7200	90
STC 11000	93
STC 13000	93
STC 16000	94

- INSTRUCTIONS:**
1. Sheet is nonautomated. Print sheet and complete using hand calculations. Column A and B: See MassDEP Structural BMP Table
  2. The calculations must be completed using the Column Headings specified in Chart and Not the Excel Column Headings
  3. To complete Chart Column D, multiple Column B value within Row x Column C value within Row
  4. To complete Chart Column E value, subtract Column D value within Row from Column C value within Row
  5. Total TSS Removal = Sum All Values in Column D

Location: Marginal Street, East Boston, MA

A	B	C	D	E
BMP <sup>1</sup>	TSS Removal Rate <sup>1</sup>	Starting TSS Load*	Amount Removed (B*C)	Remaining Load (C-D)
Deep Sump Catch Basins	25 %	1.00	1.00 * 0.25 = 0.25	1.00 - 0.25 = 0.75
Stormceptor STC 450i	83 %	0.75	0.75 * 0.83 = 0.63	0.75 - 0.63 = 0.12

**Total TSS Removal =** 0.88

**Separate Form Needs to be Completed for Each Outlet or BMP Train**

Project: Piers Park II  
 Prepared By: M.Tremblay  
 Date: 03/01/2022

\*Equals remaining load from previous BMP (E) which enters the BMP

## Detailed Stormceptor Sizing Report – Marginal Street

Project Information & Location			
<b>Project Name</b>	Piers Park	<b>Project Number</b>	49420
<b>City</b>	Boston	<b>State/ Province</b>	Massachusetts
<b>Country</b>	United States of America	<b>Date</b>	2/22/2022
Designer Information		EOR Information (optional)	
<b>Name</b>	Matt Tremblay	<b>Name</b>	
<b>Company</b>	Kleinfelder	<b>Company</b>	
<b>Phone #</b>	508-270-6578	<b>Phone #</b>	
<b>Email</b>	mtremblay@kleinfelder.com	<b>Email</b>	

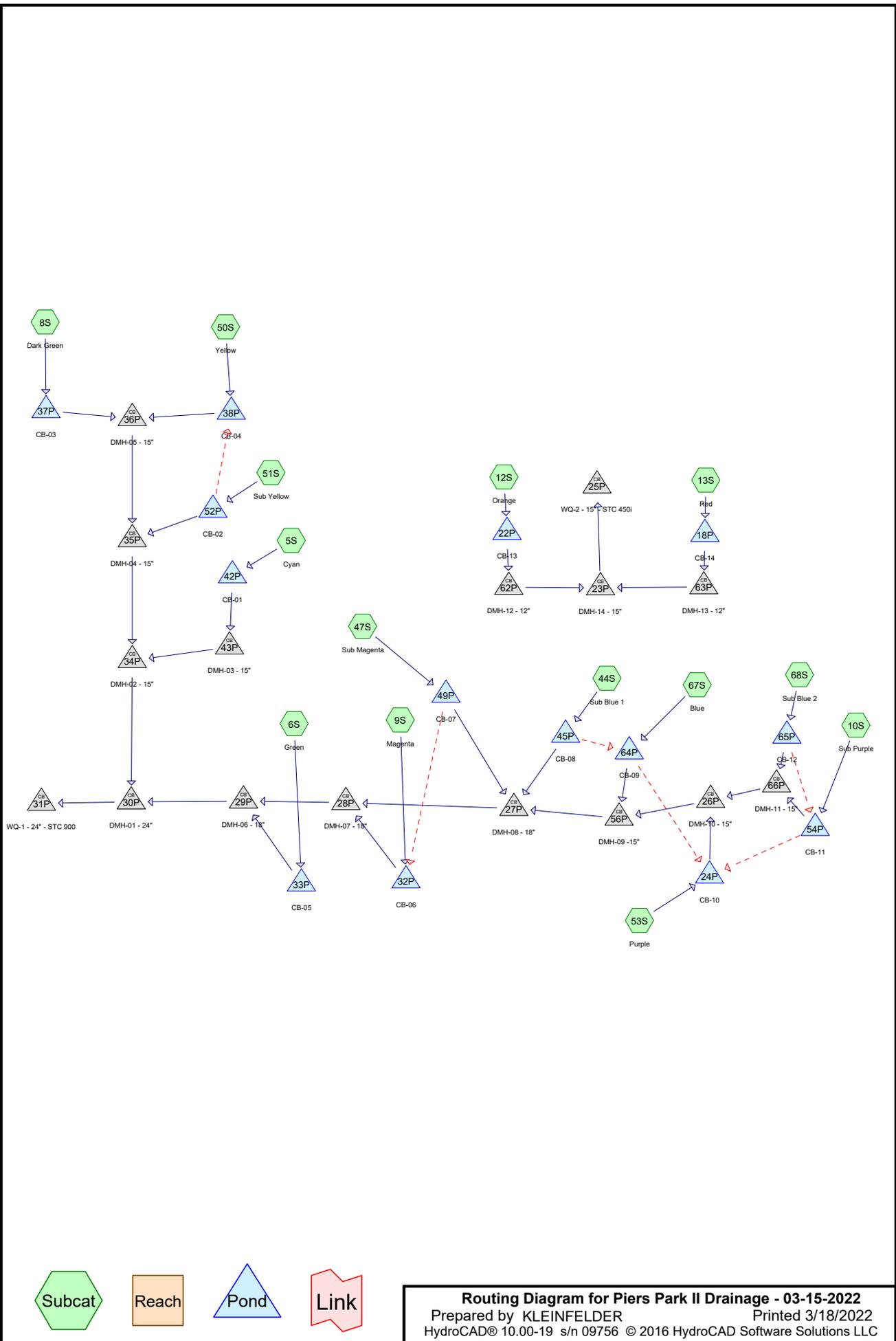
### Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

<b>Site Name</b>	Marginal Street
<b>Recommended Stormceptor Model</b>	STC 450i
<b>Target TSS Removal (%)</b>	80.0
<b>TSS Removal (%) Provided</b>	83
<b>PSD</b>	Fine Distribution
<b>Rainfall Station</b>	BOSTON WSFO AP

The recommended Stormceptor model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Sizing Summary	
Stormceptor Model	% TSS Removal Provided
STC 450i	83
STC 900	89
STC 1200	89
STC 1800	89
STC 2400	92
STC 3600	92
STC 4800	94
STC 6000	94
STC 7200	95
STC 11000	97
STC 13000	97
STC 16000	98



**Piers Park II Drainage - 03-15-2022**

Prepared by {enter your company name here}

Printed 3/18/2022

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Page 2

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
2.743	74	>75% Grass cover, Good, HSG C (5S, 6S, 8S, 9S, 10S, 12S, 13S, 44S, 47S, 50S, 51S, 53S, 67S, 68S)
1.649	98	Paved parking, HSG C (5S, 6S, 8S, 9S, 10S, 12S, 13S, 44S, 47S, 50S, 51S, 53S, 67S, 68S)
<b>4.392</b>	<b>83</b>	<b>TOTAL AREA</b>

## Piers Park II Drainage - 03-15-2022

Prepared by {enter your company name here}

Printed 3/18/2022

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Page 3

### Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
4.392	HSG C	5S, 6S, 8S, 9S, 10S, 12S, 13S, 44S, 47S, 50S, 51S, 53S, 67S, 68S
0.000	HSG D	
0.000	Other	
<b>4.392</b>		<b>TOTAL AREA</b>













## APPENDIX C

# Operations and Maintenance Plan



# PIERS PARK II

# OPERATIONS AND MAINTENANCE PLAN

**DRAFT**



## **Table of Contents**

- 1 Operation and Maintenance**
  - 1.1 BMP Owner
  - 1.2 Operations and Maintenance Responsibilities
  - 1.3 Schedule for Inspection and Maintenance
  - 1.4 Operation of Best Management Practices
  - 1.5 Maintenance of Best Management Practices
  - 1.6 Operations and Maintenance (O&M) Log Form
  
- 2 Long Term Pollution Prevention Plan**
  - 2.1 Housekeeping Operations









## APPENDIX D

# Long-Term Pollution Prevention Plan

## PIERS PARK II SAILING CENTER AND COMMUNITY PARK

DRAFT

### LONG-TERM POLLUTION PREVENTION PLAN

#### 2.1 HOUSEKEEPING OPERATIONS

1. Good housekeeping and material management reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.
  - a. All materials stored on-site must be stored in a neat, orderly manner in their appropriate containers. Storage of hazardous materials will not be permitted on site.
  - b. Products shall be kept in their original containers with the original manufacturer's label.
  - c. Substances should not be mixed with one another unless recommended by the manufacturer.
  - d. Whenever possible, products will be used up completely before disposing of container.
  - e. Original material labels and Safety Data Sheets (SDS) shall be kept by the Owner.
  - f. Fertilizers:
    - Once the grass is established during construction, use of fertilizers on site will be minimized, to the maximum extent feasible.
2. Spill Control Practices:
  - a. Manufacturer's recommended methods shall be clearly posted for spill clean-up and Massport staff shall be made aware of the procedures and the locations of cleanup information and supplies.
  - b. Material and equipment necessary for spill clean-up will be kept on-site in a designated material storage area. Equipment will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, absorbent materials, sand, sawdust and plastic and metal trash containers specifically kept and labeled for this purpose.
  - c. All spills must be cleaned-up immediately after discovery.
  - d. Spills of any toxic or hazardous material, that can potentially enter the storm drainage system, must be immediately reported by Massport maintenance staff or the Massport Police, who are stationed 24 hours a day in the park, to the City of Boston Fire Department and the Massport Fire Rescue.
3. No washing of vehicles will be permitted in the park area.
4. Massport will plow snow in park areas during winter months to allow the community year-round use of the park. Snow plowing operations will remove snow from park pathways and the parking lot to the immediately adjacent grass areas where snow melt will flow into the on-site drainage systems, including drainage basins.
5. During winter conditions sand use site-wide shall be applied to the minimum extent possible to maintain safe conditions.



## APPENDIX E

# Erosion Control and Sedimentation Plans





































































