



INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area **under both** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The **boundaries of coastal resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The **boundaries of inland resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, “state-listed” vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581-3336
508.792.7270



A. GENERAL INFORMATION

1. Project Location

| | | |
|------------------------------|------------------------------------|--------------|
| <u>235-237 Condor Street</u> | <u>Boston</u> | <u>02128</u> |
| a. Street Address | b. City/Town | c. Zip Code |
| <u>3A/3B</u> | <u>0103325010 & 0103325020</u> | |
| f. Assessors Map/Plat Number | g. Parcel /Lot Number | |

2. Applicant

| | | |
|-----------------------|---------------------------|--------------------------|
| <u>Michael</u> | <u>Patrick</u> | <u>Velkor Properties</u> |
| a. First Name | b. Last Name | c. Company |
| <u>2 Neptune Road</u> | | |
| d. Mailing Address | | |
| <u>Boston</u> | <u>MA</u> | <u>02128</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>801-558-6222</u> | <u>Michael@Velkor.com</u> | |
| h. Phone Number | i. Fax Number | j. Email address |

3. Property Owner

| | | |
|-----------------------------|---------------|---------------------------|
| <u>Brian J TS</u> | <u>Hosker</u> | <u>CONDORHOSDAV TRUST</u> |
| a. First Name | b. Last Name | c. Company |
| <u>2 Neptune Road, #222</u> | | |
| d. Mailing Address | | |
| <u>Boston</u> | <u>MA</u> | <u>02128</u> |
| e. City/Town | f. State | g. Zip Code |
| h. Phone Number | i. Fax Number | j. Email address |

Check if more than one owner

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

4. Representative (if any)

| | | |
|----------------------------------|-----------------------------------|---|
| <u>Michael</u> | <u>Malynowski, PE</u> | <u>Allen & Major Associates, Inc.</u> |
| a. First Name | b. Last Name | c. Company |
| <u>100 Commerce Way, Suite 5</u> | | |
| d. Mailing Address | | |
| <u>Woburn</u> | <u>MA</u> | <u>01801</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>781-640-7650</u> | <u>mmalynowski@allenmajor.com</u> | |
| h. Phone Number | i. Fax Number | j. Email address |



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

Yes

No

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

6. General Information

The proposed project seeks to redevelop the site by razing the existing structures and constructing a new building for multi-family dwellings. Some of the improvements include landscape areas, interior parking, water, sewer and other associated utilities.

7. Project Type Checklist

a. Single Family Home

b. Residential Subdivision

c. Limited Project Driveway Crossing

d. Commercial/Industrial

e. Dock/Pier

f. Utilities

g. Coastal Engineering Structure

h. Agriculture – cranberries, forestry

i. Transportation

j. Other

8. Property recorded at the Registry of Deeds

Suffolk

167 & 227

a. County

b. Page Number

48280 & 48768

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

\$1,050.00

\$512.50

\$1,500

a. Total Fee Paid

b. State Fee Paid

c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

Yes

No

1. Coastal Resource Areas



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

2. Inland Resource Areas

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

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

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

- _____
BWSC (Site Plan # 21549) - Pending
- _____
City of Boston Building Permit - Pending
- _____
City of Boston Variance - Approved (BOA-1069147 12-07-2020)
- _____
- _____



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

Yes

No

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

A. Submit Supplemental Information for Endangered Species Review

Percentage/acreage of property to be altered:

(1) within wetland Resource Area

N/A

percentage/acreage

(2) outside Resource Area

N/A

percentage/acreage

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

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?

Yes

No

If yes, provide the name of the ACEC: _____

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.

Applying for a Low Impact Development (LID) site design credits

A portion of the site constitutes redevelopment

Proprietary BMPs are included in the Stormwater Management System

No. Check below & include a narrative as to why the project is exempt

Single-family house

Emergency road repair

Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

Yes

No



D. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

Michael Parnes
Signature of Applicant

3-25-22
Date

[Signature]
Signature of Property Owner (if different)

3-15-22
Date

Michael Malyonowski
Signature of Representative (if any)

03-25-2022
Date

1.0 EXECUTIVE SUMMARY

On behalf of the applicant, Velkor Properties, Allen & Major Associates, Inc. (A&M) is pleased to submit this Notice of Intent (NOI) to the Boston Conservation Commission for the redevelopment of the 235-237 Condor Street. As required, this NOI is being filed under the Massachusetts Wetlands Protection Act and its implementing regulations 310 CMR 10.00. The purpose of this NOI is to gain approval for work within the 100 foot Buffer to Coastal Bank. The proposed project seeks to redevelop the site by razing the existing structures and constructing a new building for multi-family dwellings. Some of the improvements include landscape areas, 6 interior parking spaces, water, sewer and other associated utilities and a subsurface infiltration system, which is within the 100 foot Buffer to Coastal Bank.

2.0 EXISTING CONDITIONS

Existing Site Description

The project site is located at 235-237 Condor Street, East Boston, MA, and is identified on the City Assessor's Map as Map 3A/3B Parcels 0103325010 & 0103325020 respectively. The current acreage 2,776 sq ft (#235) & 1,599 sq ft (#237) for a total of 4,375 sq ft.

The lot is bordered by a Repair/Service Garage to the west, an apartment complex to the east, a Multi-Family Dwelling to the South, Condor Street and Chelsea Creek to the North.

The 235-237 Condor Street property is covered by impervious materials, including roof and paved parking. According to City records the existing buildings were constructed in 1920. The site topography is essentially flat with slight slopes for positive drainage.

FEMA Flood Zone

The latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map within 25025C0018J, effective March 16, 2016, was reviewed and indicate if that site is located within the "Zone X" area. See Section 2.0 Exhibits.

Water Supply Protection Area

The site is not located within a Water Supply Protection Area.

Wetland Resources Area

The site is within the 100 foot Buffer to Coastal Bank

NHESP Priority & Estimated Habitat

A review of the latest Massachusetts Natural Heritage Atlas; 14th Edition, reveals that there are no Estimated Habitats nor Priority Habitats on-site and directly adjacent to the site. See Section 2.0 Exhibits.



3.0 PROPOSED CONDITIONS

Overview of Proposed Work

In this Notice of Intent (NOI), the proposed project seeks to gain approval for work within the 100 foot Buffer to Coastal Bank. The proposed project plans to redevelop the site by razing the existing residential structures and constructing a new building for multi-family dwellings. Some of the improvements include landscape areas, 6 interior parking spaces, water, sewer and other associated utilities and a subsurface infiltration system.

Utilities

Existing stormwater is collected via roof drains and catch basins which discharge to the municipal drainage system. The proposed project includes stormwater systems that are in compliance with the MA DEP Stormwater Standards and an improvement over existing condition.

The proposed impervious area on-site is approximately 3,496 sq. ft.

Building Design and Infrastructure

Construction Sustainability: The building shall be constructed to adhere to the “Stretch” energy code. All walls shall receive spray foam insulation, appliances shall be energy star rated, and the domestic hot water shall be fed from a high efficiency, tankless water heater. Programmable thermostats shall be utilized to ensure heating and cooling usage is efficient.

Foundation: The proposed development of the 3-story residential building will not include any traditional “basement” space.

Sprinklers: The building shall be equipped with full sprinkler protection which will be connected to the street.

4.0 WETLAND RESOURCE AREA IMPACTS

The Project area is located within the following regulated resource areas protected under the WPA: 100-foot buffer to Coastal Bank. 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.”* The proponent 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. Additional regulated resource areas include *Ordinance Protecting Local Wetlands and Promoting Climate Change Adaptation in the City of Boston City of Boston Code* (Chapter VII-I.IV, adopted 12/11/2019, the Ordinance) and the implementing Boston Wetland Regulations (approved 8/19/2020, the Ordinance Regulations).

The coastal bank is situated along the north side of Condor Street and protected by an existing concrete wall to remain. The subject parcel is located along the south side of Condor Street, more than 50 feet from the Coastal Bank and separated by a municipal street with sidewalks on both sides.

The area within the 100 foot Buffer to Coastal Bank resulting from the existing buildings covering approximately 2,355 sf and the proposed building covering an area of approximately 3,496 sf which encompasses the entirety of the proposed building garage floor. This is a net addition of approximately 1,141 sf of buffer impacts.



5.0 PROPOSED MITIGATION MEASURES

Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impact of the proposed project on adjacent wetland resource areas. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, installing perimeter controls, and providing stormwater inlet protection. The contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the contractor will clean/flush the entire stormwater management system prior to final acceptance by the owner.

Post-Construction Stormwater Management

All runoff will discharge to a new Infiltration system located with the first floor garage space..

Pollution Prevention

Disposal of all demolition debris and construction materials shall be completed in accordance with all federal, state, local laws and regulations. Bills of lading and manifests shall be available in the project office. Drip pans shall be utilized for all vehicles and equipment requiring fueling when on site overnight. Drip pans shall also be used under all fuel containers if they are staged on-site. Any dumpsters brought to the site shall not have voids which can leak liquids. Containment (e.g., tarps and underlayment methods) shall be used on staged materials that could cause pollution of the site. Street catch basins shall be protected from any impacts from the construction project, including adding protection within the catch basin, as appropriate. No petroleum products or hydraulic fluids shall be stored overnight.

6.0 INTERESTS OF THE WETLANDS PROTECTION ACT

By installing stormwater best management practices on the project site, the proposed project will protect the interests of the Wetlands Protection Act, including protection of private/public water supply, protection of groundwater supply, providing flood control, prevention of storm damage, and prevention of pollution. No direct or indirect impacts of any wetland resource is anticipated from the construction and operation of the proposed two-family residential building.

7.0 CITY OF BOSTON WETLANDS PROTECTION AND CLIMATE ADAPTATION

The Buffer Zone is presumed important to the protection of the resource areas because activities undertaken in close proximity to resource areas have a reasonable probability of adverse impact upon the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation,

- *Erosion, siltation:* Erosion controls will be installed prior to construction to meet this criteria.
- *Loss of groundwater recharge:* An infiltration system will be located within the garage space of the proposed building to address this.
- *Degraded water quality:* The project is for a small multi-family residential structure which is not considered high impact, therefore not applicable.
- *Loss of wildlife habitat:* A review of the latest Massachusetts Natural Heritage Atlas; 14th Edition, reveals that there are no Estimated Habitats nor Priority Habitats on-site and directly adjacent to the site. See Section 2.0 Exhibits.
- *Degradation of wetland plant habitat:* As this project is a buffer zone project only, this is not applicable.
- *Alteration of hydrology:* The existing property is covered by impervious materials, including roof and paved parking and will maintain existing impervious cover, which will also maintain the hydrology of the site.



- *Soil contamination:* No contamination was noted in the research of the property.
- *Proliferation of invasive plants:* As the existing parcel is nearly entirely covered by impervious surfaces, no invasive plants were observed. Due to the development of the project, and limited available area, the proposed landscaping is limited to grass cover only along the narrow perimeter of the building.

8.0 METHODS OF DEMOLITION AND CONSTRUCTION

Methods of Demolition and Construction

The existing multi-family dwelling will be demolished and removed from the property. Equipment, including front loader with a bucket, mini excavator, and bobcat demolished the former building, loaded the demolition waste into trucks, and disposed of it in accordance with applicable local, state, and federal regulations.

For trench excavation and backfilling, where utility services will be located, Boston Water Sewer Commission specifications shall be used.

The new garage floor slab will be placed on the existing asphalt pavement, and it will only be necessary stripping three inches of depth below the new entryway to place an insulation.

Subsequent construction of the infiltration units

The infiltration system will be located within the garage space of the proposed building, no additional demolition other than soil excavation will be required. All soils and debris removed will be disposed of offsite in accordance with state regulations.

9.0 CLIMATE CHANGE AND RESILIENCY

Adaptation, Resiliency and Sea Level Rise

To aid in the climate resiliency of the project and future adaptation strategies for managing the flooding scenarios, the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map was reviewed. The project proposed the residential dwelling units be situated on the first floor 9.5' above ground level (elev. 28.6*) which is approximately 12' above the 100-year flood elevation (elev. 16.46*) and approximately 9.0' above the BPDA Sea Level Rise (elev. 19.50*).

* Elevations in Boston City Base

Since the existing site elevations, specifically the vehicle and pedestrian access, are at approximately elevation 19', the garage level was set to match, which is below the defined flood elevation. As this area is intended to be open, and subject to any potential storm surge in this area are constructed of waterproof materials. Additionally, all electrical equipment and elevation machine room have also been situated above flood elevation.

Heat Island Effect

The project will have minimal impact to the heat island effect in the area. The neighborhood is currently developed with dwellings and commercial buildings. Although the new apartment building at adds additional lot coverage with a larger building, the negative impact on heat island effect would not be significant. Methods to help mitigate the heat island effect include the use of energy efficient heating and cooling systems and enhanced insulation and ventilation in the building.



Extreme Precipitation

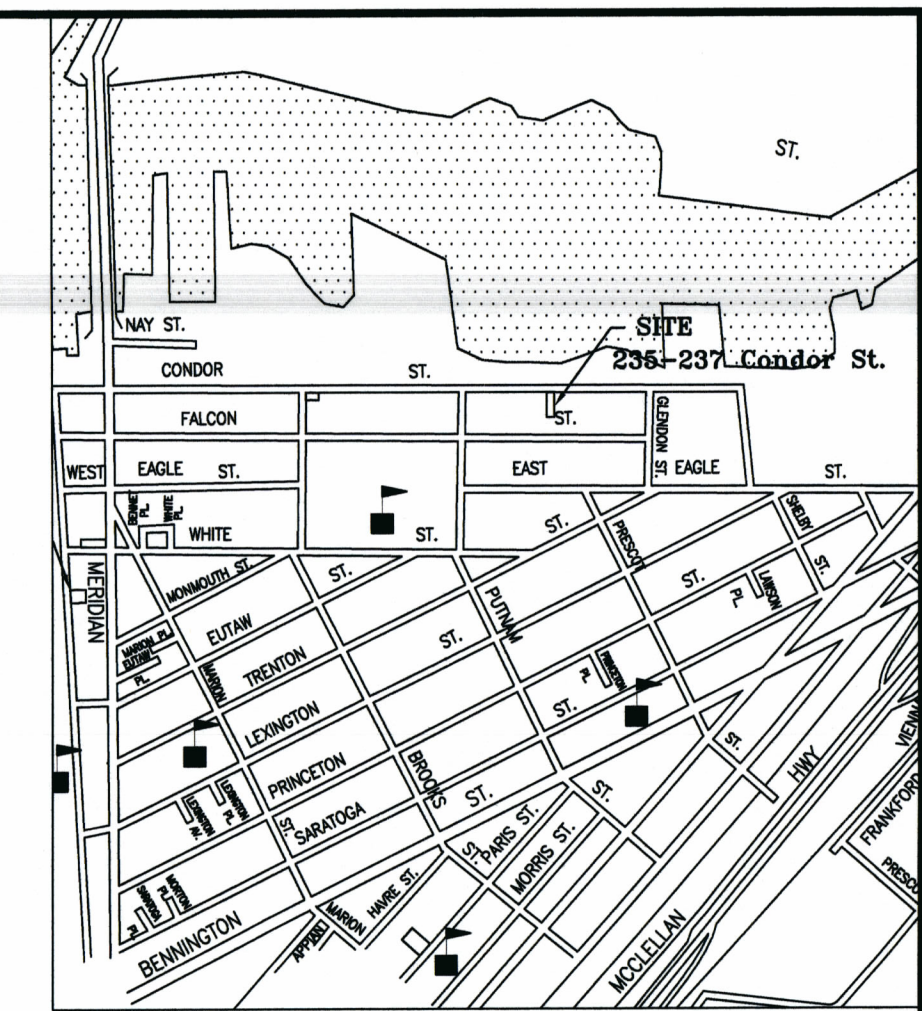
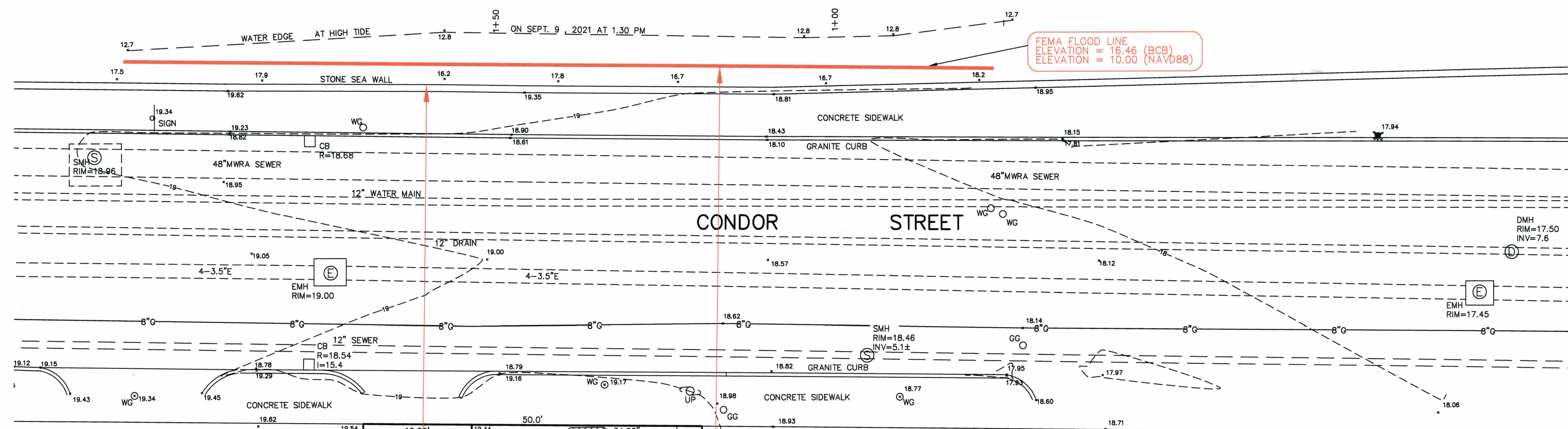
The project is subject to stormwater management standards based on the proposed impervious area. Therefore, the resulting required recharge volume for the infiltration system is 1" per square feet of impervious area.

10.0 NARRATIVE CONCLUSION

The applicant respectfully submits the proposed project for the review of the City of Boston Conservation Commission. By developing the site, the proposed project will revitalize this parcel into a practical and useful parcel without negatively impacting the existing resource areas. This project will meet the Performance Standards of the MA Stormwater Performance Standards to maximum extent practical. On the property presently, stormwater from the site currently flows untreated toward Condor Street. As compared to the current unmitigated stormwater, the proposed stormwater management system incorporates structural and non-structural Best Management Practices. The proposed stormwater management systems will provide stormwater quality treatment that is a benefit to the site. Through careful site design, the adverse impacts have been minimized and the interests of the Massachusetts Wetlands Protection Act have been upheld.

This proposed work will result in an improvement over existing conditions and further protect the interests of Coastal Bank Buffer under the *Act*, the *Act Regulations*, the *Ordinance*, and the *Ordinance Regulations*, and climate resiliency has been incorporated into the project design

The proposed building has been designed to comply with the City of Boston Climate Resiliency Guidance as demonstrated on the *Climate Resiliency Checklist*.



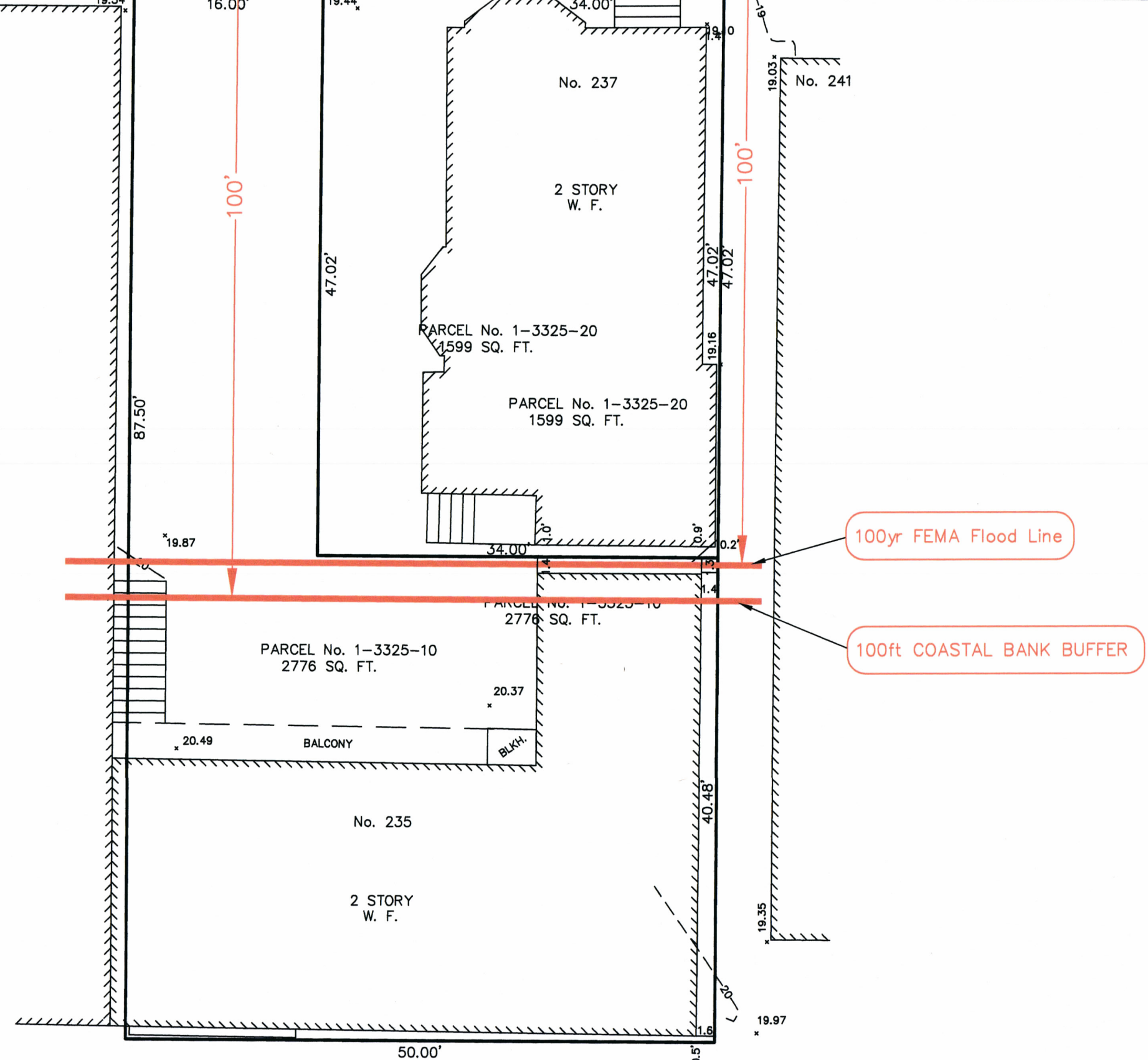
LOCUS MAP
NOT TO SCALE

WARD: 1
PARCEL No.: 3325-10, 3325-20
ASSESSORS MAP No.: 1061

PROJECT INFORMATION / GENERAL NOTES
Project Location:
235-237 CONDOR ST, Boston,
Neighborhood: EAST BOSTON

Owner/Applicant:
MICHAEL PATRICK
CONDORHOSDAV 237 TRUST
2 NEPTUNE ROAD
BOSTON, MA 02128, TEL (617)418-7468

| LEGEND | |
|----------|---------------|
| SEWER | S |
| WATER | W |
| DRAIN | D |
| GAS | G |
| ELECTRIC | E |
| UP | UTILITY POLE |
| WG | WATER GATE |
| DM | DRAIN MANHOLE |
| SM | SEWER MANHOLE |
| CB | CATCH BASIN |
| CG | GAS GATE |



SITE PLAN
SCALE 1" = 10'

NOTES:
1. ELEVATIONS REFER TO BOSTON CITY BASE.

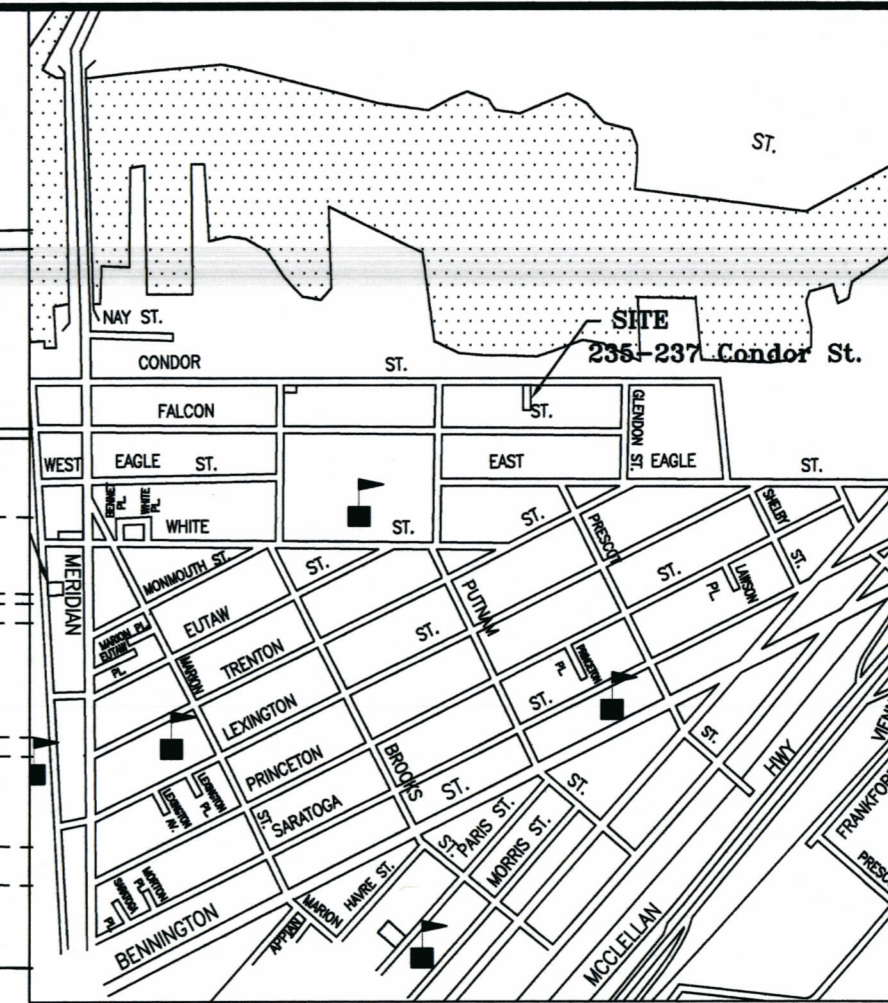
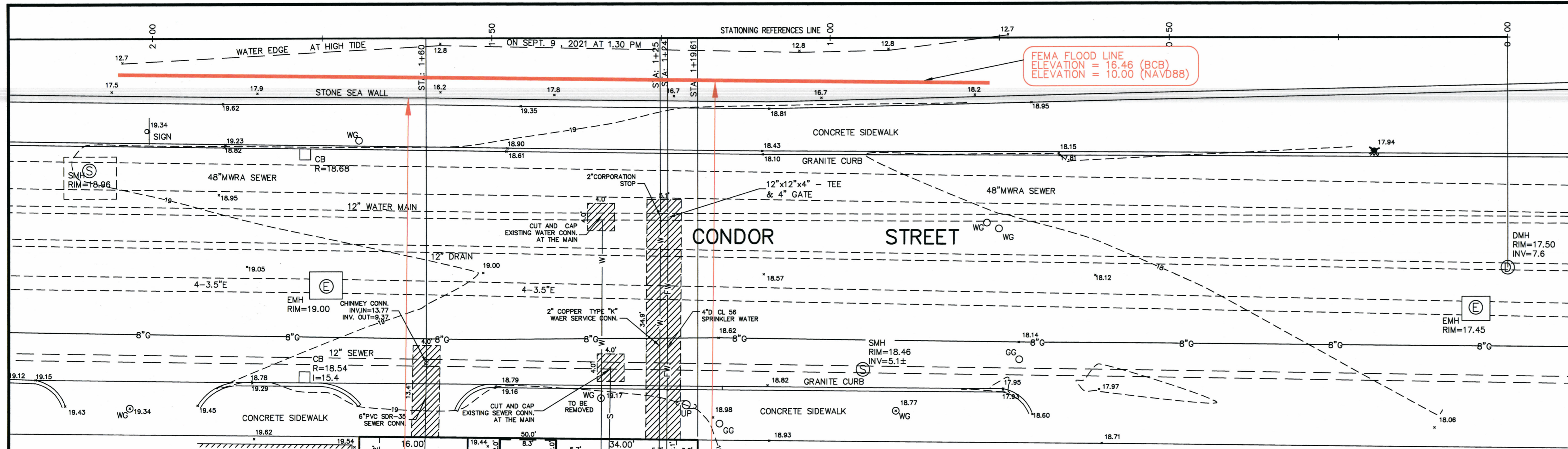
AGH ENGINEERING
166 WATER STREET
STOUGHTON, MA 02072
(781) 344-2386



| Scale | Date | Job No. | Designed by | Drawn by | Checked by | Sheet |
|-------|----------|---------|-------------|----------|------------|--------|
| SCALE | 9/3/2019 | | AGH | AGZ | AGH | 1 of 2 |

EXISTING CONDITIONS SITE PLAN
235-237 CONDOR STREET
BOSTON, (E. B.) MASS. 02128
OWNER/APPLICANT:
MICHAEL PATRICK
CONDORHOSDAV 237 TRUST
2 NEPTUNE ROAD
BOSTON, MA 02128, TEL (617)418-7468

SHEET:
1 OF 1

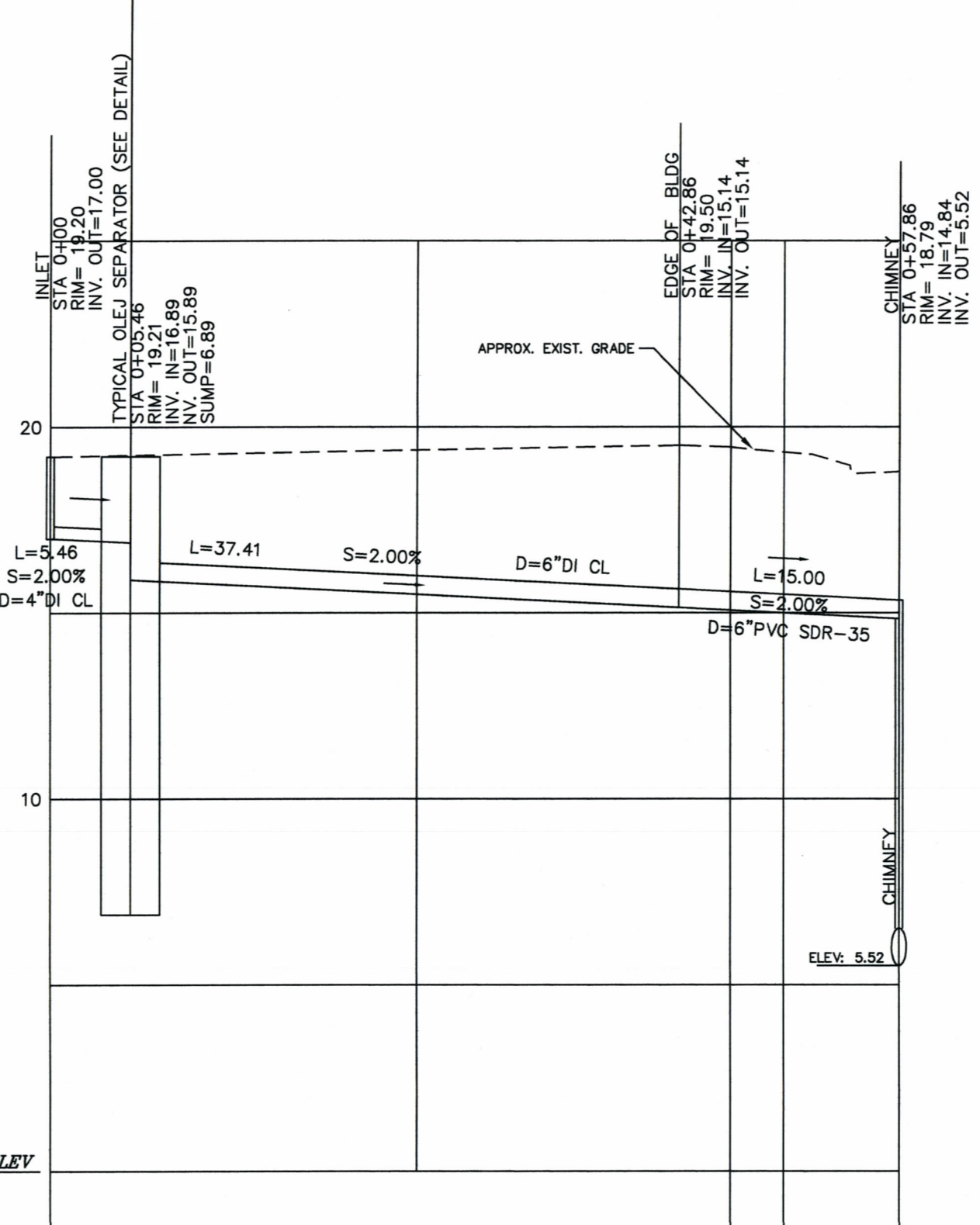
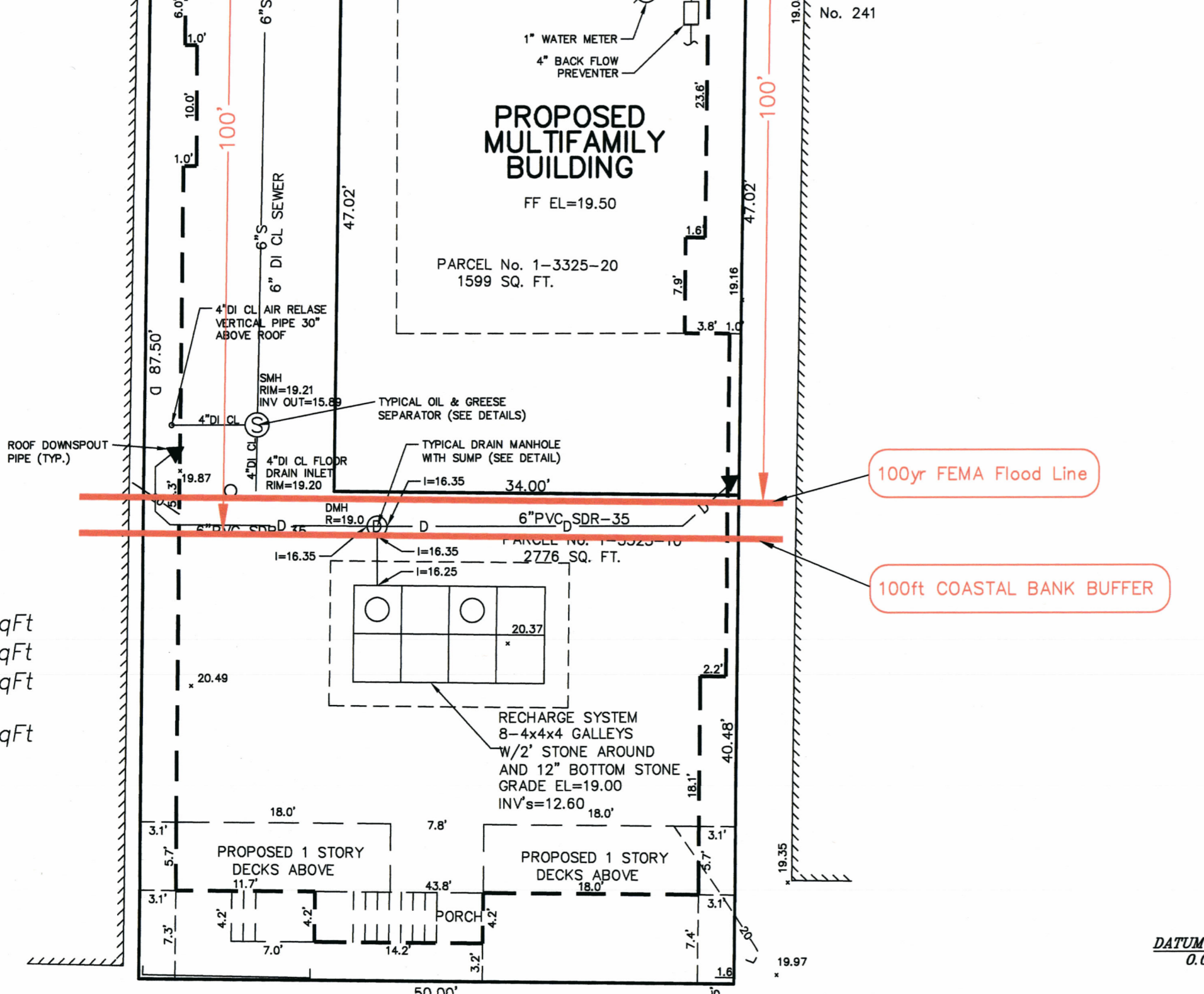


WARD: 1
 PARCEL No.: 3325-10, 3325-20
 ASSESSORS MAP No.: 1061

AGH ENGINEERING
 166 WATER STREET
 STOUGHTON, MA 02072
 (781) 344-2386

LEGEND

| | |
|---------------|-----|
| SEWER | S |
| WATER | W |
| DRAIN | D |
| GAS | G |
| ELECTRIC | E |
| UTILITY POLE | UP |
| WATER GATE | WG |
| DRAIN MANHOLE | DMH |
| SEWER MANHOLE | SMH |
| CATCH BASIN | CB |
| GAS GATE | GG |

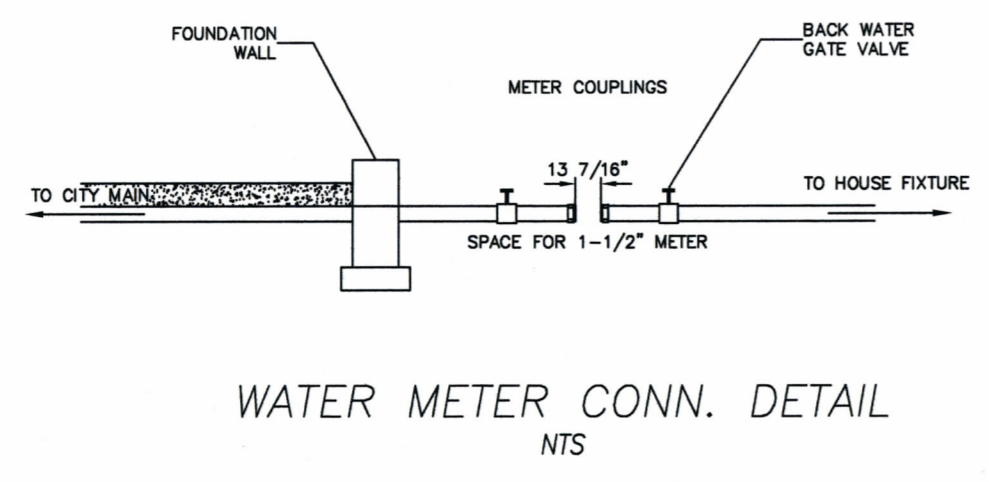


PUBLIC WAY EXCAVATION

| | |
|----------------|-------------------|
| SEWER: | 14'x4' = 56 SqFt |
| WATER SERVICE: | 35'x5' = 175 SqFt |
| CUT AND CAP: | 4'x4' = 16 SqFt |
| TOTAL | =247 SqFt |

NOTES:
 1. ELEVATIONS REFER TO BOSTON CITY BASE.

DRAINAGE CALCULATION
 RECHARGE VOLUME CALCULATIONS; 1" RUNOFF OVER THE PROPERTY
 Volume required:
 [3496 SqFt (roof)] x 1"/12 = 291.3 Cu. Ft.
 Storage Proposed:
 Liquid volume in the galleys: 4'x4'x3.25x8 = 416.0 CuFt
 Bottom Stone: 12'x20x1' = 240.0 CuFt
 Vertical Stone, 1' around: (12'x20'-8'x16')x3.25' = 364 CuFt
 Total Stone volume: 240 CuFt + 364 CuFt = 604.0 CuFt
 Available volume in stone: 604 CuFt x 30% voids = 181.2 CuFt
 TOTAL VOLUME PROPOSED: 208.0 CuFt + 121.2 CuFt = 597.2 CuFt, ok



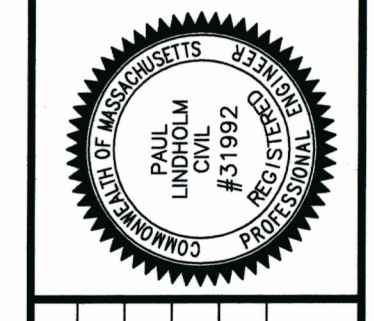
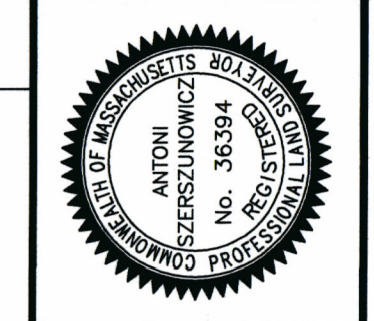
INSPECTION SIGN OFFS :

| | | |
|--------------------------------|-----------|------|
| A) 6" PVC SDR 35 SEWER: | Inspector | Date |
| B) 2" CU TYPE K WATER: | Inspector | Date |
| C) DYE TEST (SEWER): | Inspector | Date |
| D) 4" DI CL WATER: | Inspector | Date |
| E) DRAIN MANHOLE: | Inspector | Date |
| F) INFILTRATION SYSTEM: | Inspector | Date |
| G) OIL SEPARATOR: | Inspector | Date |
| H) AS-BUILT PREPARATION FEE: | Inspector | Date |
| I) DOWNSPOUT OVERFLOW: | Inspector | Date |
| J) CUT AND CAP EXISTING SEWER: | Inspector | Date |
| K) CUT AND CAP EXISTING WATER: | Inspector | Date |

PROJECT INFORMATION / GENERAL NOTES
 Project Location: 235-237 CONDOR ST, Boston,
 Neighborhood: EAST BOSTON
 Land Use Code: R1
 Water Account Number: 1324701
 Proposed: Multi family building. Total of 12 Bedrooms
 Estimated sewage Flow:
 12 Bedrooms/Bldg x 110 gpd/ BR = 1320 gpd
 1. New water; 2" Copper type K w 1 1/2" water meter.
 2. New fire sprinklers 4" DI CL Water with 4" backflow preventer.
 3. New 6" PVC SDR 35 pipe, sewer connection.
 4. Drainage: On-site, roof-downspouts to Leaching Gallies.

Owner/Applicant:
 MICHAEL PATRICK
 CONDORHOSDAV 237 TRUST
 2 NEPTUNE ROAD
 BOSTON, MA 02128, TEL (617)418-7468

GENERAL NOTES:
 ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATION OF THE BOSTON WATER AND SEWER COMMISSION (BWSC), BOSTON TRAFFIC AND PARKING DEPARTMENT (BTP) OR ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
 NEW WATER LINE SHALL BE INSTALLED WITH A MINIMUM OF TEN (10) FEET AWAY FROM ALL SEWER LINES, EXISTING OR PROPOSED.
 WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM COVER OF FIVE (5) FEET THROUGHOUT.
 SEWER AND WATER SERVICE CROSSING SHALL BE INSTALLED WITH A MINIMUM 18 INCHES VERTICAL SEPARATION. IT IS RECOMMENDED THAT DIGGING WITHIN ONE FOOT OF THE MAIN BE DONE WITH HAND TOOLS ONLY.
 THE CONTRACTOR SHALL SUPPLY COPPER SERVICE AND SHALL PERFORM THE TAPPING AS PART OF HIS CONTRACT.
 EXISTING UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM RECORD INFORMATION AND APPROXIMATE FIELD LOCATION AND THEREFORE, ARE NOT CERTIFIED FOR CONSTRUCTION. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE CONTRACTOR MUST NOTIFY "DIG SAFE" SEVENTY TWO HOURS BEFORE COMMENCING WORK. CALL 1-888-344-7233.
 IF ANY BATHROOM FIXTURES ARE PLANNED FOR THE BASEMENT A BACKWATER VALVE MUST BE USED.
 THE CONTRACTOR'S ATTENTION IS DIRECTED TO OVERHEAD UTILITY LINES.
 FIRE CONNECTIONS SIZES AND BACK FLOW PREVENTION DEVICES ARE NOT INTENDED TO DEPICT THE ACTUAL SIZE PIPE OR TYPE OF BACK FLOW DEVICE NECESSARY FOR THE SYSTEM TO MEET BUILDING OR FIRE CODES. A LICENSED FIRE PROTECTION ENGINEER MUST BE RETAINED FOR DESIGN OF THE ENTIRE FIRE SUPPRESSION SYSTEM.
 ALL WORK IN THE CITY OF BOSTON MUST BE PERFORMED BY A LICENSED DRAIN LAYER APPROVED BY THE BOSTON WATER AND SEWER COMMISSION AND MUST MAINTAIN A BOND WITH BWSC.
 THE CONTRACTOR BEARS THE RESPONSIBILITY FOR CONFORMING THE EXACT LOCATION OF UTILITIES SHOWN ON THIS PLAN AND OTHERS THAT MAY EXIST BUT ARE NOT SHOWN HERE.
 THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF WATER SEWER AND DRAIN CONNECTIONS TO BWSC FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER AND DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE OWNER. IT IS UNDERSTOOD THAT THE WATER CONNECTION ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS IS ALSO RESPONSIBILITY OF THE OWNER.
 IF CONNECTION CROSS OR CLOSELY ADJUT PROPERTY LINE, PROVISION MUST BE MADE TO ALLOW FOR FUTURE MAINTENANCE OR RECONSTRUCTION PROVISION MUST BE INCORPORATED INTO THE DEED AND PURCHASE AND SALE AGREEMENT FOR THE CONVEYANCE OF THIS AND THE ADJUTING PROPERTY.
 ANY WORK NEEDED WITHIN 30 FT OF MWRA FACILITIES, OBTAIN PERMIT FROM MWRA.
 A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTIONS IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTORIAL SERVICES DEPARTMENT.



Revisions

| | | | |
|--|--|--|--|
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| | | | |

SITE PLAN #
 235-237 CONDOR STREET
 BOSTON, (E. B.) MASS. 02128
 OWNER/APPLICANT: MICHAEL PATRICK
 CONDORHOSDAV 237 TRUST
 2 NEPTUNE ROAD
 BOSTON, MA 02128, TEL (617)418-7468

March 14, 2022

Amelia Croteau
Executive Secretary
Boston City Hall Room 709
Boston, MA 02201

RE: A&M Project #2961-01
235-237 Condor Street
Notice of Intent

Dear Ms. Croteau:

On behalf of the applicant, Velkor Properties,, Allen & Major Associates, Inc. (A&M) is pleased to submit this Notice of Intent (NOI) to the Boston Conservation Commission for the redevelopment of the 235-237 Condor Street property. As required, this NOI is being filed under the Massachusetts Wetlands Protection Act and its implementing regulations 310 CMR 10.00.

Existing Conditions

The vast majority of the parcel at 235-237 Condor Street consists of a two story wood framed residential building. The project proposes to raze the existing residential building and construct a new 6 unit residential building with covered parking.

This NOI is being filed because a portion of the property is located within the Federal Emergency Management Agency (FEMA) Zone AE, and area of Special Flood Hazard Areas (SFHAS) with a base elevation determined of 10.0 (NAVD 88) or 16.46 (BCB). In addition, the latest NHESP Priority & Estimated Habitat for Rare Species map for the site has been reviewed and there are no certified vernal pools, estimated or priority habitat within the area of work.

Proposed Project

In this NOI, the proposed project seeks to redevelop the site by renovating and adding stories to the existing building, which is within the Special Flood Hazard Areas. The proponent will construct a new mixed use building with multi-family rental and retail space within the 100-Year Floodplain, with on-site parking and utilities. Approximately 9 parking spaces are provided beneath the building for residents and staff. The proposed project results in a decrease in the flood impact by reducing the area of building with the 100-Year Floodplain.

Enclosed are:

- 2 copies (one original & one copy) of the WPA Form 3
- 2 copies of plans (11"x17")
- 2 copies of USGS Quadrangle Map
- 2 copies of FEMA Flood Map
- 2 copies of Natural Heritage & Endangered Species Map
- 2 copies of the project narrative
- 2 copies of an Abutters List, Affidavit of Service, and Abutter Notification
- 2 copies of the BPDA Climate Resiliency Checklist
- Electronic copy of all documents (to be sent by e-mail)

The NOI application includes:

- Project narrative
- WPA Form 3
- Exhibits (including a copy of a 8 ½" by 11" section of the USGS quadrangle)
- Abutter information
- Copies of the DEP filing fee checks

Fees

- A check in the amount of \$1,500 for the City of Boston NOI Application fee.
- A check in the amount of \$512.50 will be sent to the MA DEP for the State's share of the MA DEP NOI Application fee.

A copy of the entire NOI package has also been submitted to the DEP Northeast Regional Office. Allen & Major Associates, Inc. looks forward to discussing the project at the next public hearing. Please contact A&M to confirm the time and location of the public hearing. Thank you for your time and consideration. If you have any questions regarding this submittal please contact me at (781) 935-6889.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Michael A. Malynowski, PE
Senior Project Manager



**ALLEN & MAJOR
ASSOCIATES, INC.**

SITE LOCUS



**235-237 CONDOR STREET
EAST BOSTON, MASSACHUSETTS
NOTICE OF INTENT**

DATE PREPARED:

MARCH 14, 2022

APPLICANT:

VELKOR PROPERTIES
2 NEPTUNE ROAD
BOSTON MA, 02128

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 5
WOBURN, MASSACHUSETTS 01801



ALLEN & MAJOR
ASSOCIATES, INC.

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 - 1.3 Checklist for Filing a Notice of Intent

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- 3.0 ABUTTER NOTIFICATION**
 - 3.1 Abutter Affidavit
 - 3.2 Notice to Abutters
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- 4.0 APPENDIX**
 - 4.1 MA DEP Transmittal Form for Permit Application and Payment
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- 5.0 SITE DEVELOPMENT PLANS**
(Submitted under separate cover)

- 6.0 STORMWATER REPORT**
(Submitted under separate cover)

SECTION 1.0 – NARRATIVE & WPA FORM 3

PROJECT NARRATIVE

Introduction

On behalf of the applicant, Velkor Properties, Allen & Major Associates, Inc. (A&M) is pleased to submit this Notice of Intent (NOI) to the Boston Conservation Commission for the redevelopment of the 235-237 Condor Street. As required, this NOI is being filed under the Massachusetts Wetlands Protection Act and its implementing regulations 310 CMR 10.00. The purpose of this NOI is to gain approval for work within the 100-year flood zone. The proposed project seeks to redevelop the site by constructing a second story addition to an existing structure, which is within the 100-year flood zone and wooden deck with fire access.

Existing Conditions

The project site is located at 235-237 Condor Street, East Boston, MA, and is identified on the City Assessor's Map as Map 3A/3B Parcels 0103325010 & 0103325020 respectively. The current acreage 2,776 sq ft (#235) & 1,599 sq ft (#237) for a total of 4,375 sq ft.

The lot is bordered by a Repair/Service Garage to the west, an apartment complex to the east, a Multi-Family Dwelling to the South, Condor Street and Chelsea Creek to the North.

The 235-237 Condor Street property is covered by impervious materials, including roof and paved parking. According to City records the existing buildings were constructed in 1920. The site topography is essentially flat with slight slopes for positive drainage.

Environmental Due Diligence

The latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map within 25025C0018J, effective March 16, 2016, was reviewed and indicate if that site is located within the 100-year floodplain "Zone X" area. Although the project site is located in the FEMA Zone X, a portion of the site is within the Tidelands Jurisdiction Chapter 91 Historic High Water. See Section 2.0 Exhibits.

NHESP Priority & Estimated Habitat

A review of the latest Massachusetts Natural Heritage Atlas; 14th Edition, reveals that there are no Estimated Habitats nor Priority Habitats on-site and directly adjacent to the site. See Section 2.0 Exhibits.

Proposed Project

In this Notice of Intent (NOI), the proposed project seeks to gain approval for work within the 100-year flood zone. The proposed project plans to redevelop the site by razing the existing structures and constructing a new building for multi-family dwellings. Some of the improvements include landscape areas, 6 interior parking spaces, water, sewer and other associated utilities and a subsurface infiltration system.

Existing stormwater is collected via roof drains and catch basins which discharge to the municipal drainage system. The proposed project includes stormwater systems that are in compliance with the MA DEP Stormwater Standards and an improvement over existing condition.

This NOI is required because the project proposes to conduct work within which is within the 100-year flood zone. The proposed impervious area on-site is approximately 3,496 sq. ft.

Regulatory Compliance with Wetlands Protection Act Regulations (310 CMR 10.00)

10.21: Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage is defined in 310 CMR Section 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. The property is within land subject to coastal storm flowage, by the Boston Inner Harbor, because the current FEMA Flood Insurance Rate Map indicates a 100-year flood elevation of 10 feet (NAVD 88) {16.46 feet (BCB)} in this area.

The flood impact within the 100-year flood zone resulting from the existing buildings covering approximately 2,355 sf and the proposed building covering an area of approximately 3,496 sf which encompasses the entirety of the proposed building garage floor. This is a net addition of approximately 1,141 sf of flood displacement.

To aid in the climate resiliency of the project and future adaptation strategies for managing the flooding scenarios, the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map was reviewed. The project proposed the residential dwelling units be situated on the first floor 10' above ground level (elev. 19.0) which is approximately 9' above the 100-year flood elevation (elev. 10.0) and approximately 0.5' below the BPDA Sea Level Rise (elev. 19.50).

Since the existing site elevations, specifically the vehicle and pedestrian access, are at approximately elevation 9', the garage level was set to match, which is below the defined flood elevation. As this area is intended to be open, and subject to any potential storm surge in this area are constructed of waterproof materials. Additionally, all electrical equipment and elevation machine room have also been situated above flood elevation.

Proposed work includes the construction of a new multi-family residential building and utilities. Site work will not impede the flood area and once completed, will increase flood storage volume.

The proposed work in the land subject to coastal storm flowage is outside of any areas found to be significant to the protection of wildlife habitat, as shown in Section 2.0 Exhibits and is not an area of critical environmental concern.

MA Stormwater Performance Standards

The site design includes analysis of the existing and proposed stormwater systems for compliance with the MassDEP Stormwater Standards. The Stormwater Report will show by means of narrative, calculations, and exhibits that there is no increase in peak rate of runoff from the site at the study point for all design storm events. The stormwater management system (SMS) incorporates structural and non-structural Best Management Practices to provide stormwater quality treatment and conveyance. See separate Stormwater Report for a detailed analysis of how the project meets the MassDEP Stormwater Standards.

Additionally, appropriate erosion controls will be installed prior to construction and an operation and maintenance plan has been developed. These erosion controls include the installation of wattles at the limit of work along the downgradient site borders, silt sacks in the adjacent catch basins, and the construction of entrance apron pads at the main site access point. See the Site Plan for proposed erosion control measures.

Narrative Conclusion

The applicant respectfully submits the proposed project for the review of the City of Boston Conservation Commission. By developing the site, the proposed project will revitalize this parcel into a practical and useful parcel without negatively impacting the existing resource areas. This project will meet the Performance Standards of the MA Stormwater Performance Standards to maximum extent practical. On the property presently, stormwater from the site currently flows untreated toward Condor Street. As compared to the current unmitigated stormwater, the proposed stormwater management system incorporates structural and non-structural Best Management Practices. The proposed stormwater management systems will provide stormwater quality treatment that is a benefit to the site. Through careful site design, the adverse impacts have been minimized and the interests of the Massachusetts Wetlands Protection Act have been upheld.



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):

| | | |
|------------------------------|------------------------------------|---------------------|
| <u>235-237 Condor Street</u> | <u>East Boston</u> | <u>02128</u> |
| a. Street Address | b. City/Town | c. Zip Code |
| Latitude and Longitude: | | |
| <u>3A/3B</u> | <u>42° 38' 24"</u> | <u>-71° 03' 16"</u> |
| f. Assessors Map/Plat Number | d. Latitude | e. Longitude |
| | <u>0103325010 & 0103325020</u> | |
| | g. Parcel /Lot Number | |

2. Applicant:

| | | |
|--------------------------|---------------------------|------------------|
| <u>Michael</u> | <u>Patrick</u> | |
| a. First Name | b. Last Name | |
| <u>Velkor Properties</u> | | |
| c. Organization | | |
| <u>2 Neptune Road</u> | | |
| d. Street Address | | |
| <u>Boston</u> | <u>MA</u> | <u>02128</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>(801) 558-6222</u> | <u>michael@velkor.com</u> | |
| h. Phone Number | i. Fax Number | j. Email Address |

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

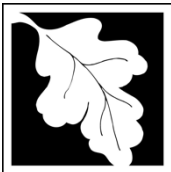
| | | |
|-----------------------------|---------------|------------------|
| <u>Brian J TS</u> | <u>Hosker</u> | |
| a. First Name | b. Last Name | |
| <u>CONDORHOSDAV TRUST</u> | | |
| c. Organization | | |
| <u>2 Neptune Road, #222</u> | | |
| d. Street Address | | |
| <u>Boston</u> | <u>MA</u> | <u>02128</u> |
| e. City/Town | f. State | g. Zip Code |
| | | |
| h. Phone Number | i. Fax Number | j. Email address |

4. Representative (if any):

| | | |
|---|-----------------------------------|------------------|
| <u>Michael</u> | <u>Malynowski, PE</u> | |
| a. First Name | b. Last Name | |
| <u>Allen & Major Associates, Inc.</u> | | |
| c. Company | | |
| <u>100 Commerce Way, Suite 5</u> | | |
| d. Street Address | | |
| <u>Woburn</u> | <u>MA</u> | <u>01801</u> |
| e. | f. State | g. Zip Code |
| <u>781-935-6889</u> | <u>mmalynowski@allenmajor.com</u> | |
| h. Phone Number | i. Fax Number | j. Email address |

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

| | | |
|-------------------|-------------------|-----------------------|
| <u>\$1050.00</u> | <u>\$512.50</u> | <u>\$0</u> |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

The proposed project seeks to redevelop the site by razing the existing structures and constructing a new building for multi-family dwellings. Some of the improvements include landscape areas, interior parking, water, sewer and other associated utilities.

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

48280 & 48768

c. Book

b. Certificate # (if registered land)

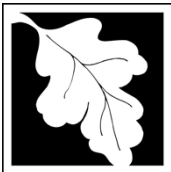
168 & 227

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

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

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

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

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:

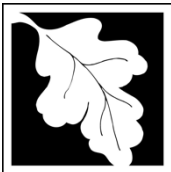
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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.



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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.

| Resource Area | Size of Proposed Alteration | Proposed Replacement (if any) |
|--|---|--|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below | |
| b. <input type="checkbox"/> Land Under the Ocean | N/A 1. square feet N/A 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 | N/A 1. square feet | 2. cubic yards beach nourishment |
| e. <input type="checkbox"/> Coastal Dunes | N/A 1. square feet | 2. cubic yards dune nourishment |
| | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
| f. <input type="checkbox"/> Coastal Banks | N/A 1. linear feet | |
| g. <input type="checkbox"/> Rocky Intertidal Shores | N/A 1. square feet | |
| h. <input type="checkbox"/> Salt Marshes | N/A 1. square feet | 2. sq ft restoration, rehab., creation |
| i. <input type="checkbox"/> Land Under Salt Ponds | N/A 1. square feet N/A 2. cubic yards dredged | |
| j. <input type="checkbox"/> Land Containing Shellfish | N/A 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 | 1,599 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

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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- 2017 _____
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

- 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
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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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:

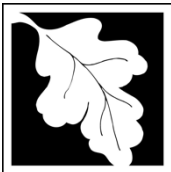
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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: |
| MassDEP File Number |
| Document Transaction Number |
| Boston |
| City/Town |

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

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

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 - b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

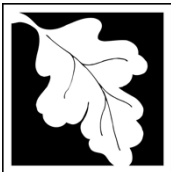
D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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

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.

Site Plan

a. Plan Title

AGH Engineering

Paul Lindholm

b. Prepared By

c. Signed and Stamped by

9-9-2021

1"=10'

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:

103
2. Municipal Check Number
102
4. State Check Number
Condorhosdav Trust
6. Payor name on check: First Name

12-12-2021
3. Check date
12-12-2021
5. Check date
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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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 Michael Ponce

3. Signature of Property Owner (if different) James J. Hadwin Trustee

5. Signature of Representative (if any) Michael Malynowski

2. Date 12-15-21

4. Date 12-15-21

6. Date 12-15-2021

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:

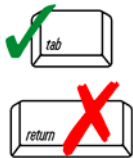
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

| | |
|------------------------------|-----------------|
| <u>235-237 Condor Street</u> | <u>Boston</u> |
| a. Street Address | b. City/Town |
| <u> </u> | <u> </u> |
| c. Check number | d. Fee amount |

2. Applicant Mailing Address:

| | | |
|--------------------------|---------------------------|------------------|
| <u>Michael</u> | <u>Patrick</u> | |
| a. First Name | b. Last Name | |
| <u>Velkor Properties</u> | | |
| c. Organization | | |
| <u>2 Neptune Road</u> | | |
| d. Mailing Address | | |
| <u>Boston</u> | <u>MA</u> | <u>02128</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>(801) 558-6222</u> | <u>michael@velkor.com</u> | |
| h. Phone Number | i. Fax Number | j. Email Address |

3. Property Owner (if different):

| | | |
|-------------------------------|-----------------|------------------|
| <u>Brian</u> | <u>Hosker</u> | |
| a. First Name | b. Last Name | |
| <u>C/O CONDORHOSDAV TRUST</u> | | |
| c. Organization | | |
| <u>2 Neptune Road, #222</u> | | |
| d. Mailing Address | | |
| <u>Boston</u> | <u>MA</u> | <u>02128</u> |
| e. City/Town | f. State | g. Zip Code |
| <u> </u> | <u> </u> | <u> </u> |
| h. Phone Number | i. Fax Number | j. Email Address |

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|----------------------------------|-----------------------------|--------------------------------|--------------------------------------|
| Category 3. b.) Each Building | 1 | \$1050.00 | \$1050.00 |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| Step 5/Total Project Fee: | | | \$1050.00 |
| Step 6/Fee Payments: | | | |
| Total Project Fee: | | | \$1050.00 |
| | | | a. Total Fee from Step 5 |
| State share of filing Fee: | | | \$512.50 |
| | | | b. 1/2 Total Fee less \$12.50 |
| City/Town share of filing Fee: | | | \$0 |
| | | | c. 1/2 Total Fee plus \$12.50 |

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area **under both** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The **boundaries of coastal resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The **boundaries of inland resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, “state-listed” vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581-3336
508.792.7270



A. GENERAL INFORMATION

1. Project Location

| | | |
|------------------------------|------------------------------------|--------------|
| <u>235-237 Condor Street</u> | <u>Boston</u> | <u>02128</u> |
| a. Street Address | b. City/Town | c. Zip Code |
| <u>3A/3B</u> | <u>0103325010 & 0103325020</u> | |
| f. Assessors Map/Plat Number | g. Parcel /Lot Number | |

2. Applicant

| | | |
|-----------------------|---------------------------|--------------------------|
| <u>Michael</u> | <u>Patrick</u> | <u>Velkor Properties</u> |
| a. First Name | b. Last Name | c. Company |
| <u>2 Neptune Road</u> | | |
| d. Mailing Address | | |
| <u>Boston</u> | <u>MA</u> | <u>02128</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>801-558-6222</u> | <u>Michael@Velkor.com</u> | |
| h. Phone Number | i. Fax Number | j. Email address |

3. Property Owner

| | | |
|-----------------------------|---------------|---------------------------|
| <u>Brian J TS</u> | <u>Hosker</u> | <u>CONDORHOSDAV TRUST</u> |
| a. First Name | b. Last Name | c. Company |
| <u>2 Neptune Road, #222</u> | | |
| d. Mailing Address | | |
| <u>Boston</u> | <u>MA</u> | <u>02128</u> |
| e. City/Town | f. State | g. Zip Code |
| h. Phone Number | i. Fax Number | j. Email address |

Check if more than one owner

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

4. Representative (if any)

| | | |
|----------------------------------|-----------------------------------|---|
| <u>Michael</u> | <u>Malynowski, PE</u> | <u>Allen & Major Associates, Inc.</u> |
| a. First Name | b. Last Name | c. Company |
| <u>100 Commerce Way, Suite 5</u> | | |
| d. Mailing Address | | |
| <u>Woburn</u> | <u>MA</u> | <u>01801</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>781-640-7650</u> | <u>mmalynowski@allenmajor.com</u> | |
| h. Phone Number | i. Fax Number | j. Email address |



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

Yes

No

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

6. General Information

The proposed project seeks to redevelop the site by razing the existing structures and constructing a new building for multi-family dwellings. Some of the improvements include landscape areas, interior parking, water, sewer and other associated utilities.

7. Project Type Checklist

a. Single Family Home

b. Residential Subdivision

c. Limited Project Driveway Crossing

d. Commercial/Industrial

e. Dock/Pier

f. Utilities

g. Coastal Engineering Structure

h. Agriculture – cranberries, forestry

i. Transportation

j. Other

8. Property recorded at the Registry of Deeds

Suffolk

167 & 227

a. County

b. Page Number

48280 & 48768

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

\$1,050.00

\$512.50

\$1,500

a. Total Fee Paid

b. State Fee Paid

c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

Yes

No

1. Coastal Resource Areas



| <u>Resource Area</u> | <u>Resource Area Size</u> | <u>Proposed Alteration*</u> | <u>Proposed Mitigation</u> |
|---|---------------------------|-----------------------------|----------------------------|
| <input checked="" type="checkbox"/> Coastal Flood Resilience Zone | 1,599 Square feet | Square feet | Square feet |
| <input type="checkbox"/> 25-foot Waterfront Area | N/A Square feet | Square feet | Square feet |
| <input type="checkbox"/> 100-foot Salt Marsh Area | N/A Square feet | Square feet | Square feet |
| <input type="checkbox"/> Riverfront Area | N/A Square feet | Square feet | Square feet |

2. Inland Resource Areas

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

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

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

BWSC - Pending



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

Yes

No

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

A. Submit Supplemental Information for Endangered Species Review

Percentage/acreage of property to be altered:

(1) within wetland Resource Area

N/A

percentage/acreage

(2) outside Resource Area

N/A

percentage/acreage

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

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?

Yes

No

If yes, provide the name of the ACEC: _____

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.

Applying for a Low Impact Development (LID) site design credits

A portion of the site constitutes redevelopment

Proprietary BMPs are included in the Stormwater Management System

No. Check below & include a narrative as to why the project is exempt

Single-family house

Emergency road repair

Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

Yes

No



D. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

Michael Proulx

Signature of Applicant

12-15-11

Date

[Signature] T. [Signature]

Signature of Property Owner (if different)

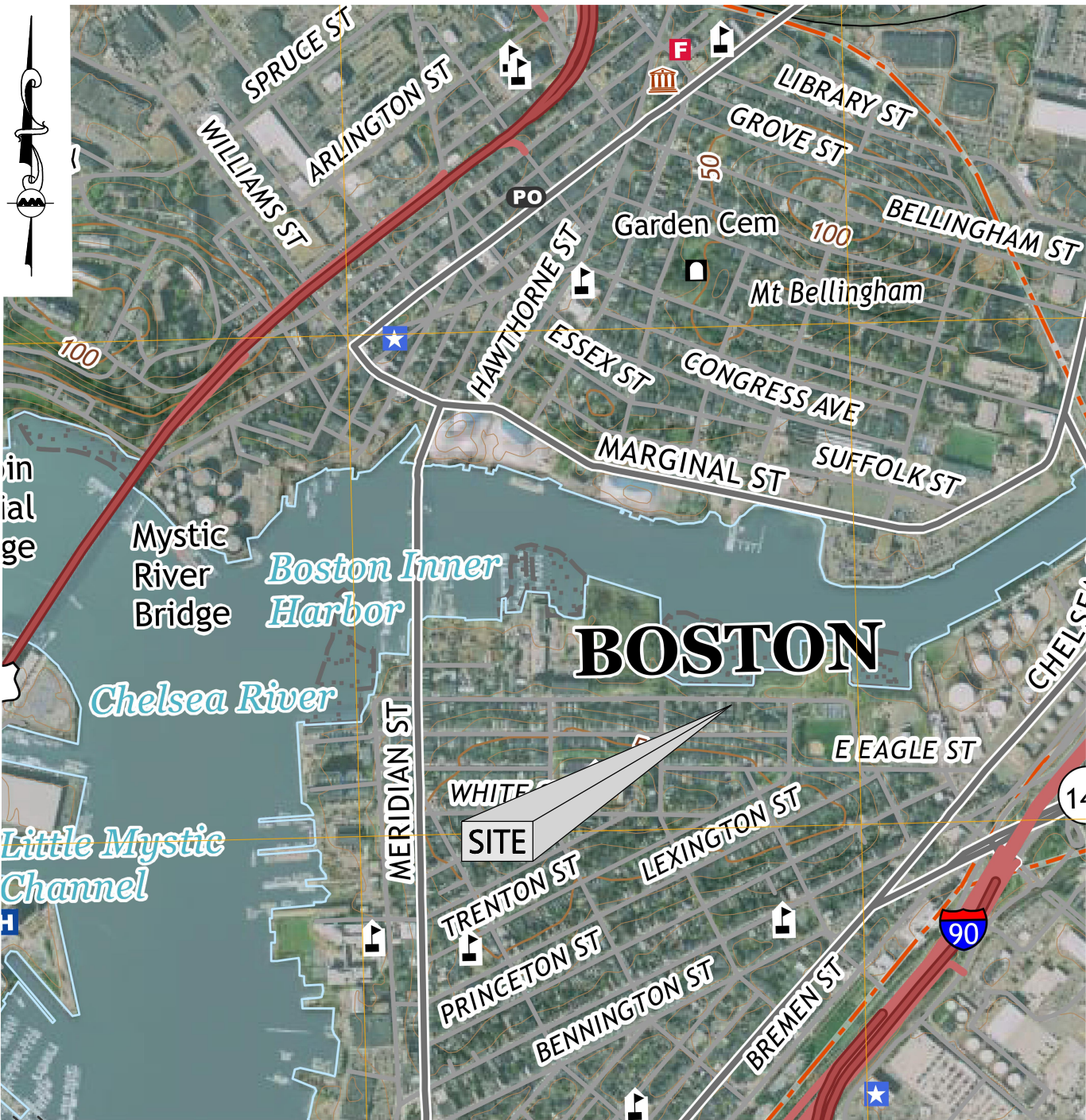
12-15-11

Date

Signature of Representative (if any)

Date

SECTION 2.0 – FIGURES



NOTE:
USGS BOSTON SOUTH, MA 2018 QUADRANGLE MA

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineers • land surveyors
environmental consultants • landscape architects

400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

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PROJECT:

**235-237 CONDOR STREET
BOSTON, MA**

USGS QUADRANGLE MAP

PROJECT NO. 2961-01 DATE: 03-01-22

SCALE: 1" = 1000' DWG. NAME: FIGURES

DESIGNED BY: SM CHECKED BY: MAM

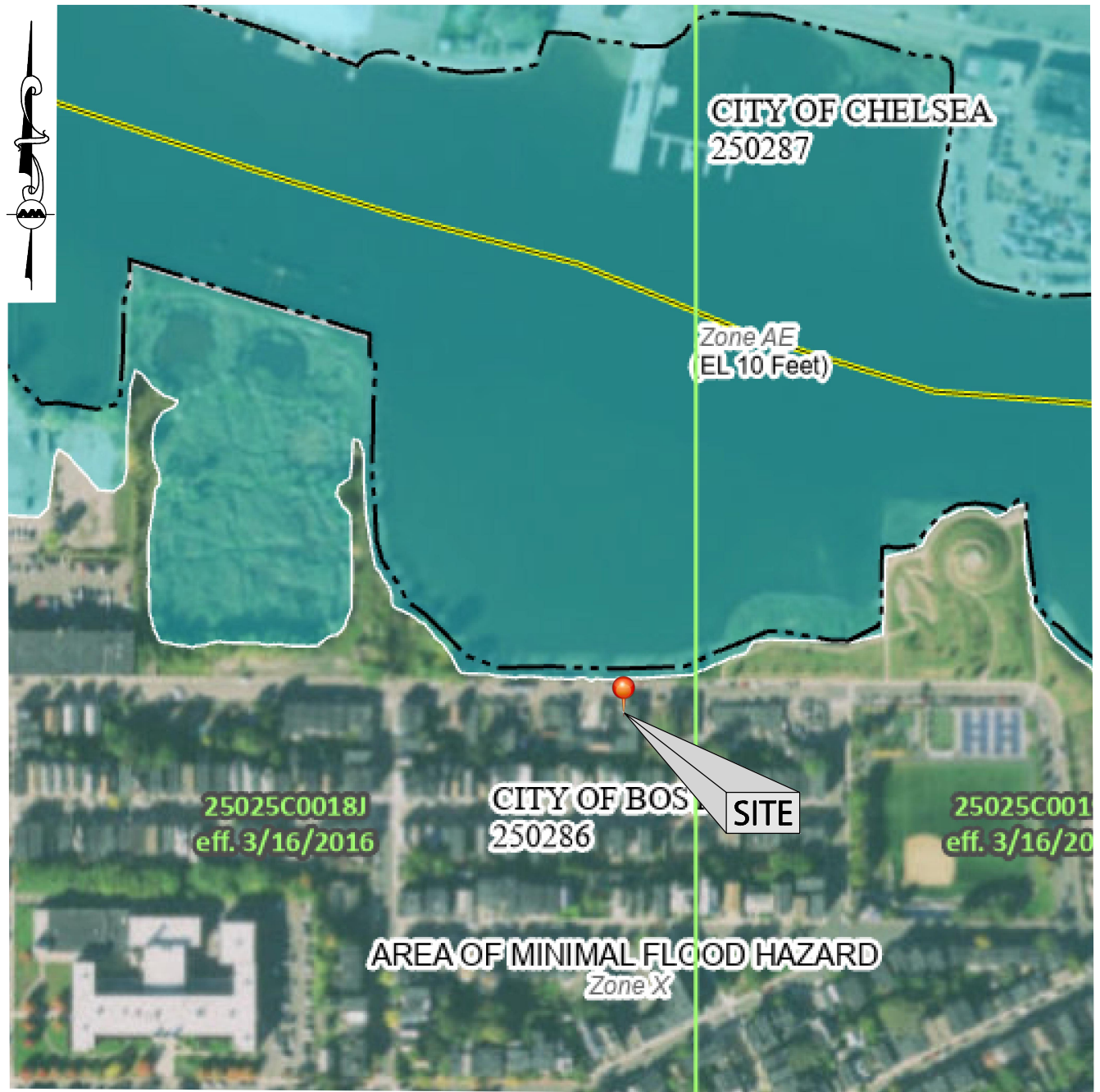
APPLICANT: VELKOR 235 NOMINEE TRUST

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

SHEET No.

FIG-1

R:\PROJECTS\2961-01\WP\PERMITTING\notice of intent - CONSERVATION COMMISSION\2.0 - FIGURES\C-2691-01_FIGURES.DWG



**FLOOD INSURANCE RATE MAP
 CITY BOSTON, MA SUFFOLK COUNTY
 COMMUNITY PANEL NUMBER 25025C 0081J, EFFECTIVE DATE MARCH 16, 2016**

R:\PROJECTS\2961-01\WP\PERMITTING\notice of intent - CONSERVATION COMMISSION\2.0 - FIGURES\C-2691-01_FIGURES.DWG

PREPARED BY:



**ALLEN & MAJOR
 ASSOCIATES, INC.**

civil engineers • land surveyors
 environmental consultants • landscape architects

400 HARVEY ROAD
 MANCHESTER, NH 03103
 TEL: (603) 627-5500
 FAX: (603) 627-5501

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PROJECT:

**235-237 CONDOR STREET
 BOSTON, MA**

FLOOD INSURANCE RATE MAP

| | | | |
|--------------|-----------|-------------|----------|
| PROJECT NO. | 2961-01 | DATE: | 03-01-22 |
| SCALE: | 1" = 400' | DWG. NAME: | FIGURES |
| DESIGNED BY: | SM | CHECKED BY: | MAM |

APPLICANT: VELKOR 235 NOMINEE TRUST

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

SHEET No.

FIG-2



- Outstanding Resource Waters
- ACEC
 - Cape Cod National Seashore
 - Protected Shoreline
 - Public Water Supply Watershed
 - Retired Public Water Supply
 - Scenic/Protected River
 - Wildlife Refuge
- Areas of Critical Environmental Concern ACECs
-
- NHESP Estimated Habitats of Rare Wildlife
-
- NHESP Certified Vernal Pools
-
- BioMap2 Core Habitat Wetlands
-
- NHESP Priority Habitats of Rare Species
- -

NOTE:
INFORMATION FROM MassGIS OLIVER ONLINE MAPPING TOOL.

R:\PROJECTS\2961-01\WP\PERMITTING\notice of intent - CONSERVATION COMMISSION\2.0 - FIGURES\C-2691-01_FIGURES.DWG

PREPARED BY

ALLEN & MAJOR ASSOCIATES, INC.
civil engineers • land surveyors
environmental consultants • landscape architects

400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

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| | | |
|--|--|--------------------|
| PROJECT: 235-237 CONDOR STREET BOSTON, MA | NATURAL HERITAGE & ENDANGERED SPECIES | |
| | PROJECT NO. 2961-01 | DATE: 03-01-22 |
| | SCALE: 1" = 600' | DWG. NAME: FIGURES |
| | DESIGNED BY: SM | CHECKED BY: MAM |

APPLICANT: VELKOR 235 NOMINEE TRUST

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

SHEET No.
FIG-3

SECTION 3.0 – ABUTTERS NOTIFICATIONS



**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

I, Michael Malynowski, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by Allen & Major Associates, Inc. for Velkor Properties located at 235-237 Condor Street, Boston, MA.

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

Michael Malynowski

Name

03-14-2021

Date



**NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION**

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

- A. **Velkor Properties** has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.
- B. The address of the lot where the activity is proposed is **235-237 Condor Street, Boston, MA 02128**.
- C. **The proposed project plans to redevelop the site by razing the existing structures and constructing a new building for multi-family dwellings.**
- D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.
- E. Copies of the Notice of Intent may be obtained from **Allen & Major Associates, Inc. c/o Michael Malynowski, 100 Commerce Way, Woburn, MA 01801 781-935-6889** between the hours of **8:30 AM - 5:00 PM, Monday through Friday**.
- F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.
- G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing CC@boston.gov or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the **Boston Herald**.

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

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

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



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

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

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

B. La dirección del lote donde se propone la actividad es **235-237 Condor Street, Boston, MA 02128**.

C. El proyecto propuesto planea reconstruir el sitio actual derribando las estructuras existentes y construyendo un nuevo edificio para viviendas multifamiliares.

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

E. Las copias de la notificación de intención pueden obtenerse en **Allen & Major Associates, Inc. c/o Michael Malynowski, 100 Commerce Way, Woburn, MA 01801 781-935-6889** entre las **8:30 AM - 5:00 PM, Monday through Friday**.

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

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

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

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

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

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



BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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

Vietnamese:

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

Simplified Chinese:

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

Cape Verdean Creole:

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

Arabic:

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

Russian:

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

Portuguese:

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


French:

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





Certificate of Mailing — Firm

| | | | |
|--|---|--|---|
| Name and Address of Sender Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501 Ref 2961-01 | TOTAL NO. of Pieces Listed by Sender <div style="text-align: center; font-size: 2em;">49</div> | TOTAL NO. of Pieces Received at Post Office™ <div style="text-align: center; font-size: 2em;">49</div> | Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: center;">  </div> |
| | Postmaster, per (name of receiving employee) <div style="text-align: center; font-size: 1.5em; font-family: cursive;">Cocoba</div> | | |

| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift |
|---|--|---------|-----|------------------|----------------|
| 1 | ONE-92 X CONDOR LLC C/O CATHERINE RICH-DUVAL 103 RIVER RD TOPSFIELD, MA 01983 | | | | |
| 2 | RUBIO DORIS V 12 EMMONS ST EAST BOSTON, MA 02128 | | | | |
| 3 | MARTINEZ FRANCISCO 132 BENNINGTON ST EAST BOSTON, MA 02128 | | | | |
| 4 | MARTINEZ JOSE 132 BENNINGTON ST EAST BOSTON, MA 02128 | | | | |
| 5 | PACO PROPERTIES LLC 143 BORDER ST EAST BOSTON, MA 02128 | | | | |
| 6 | CAMPOS RENE M 145 FALCON ST EAST BOSTON, MA 02128 | | | | |



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| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift |
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| 7 | ARTEAGA ALVARO E 146 FALCON ST EAST BOSTON, MA 02128 | | | | |
| 8 | MORALES BERNARDO R 148 FALCON ST EAST BOSTON, MA 02128 | | | | |
| 9 | CHAVEZ ERNESTO A 149 FALCON ST E BOSTON, MA 02128 | | | | |
| 10 | COCHRANE VIVIAN L 150 FALCON ST EAST BOSTON, MA 02128 | | | | |
| 11 | PHAM BINH V 153 FALCON ST EAST BOSTON, MA 02128 | | | | |
| 12 | CHANG KALAN U 154 FALCON ST #1 EAST BOSTON, MA 02128 | | | | |



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| 13 | THORDAL-CHRISTENSEN ERIK A | | | | |
| | 154 FALCON ST #3 | | | | |
| | EAST BOSTON, MA 02128 | | | | |
| 14 | HOFSTADTER XIAOXIAO | | | | |
| | 156 FALCON ST, UNIT 1 | | | | |
| | EAST BOSTON, MA 02128 | | | | |
| 15 | FRENETTE JULIA | | | | |
| | 156 FALCON ST, UNIT 2 | | | | |
| | EAST BOSTON, MA 02128 | | | | |
| 16 | LOVELL RYAN A | | | | |
| | 156 FALCON ST, UNIT 3 | | | | |
| | EAST BOSTON, MA 02128 | | | | |
| 17 | VASQUEZ JOHNNY | | | | |
| | 158 FALCON ST | | | | |
| | EAST BOSTON, MA 02128 | | | | |
| 18 | FRONDUTO FAMILY REVOCABLE TRUST | | | | |
| | 159 FALCON ST | | | | |
| | EAST BOSTON, MA 02128 | | | | |



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| 19 | BLUNDO MARYELLEN | | | | |
| | 160 FALCON EAST BOSTON, MA 02128 | | | | |
| 20 | CASTILLO HADA | | | | |
| | 164 FALCON ST EAST BOSTON, MA 02128 | | | | |
| 21 | RADMANESH PARHAM | | | | |
| | 169 FALCON ST EAST BOSTON, MA 02128 | | | | |
| 22 | 167 FALCON STREET LLC C/O OLIVIER DELAPORTE | | | | |
| | 167 FALCON ST #1 EAST BOSTON, MA 02128 | | | | |
| 23 | ROMERO PILAR | | | | |
| | 170 FALCON ST EAST BOSTON, MA 02128 | | | | |
| 24 | SANTOS JUAN J | | | | |
| | 171 FALCON ST EAST BOSTON, MA 02128 | | | | |



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|---|---|---------|-----|------------------|----------------|
| 25 | VANEGAS JOHNNY | | | | |
| | 174 FALCON ST EAST BOSTON, MA 02128 | | | | |
| 26 | BENNETT LILLIAN J ETAL | | | | |
| | 175 FALCON EAST BOSTON, MA 02128 | | | | |
| 27 | WALKER BEVERLY | | | | |
| | 178 FALCON ST EAST BOSTON, MA 02128 | | | | |
| 28 | MARTINEZ JOSE | | | | |
| | 181 FALCON ST #181 EAST BOSTON, MA 02128 | | | | |
| 29 | 166 FALCON ST LLC | | | | |
| | 185 VALENTINE ST NEWTON, MA 02465 | | | | |
| 30 | MIGLIORE CARMELA | | | | |
| | 188 FALCON ST EAST BOSTON, MA 02128 | | | | |



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| Firm-specific Identifier | | | | | | |
| 31 | 215 CONDOR STREET REALTY TRUST C/O RAFFAELE PRINZIVALI 190 BOSTON ST MIDDLETON, MA 01949 | | | | | |
| 32 | FINET JOSHUA R C/O JOSHUA FINET 191 FALCON ST E BOSTON, MA 02128 | | | | | |
| 33 | RIVA ROLANDO 194 FALCON EAST BOSTON, MA 02128 | | | | | |
| 34 | MCCORMICK LEILA L SIEBERT TS 195 FALCON ST EAST BOSTON, MA 02128 | | | | | |
| 35 | HUYNH ETHAN 196 FALCON ST EAST BOSTON, MA 02128 | | | | | |
| 36 | FLYNN ROWLAND P JR 197 FALCON ST EAST BOSTON, MA 02128 | | | | | |



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| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift | |
| 37 | HARDING FREDERICK J | | | | | |
| | 198 FALCON ST EAST BOSTON, MA 02128 | | | | | |
| 38 | ESTEVEZ JUAN A | | | | | |
| | 199 FALCON ST EAST BOSTON, MA 02128 | | | | | |
| 39 | HOSKER BRIAN J TS C/O CONDORHOSDAV TRUST 2 NEPTUNE RD #222 BOSTON, MA 02128 | | | | | |
| 40 | ALLAN FRASER | | | | | |
| | 200 FALCON ST EAST BOSTON, MA 02128 | | | | | |
| 41 | MARTIN ANDREA N | | | | | |
| | 201 FALCON ST EAST BOSTON, MA 02128 | | | | | |
| 42 | 202 FALCON ST REALTY LLC | | | | | |
| | 202 FALCON ST EAST BOSTON, MA 02128 | | | | | |



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| | Postmaster, per (name of receiving employee) | | | | |

| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---------|-----|------------------|----------------|
| 43 | GUITIERREZ JAVIER A | | | | |
| | 203 CONDOR ST EAST BOSTON, MA 02128 | | | | |
| 44 | 213 CONDOR STREET | | | | |
| | 22 HERITAGE LANE SAUGUS, MA 01906 | | | | |
| 45 | 225 CONDOR STREET | | | | |
| | 22 HERITAGE LANE SAUGUS, MA 01906 | | | | |
| 46 | 233 CONDOR STREET | | | | |
| | 22 HERITAGE LN SAUGUS, MA 01906 | | | | |
| 47 | MIRANDA BARTOLOME | | | | |
| | 222 EAST EAGLE ST EAST BOSTON, MA 02128 | | | | |
| 48 | PORTILLO JOSA A C/O JOSE A PORTILLO | | | | |
| | 224 E EAGLE ST EAST BOSTON, MA 02128 | | | | |



Certificate of Mailing — Firm

| Name and Address of Sender Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501 Ref 2961-01 | | TOTAL NO. of Pieces Listed by Sender <p style="font-size: 2em; text-align: center;">23</p> | TOTAL NO. of Pieces Received at Post Office™ <p style="font-size: 2em; text-align: center;">23</p> | Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: center;"> </div> <div style="text-align: right;"> <p>U.S. POSTAGE PAID MANCHESTER, NH 03103 MAR 14 22 AMOUNT \$10.81 R2303S103601-23</p> </div> | | |
|--|---|--|--|---|------------------|----------------|
| | | Postmaster, per (name of receiving employee) <p style="font-size: 1.5em; text-align: center;">Corales</p> | | | | |
| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | | Postage | Fee | Special Handling | Parcel Airlift |
| 49 | CARDENAS NORMA J | | | | | |
| | 230 E EAGLE ST E BOSTON, MA 02128 | | | | | |
| 50 | RICKSON MICHAEL A | | | | | |
| | 24 GLENDON ST EAST BOSTON, MA 02128 | | | | | |
| 51 | 242 EAST EAGLE STREET IRREVOCABLE TRUST | | | | | |
| | 242 E EAGLE ST EAST BOSTON, MA 02128 | | | | | |
| 52 | ROMERO ROSIBEL | | | | | |
| | 250 EAST EAGLE ST #2 EAST BOSTON, MA 02128 | | | | | |
| 53 | EPIFANIA RAMIREZ-MAGANA | | | | | |
| | 252 E EAGLE ST E BOSTON, MA 02128 | | | | | |
| 54 | MASTROPPOLITO FAMILY C/O KATHRYN MASTROPPOLITO | | | | | |
| | 254 E EAGLE ST EAST BOSTON, MA 02128 | | | | | |



Certificate of Mailing — Firm

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| Name and Address of Sender Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501 Ref 2961-01 | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here <i>Postmark with Date of Receipt.</i> |
| Postmaster, per (name of receiving employee) | | | |

| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---------|-----|------------------|----------------|
| 55 | AJ EAGLE HILL LLC | | | | |
| | 254 SARATOGA ST EAST BOSTON, MA 02128 | | | | |
| 56 | CONDOR STREET LLC | | | | |
| | 255 CONDOR ST EAST BOSTON, MA 02128 | | | | |
| 57 | FLORES TITO I | | | | |
| | 258 EAST EAGLE ST EAST BOSTON, MA 02128 | | | | |
| 58 | CONSOLO JOHN G | | | | |
| | 262 EAST EAGLE ST E BOSTON, MA 02128 | | | | |
| 59 | PELOSI JOSEPH | | | | |
| | 272 E EAGLE ST EAST BOSTON, MA 02128 | | | | |
| 60 | INDEPENDENT WAY LLC | | | | |
| | 30 EASTBROOK RD STE 404 DEDHAM, MA 02026 | | | | |



Certificate of Mailing — Firm

| | | | | | |
|--|--|---|---|--|--|
| Name and Address of Sender Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501 Ref 2961-01 | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here <i>Postmark with Date of Receipt.</i> | | |
| | Postmaster, per (name of receiving employee) | | | | |

| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---------|-----|------------------|----------------|
| 61 | ONE 54 FALCON ST CONDO TR C/O STEVEN A ROSS 376 BOYLSTON ST BOSTON, MA 02116 | | | | |
| 62 | MZ LLC 490 CONCORD RD SUDBURY, MA 01776 | | | | |
| 63 | 211 CONDOR STREET LLC 5 GREEN PARK NEWTON, MA 02458 | | | | |
| 64 | ARAUJO GEIZA MIRANDA 52 MAPLEWOOD RD LYNN, MA 01904 | | | | |
| 65 | MT 243 CONDOR STREET LLC 57B PRESCOTT ST SOMMERVILLE, MA 02143 | | | | |
| 66 | LEONE MARCO JT C/O SALVATORE LEONE 643 LIBERTY ST BRAintree, MA 02184 | | | | |



Certificate of Mailing — Firm

| | | | | | | |
|--|--|---|---|------------------|----------------|--|
| Name and Address of Sender Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501 Ref 2961-01 | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here <i>Postmark with Date of Receipt.</i> | | | |
| | Postmaster, per (name of receiving employee) | | | | | |
| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift | |
| 67 | LONGSTONE INVESTMENT LLC 88 BRIDGE STREET LEXINGTON, MA 02421 | | | | | |
| 68 | VENTRESCA RICHARD 9 BIRCH POND DRIVE SAUGUS, MA 01906 | | | | | |
| 69 | AVILA JORGE W 93 SALEM ST METHUEN, MA 01844 | | | | | |
| 70 | ROME ANNIE GLENDON ST EAST BOSTON, MA 02128 | | | | | |
| 71 | 156 FALCON STREET CONDOMINIUM TRUST PO BOX 236 EAST BOSTON, MA 02128 | | | | | |
| 72 | N E TEL * TEL CO C/O DUFF AND PHELPS PO BOX 2749 ADDISON, TX 75001 | | | | | |

SECTION 4.0 – APPENDIX



Enter your transmittal number →

X288862
Transmittal Number

Your unique Transmittal Number can be accessed online:
<https://www.mass.gov/service-details/transmittal-form-number-for-massdep-permit-application-payment>

Massachusetts Department of Environmental Protection Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

Copy 1 - the original must accompany your permit application. **Copy 2** must accompany your fee payment. **Copy 3** should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP
P.O. Box 4062
Boston, MA
02211

* **Note:**
For BWSC Permits, enter the LSP.

A. Permit Information

| | |
|--|----------------------------|
| WPA Form 3 | Wetlands |
| 1. Permit Code: 4-to-7-character code from permit instructions | 2. Name of Permit Category |
| Notice of Intent | |
| 3. Type of Project or Activity | |

B. Applicant Information – Firm or Individual

| | | | |
|---|-----------------------------|--------------------|----------------|
| Velkor Properties | | | |
| 1. Name of Firm - Or, if party needing this approval is an individual enter name below: | | | |
| Patrick | Michael | | |
| 2. Last Name of Individual | 3. First Name of Individual | | 4. MI |
| 2 Neptune Road | | | |
| 5. Street Address | | | |
| Boston | MA | 02128 | |
| 6. City/Town | 7. State | 8. Zip Code | 9. Telephone # |
| Michael Patrick | | Michael@Velkor.com | 10. Ext. # |
| 11. Contact Person | | 12. e-mail address | |

C. Facility, Site or Individual Requiring Approval

| | | | |
|---|----------|-----------------------------------|----------------|
| Velkor Properties | | | |
| 1. Name of Facility, Site or Individual | | | |
| 235-237 Condor Street | | | |
| 2. Street Address | | | |
| Boston | MA | 02128 | |
| 3. City/Town | 4. State | 5. Zip Code | 6. Telephone # |
| | | | 7. Ext. # |
| 8. DEP Facility Number (if Known) | | 9. Federal I.D. Number (if Known) | |
| | | 10. BWSC Tracking # (if Known) | |

D. Application Prepared by (if different from Section B)*

| | | | |
|--------------------------------|-----------------------------------|-------------|----------------|
| Allen & Major Associates, Inc. | | | |
| 1. Name of Firm or Individual | | | |
| 100 Commerce Way, Suite 5 | | | |
| 2. Address | | | |
| Woburn | MA | 01801 | 781-935-6889 |
| 3. City/Town | 4. State | 5. Zip Code | 6. Telephone # |
| | | | 7. Ext. # |
| Michael Malynowski | | | |
| 8. Contact Person | 9. LSP Number (BWSC Permits only) | | |

E. Permit - Project Coordination

1. Is this project subject to MEPA review? yes no
If yes, enter the project's EOEPA file number - assigned when an Environmental Notification Form is submitted to the MEPA unit: N/A
EOEA File Number

F. Amount Due

Special Provisions:

- Fee Exempt: city, town, county, or district of the Commonwealth; federally recognized Indian tribe housing authority; municipal housing authority; the MBTA; or state agency if fee is \$100 or less. *There are no fee exemptions for BWSC permits, regardless of applicant status.*
- Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
- Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
- Homeowner (according to 310 CMR 4.02).

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

| | | |
|--------------|---------------|----------|
| 102 | \$512.50 | 12-17-21 |
| Check Number | Dollar Amount | Date |

- d) All existing natural and man-made features including tree lines, rock outcrops, fence lines, foot paths, overhead and underground utilities, and drainage structures.
- e) Elevations of all natural and man-made drainage structures, waterways, and wetlands (as defined by the Wetlands Protection Act).
- f) All wetland resource areas including the 100-foot Buffer Zone, and flag numbers of all field delineated wetland resource areas.
- g) Base flood elevations of all natural and man-made waterways and water bodies as determined from the FEMA Flood Insurance Rate Maps and Flood Boundary and Floodway Maps. Where the floodplain of wetlands and water bodies have not been mapped by FEMA, hydrologic and calculations may be required, prepared by a registered professional engineer to determine the boundary of the 10 and 100-year floodplain. FEMA Flood Maps: <http://msc.fema.gov/portal>. Applicants should consider effective and pending FIRMs for planning purposes.
- h) Hydrologic calculations showing the full-flow capacity and velocity of all water courses, open and only sometimes closed channels, and storm drains flowing into, on and out of the property.
- i) Site plans shall be drawn at a scale of 1"=10', 1"=20', or 1" = 40'. **HOWEVER, plans may be reduced in size to allow for submission of 11" X 17" paper plans.** Additional plans with greater or lesser detail may also be required if such plans would provide valuable information to the Commission in its review. The Commission may request a plan at a different scale for large properties or unique circumstances.

4. Stormwater Management Report

The applicant must consult the Stormwater Management Standards found at 310 CMR 10.05(6)(k)-(q) of the Wetlands Regulations, which may be obtained from the Department's web site: <http://www.mass.gov/eea/docs/dep/service/regulations/310cmr10a.pdf>, to determine if a Stormwater Management Report for the project is required. The Stormwater Management Standards may be referenced at <http://www.mass.gov/eea/agencies/massdep/water/regulations/massachusetts-stormwater-handbook.html>. For projects that require a Stormwater Management Report, the applicant must also complete the Checklist for the Stormwater Report, and submit the list with the Notice of Intent. Stormwater management systems must also be reviewed and approved by the Boston Water and Sewer Commission.

*Applicants should note that there are Total Maximum Daily Load (TMDL) limitations for the Neponset River and Charles River watersheds for certain pollutants. Based upon the TMDL, specific stormwater Best Management Practices may need to be implemented for projects in those watersheds. For more information on TMDLs visit: <http://www.mass.gov/dep/water/resources/tmdls.htm>

5. Filing fees

The City of Boston Conservation Commission and the Massachusetts Department of Environmental Protection both require a fee for Notice of Intent processing (there is currently no fee for RDAs). Please **note the Commission does not accept the municipal portion of the State Fee**, and has its own fee structure requirements as follows:



Pursuant to the City of Boston Title 14 Section 450 requires the following fees payable to the City of Boston for Notice of Intent processing:

- \$25.00 for projects with the fair cost of \$1,000.00 or less.
- \$50.00 for projects with the fair cost of more than 1,000.00 but not more than \$50,000.00.
- \$75.00 for projects with a fair cost of more than 50,000.00 but not more than \$100,000.00.
- For projects with a fair cost of more than 100,000.00 the fee shall be .075% of the fair cost provided, however, **in no case shall the fee be more than \$1,500.00.**

MA Department of Environmental Protection - The state fee is based on the category of the proposed activity (described in 310 CMR 10.03(7)) and the resource area to be impacted by the activity. To calculate the filing fee, follow the instructions to the NOI Wetland Fee Transmittal Form (refer to <http://www.mass.gov/eea/agencies/massdep/water/approvals/wetlands-and-waterways-forms.html#6> for the DEP's specific instructions).

Note: The municipal portion of the state fee is not accepted by the City of Boston.

COMMISSION PUBLIC HEARINGS

Public meetings are typically held on the first and third Wednesday of each month at City Hall. During the public meeting, a public hearing is opened to review each Notice of Intent filing. After all public hearings have been closed, the Commission resumes the public meeting, during which Requests for Determination of Applicability, Requests for Certificates of Compliance, and other general business is reviewed.

Filings must be submitted a minimum of two weeks prior to each public meeting. The meeting and hearings provide an opportunity for abutters and the public to comment on proposed projects. The project proponent, their consultant and the property owner must be present. The current meeting schedule and agenda may be viewed at: Public notices for NOIs and RDA are published in the Boston Herald. Applicants (or their representatives when applicable) are billed for the publication fee.

Note: Make sure to check our website (boston.gov/conservation) for the most recent list of hearing dates and filing deadlines

CONTACT INFORMATION

If you have any questions or need assistance, please contact staff at:

Amelia Croteau
Executive Secretary
Boston City Hall Room 709
Boston, MA 02201
617-635-3850
cc@boston.gov

Nicholas Moreno
Assistant Conservation Agent
Boston City Hall Room 709
Boston, MA 02201
617-635-3850
cc@boston.gov



NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).

A.1 - Project Information

| | | | |
|-----------------------------|--|----------------|--------------|
| Project Name: | 235 Condor Street | | |
| Project Address: | 235 Condor Street | | |
| Project Address Additional: | East Boston | | |
| Filing Type (select) | <i>Initial (PNF, EPNF, NPC or other substantial filing) Design / Building Permit (prior to final design approval), or Construction / Certificate of Occupancy (post construction completion)</i> | | |
| Filing Contact | <i>Name</i> | <i>Company</i> | <i>Email</i> |
| Is MEPA approval required | <i>Yes/no</i> | | <i>Date</i> |

A.3 - Project Team

| | | | |
|--------------------------|--------------------------|--|--|
| Owner / Developer: | VELKOR 235 NOMINEE TRUST | | |
| Architect: | Choo and Co Inc. | | |
| Engineer: | AGH Engineering | | |
| Sustainability / LEED: | | | |
| Permitting: | VELKOR 235 NOMINEE TRUST | | |
| Construction Management: | VELKOR 235 NOMINEE TRUST | | |

A.3 - Project Description and Design Conditions

| | |
|---|-------------------------------------|
| List the principal Building Uses: | R-2 Multifamily Residential |
| List the First Floor Uses: | Garage, Storage, Entry, Mechanicals |
| List any Critical Site Infrastructure and or Building Uses: | |

Site and Building:

| | | | |
|---------------------------------|-------------|---------------------------------|-------------|
| Site Area: | 4375 SF | Building Area: | 10356 SF |
| Building Height: | 39.5 Ft | Building Height: | 4 Stories |
| Existing Site Elevation – Low: | 12.1 Ft BCB | Existing Site Elevation – High: | 13.5 Ft BCB |
| Proposed Site Elevation – Low: | 12.1 Ft BCB | Proposed Site Elevation – High: | 13.5 Ft BCB |
| Proposed First Floor Elevation: | 12.5 Ft BCB | Below grade levels: | 0 Stories |

Article 37 Green Building:

| | | | |
|--------------------------------|----|---------------------|----|
| LEED Version - Rating System : | NA | LEED Certification: | No |
|--------------------------------|----|---------------------|----|

Proposed LEED rating:

Proposed LEED point score:

Building Envelope

When reporting R values, differentiate between R discontinuous and R continuous. For example, use "R13" to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

| | | | |
|------------------|------------------------------|--------------------------------|-----------------|
| Roof: | <i>R-20ci + min R-30 (R)</i> | Exposed Floor: | <i>R-10 (R)</i> |
| Foundation Wall: | <i>R-10 (R)</i> | Slab Edge (at or below grade): | <i>R-10 (R)</i> |

Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):

| | | | |
|--|-----------------|---------------------------------|--------------------------|
| Area of Opaque Curtain Wall & Spandrel Assembly: | <i>NA(%)</i> | Wall & Spandrel Assembly Value: | <i>na(U)</i> |
| Area of Framed & Insulated / Standard Wall: | <i>83.4 (%)</i> | Wall Value | <i>R-4 CI + R-20 (R)</i> |
| Area of Vision Window: | <i>13.07%</i> | Window Glazing Assembly Value: | <i>U.29 Min (U)</i> |
| Area of Doors: | <i>3.3%</i> | Window Glazing SHGC: | <i>.55(SHGC)</i> |
| | | Door Assembly Value: | <i>.21/.29 (U)</i> |

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined

| | | <i>HERS RATER</i> | |
|--|-------------------|---|------------------|
| Annual Electric: | <i>(kWh)</i> | Peak Electric: | <i>(kW)</i> |
| Annual Heating: | <i>(MMbtu/hr)</i> | Peak Heating: | <i>(MMbtu)</i> |
| Annual Cooling: | <i>(Tons/hr)</i> | Peak Cooling: | <i>(Tons)</i> |
| Energy Use - Below ASHRAE 90.1 - 2013: | <i>%</i> | Have the local utilities reviewed the building energy performance?: | <i>Yes / no</i> |
| Energy Use - Below Mass. Code: | <i>%</i> | Energy Use Intensity: | <i>(kBtu/SF)</i> |

Back-up / Emergency Power System

| | | | |
|-------------------------------|-------------|------------------------|----------------------|
| Electrical Generation Output: | <i>(kW)</i> | Number of Power Units: | <input type="text"/> |
| System Type: | <i>(kW)</i> | Fuel Source: | <input type="text"/> |

Emergency and Critical System Loads (in the event of a service interruption)

| | | | |
|-----------|-------------|----------|-------------------|
| Electric: | <i>(kW)</i> | Heating: | <i>(MMbtu/hr)</i> |
| | | Cooling: | <i>(Tons/hr)</i> |

B – Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance

Reducing GHG emissions is critical to avoiding more extreme climate change conditions. To achieve the City's goal of carbon neutrality by 2050 new buildings performance will need to progressively improve to net carbon zero and positive.

B.1 – GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions:

For this filing - describe how building energy performance has been integrated into project planning, design, and engineering and any supporting analysis or modeling:

HERS RATER

Describe building specific passive energy efficiency measures including orientation, massing, envelop, and systems:

Larger windows are on the North to prevent overheating.

Describe building specific active energy efficiency measures including equipment, controls, fixtures, and systems:

Describe building specific load reduction strategies including on-site renewable, clean, and energy storage systems:

Describe any area or district scale emission reduction strategies including renewable energy, central energy plants, distributed energy systems, and smart grid infrastructure:

Describe any energy efficiency assistance or support provided or to be provided to the project:

B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

The roof is large and flat to support the installation of solar in the future.

C - Extreme Heat Events

Annual average temperature in Boston increased by about 2°F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

C.1 – Extreme Heat - Design Conditions

| | | | |
|---|-----------------------------------|--------------------------------------|-----------------------------------|
| Temperature Range - Low: | <input type="text" value="Deg."/> | Temperature Range - High: | <input type="text" value="Deg."/> |
| Annual Heating Degree Days: | <input type="text"/> | Annual Cooling Degree Days: | <input type="text"/> |
| What Extreme Heat Event characteristics will be / have been used for project planning | | | |
| Days - Above 90°: | <input type="text" value="#"/> | Days – Above 100°: | <input type="text" value="#"/> |
| Number of Heatwaves / Year: | <input type="text" value="#"/> | Average Duration of Heatwave (Days): | <input type="text" value="#"/> |

Describe all building and site measures to reduce heat-island effect at the site and in the surrounding area:

Using white roofing.
The amount of hard surfaces on the site are being reduced.

C.2 - Extreme Heat – Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

Heating and cooling systems can easily be replaced if needed.

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

The roof can support a future solar array.

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that this will increase to at least 6" by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 – Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm:

Describe all building and site measures for reducing storm water run-off:

All roof water is proposed to be captured and directed to a recharge system.
Other ground surfaces are proposed to be permeable.

D.2 - Extreme Precipitation - Adaptation Strategies

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

The building has a proposed recharge system. Future retention tanks can be added as needed.

E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, sea levels in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

| | | | |
|--|----|--|-----------|
| Is any portion of the site in a FEMA SFHA? | No | What Zone: | NA |
| | | Current FEMA SFHA Zone Base Flood Elevation: | 10 Ft BCB |

| | |
|---|-----|
| Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online BPDA SLR-FHA Mapping Tool to assess the susceptibility of the project site. | Yes |
|---|-----|

If you answered YES to either of the above questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!

E.1 – Sea Level Rise and Storms – Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online [BPDA SLR-FHA Mapping Tool](#) to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24" of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12" of freeboard for other buildings and uses.

| | | | |
|--|------------------|-----------------------------|--------------|
| Sea Level Rise - Base Flood Elevation: | 12.5 Ft BCB | | |
| Sea Level Rise - Design Flood Elevation: | 10 Ft BCB | First Floor Elevation: | 12.5' Ft BCB |
| Site Elevations at Building: | 12.1-13.5 Ft BCB | Accessible Route Elevation: | 12.5' Ft BCB |

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Flood barriers can be added at the recessed entry.

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

All living area is on the upper floors. Only building access and garage are on the 1st floor. - Flood vents are proposed for the building. All utilities will be located above the floor.

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

The roof is accessible in a floodwater dangerous event. Occupants can move to the roof and call 911.

Describe any strategies that would support rapid recovery after a weather event:

Flood vents are proposed for the building.
The site natural grade slopes back towards the water source.

E.2 – Sea Level Rise and Storms – Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

The entrance is set back to allow for future flood walls to be installed against the street.

Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

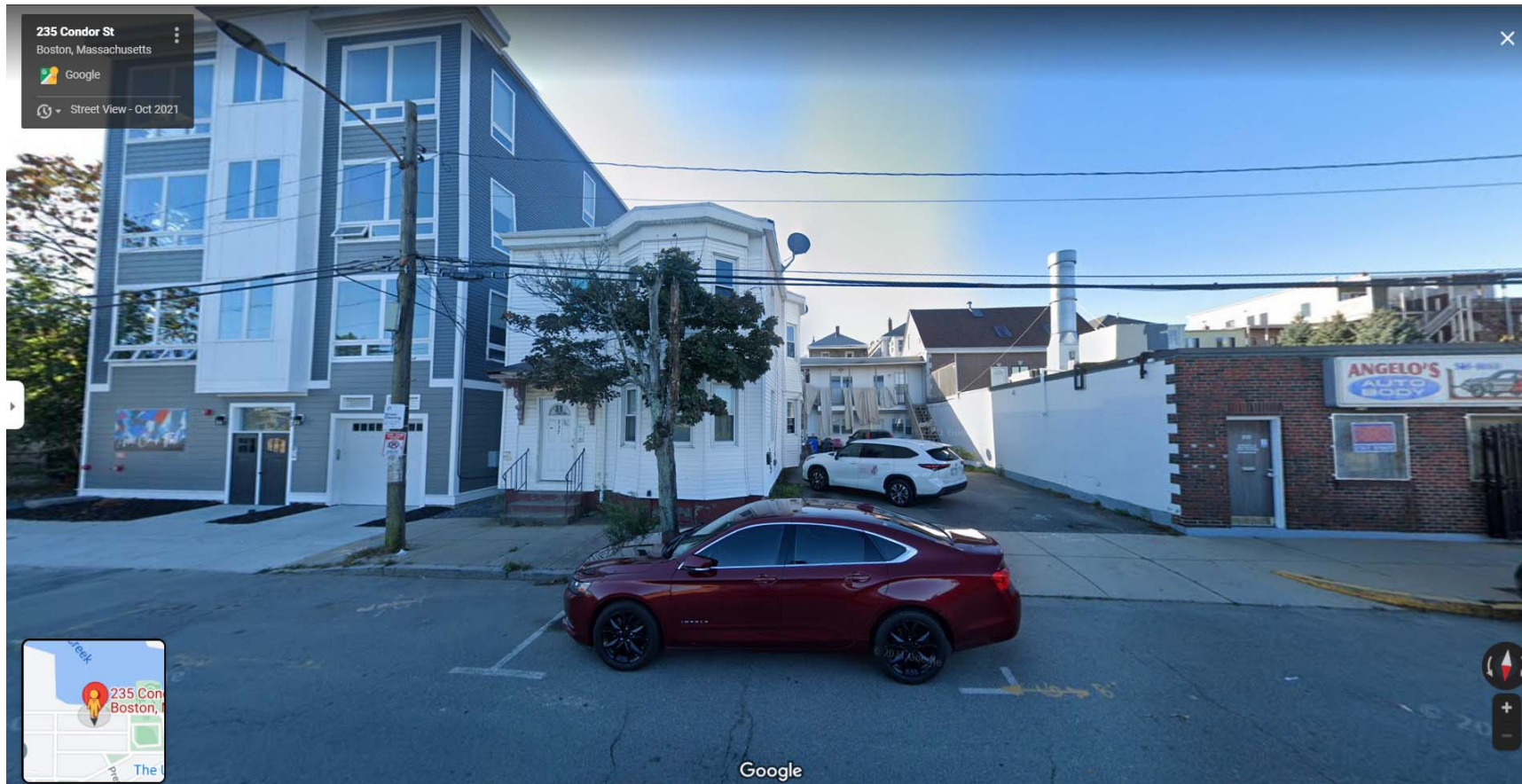
All common systems are easily relocated.

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. **NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).**

For questions or comments about this checklist or Climate Change best practices, please contact: John.Dalzell@boston.gov



ALLEN & MAJOR
ASSOCIATES, INC.



View from Condor Street Facing south



FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

2019 EDITION

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A – PROPERTY INFORMATION | | | | FOR INSURANCE COMPANY USE | |
|---|-----------------|-----------------------------------|--|---------------------------|---|
| A1. Building Owner's Name Condorhosdav Trust, Brian J. Hosker (Trustee) | | | | Policy Number: | |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 235 Condor Street | | | | Company NAIC Number: | |
| City Boston | | State Massachusetts | | ZIP Code 02128 | |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) A parcel of land, described in DB 48280, Pg 168, shown as Lot 1 in PB 18004 END, in the Suffolk County Registry of Deeds | | | | | |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u> | | | | | |
| A5. Latitude/Longitude: Lat. <u>N042.382383</u> Long. <u>W071.031740</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 | | | | | |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. | | | | | |
| A7. Building Diagram Number <u>1A</u> | | | | | |
| A8. For a building with a crawlspace or enclosure(s): | | | | | |
| a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft | | | | | |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u> | | | | | |
| c) Total net area of flood openings in A8.b <u>0.00</u> sq in | | | | | |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | |
| A9. For a building with an attached garage: | | | | | |
| a) Square footage of attached garage <u>2607.20</u> sq ft | | | | | |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u> | | | | | |
| c) Total net area of flood openings in A9.b <u>0.00</u> sq in | | | | | |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | |
| SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION | | | | | |
| B1. NFIP Community Name & Community Number City of Boston | | | B2. County Name Suffolk | | B3. State Massachusetts |
| B4. Map/Panel Number 25025C0018 | B5. Suffix J | B6. FIRM Index Date 03-16-2016 | B7. FIRM Panel Effective/ Revised Date 03-16-2016 | B8. Flood Zone(s) AE | B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.0 |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: <u>Stillwater Elev page 37 FIS Report</u> | | | | | |
| B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ | | | | | |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA | | | | | |

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

| | | | |
|--|------------------------|-------------------|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 235 Condor Street | | | Policy Number: |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Leica Smartnet RTK Network Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>12.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>22.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>12.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>12.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>12.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>13.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

| | | | |
|--|-------------------------|-----------------------------|-------------------|
| Certifier's Name Richard W. Reid Jr. | License Number 46861 | | |
| Title Professional Land Surveyor | | | |
| Company Name Lighthouse Land Surveying, LLC | | | |
| Address 27 Jefferson Street | | | |
| City Taunton | State Massachusetts | | ZIP Code 02780 |
| Signature | Date 03-02-2022 | Telephone (508) 824-6609 | Ext. |

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

B9. Elevation obtained from transect #21 found on Pg 37 of FIS Report.

C2e. Utilities room located on ground level plan in easterly side of proposed building (per plan by Choo & Co. dated 11-7-2019, revised 11-18-2021)

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

| | | | |
|--|------------------------|-------------------|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 235 Condor Street | | | Policy Number: |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

| | | | |
|--|------|-----------|----------|
| Property Owner or Owner's Authorized Representative's Name | | | |
| Address | City | State | ZIP Code |
| Signature | Date | Telephone | |

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

| | | | |
|--|----------------------------------|-------------------|---------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | FOR INSURANCE COMPANY USE | | |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 235 Condor Street | Policy Number: | | |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

| | | |
|-------------------|------------------------|---|
| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate of Compliance/Occupancy Issued |
|-------------------|------------------------|---|

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

| | | | |
|--|----------------------------------|-------------------|---------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | FOR INSURANCE COMPANY USE | | |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 235 Condor Street | Policy Number: | | |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption

Clear Photo One

Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

| | | | |
|--|------------------------|-------------------|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 235 Condor Street | | | Policy Number: |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four



FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

2019 EDITION

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE AND INSTRUCTIONS

Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

Privacy Act Statement

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at <https://www.fema.gov/media-library/assets/documents/3539?id=1727>.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A – PROPERTY INFORMATION | | | | FOR INSURANCE COMPANY USE | |
|---|-----------------|-----------------------------------|--|---------------------------|---|
| A1. Building Owner's Name Condorhosdav237 Trust, Brian J. Hosker (Trustee) | | | | Policy Number: | |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 237 Condor Street | | | | Company NAIC Number: | |
| City Boston | | State Massachusetts | | ZIP Code 02128 | |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) A parcel of land, described in DB 48768, Pg 227, shown as Lot 2 in PB 18004 END, in the Suffolk County Registry of Deeds | | | | | |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u> | | | | | |
| A5. Latitude/Longitude: Lat. <u>N042.382383</u> Long. <u>W071.031740</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 | | | | | |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. | | | | | |
| A7. Building Diagram Number <u>1A</u> | | | | | |
| A8. For a building with a crawlspace or enclosure(s): | | | | | |
| a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft | | | | | |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u> | | | | | |
| c) Total net area of flood openings in A8.b <u>0.00</u> sq in | | | | | |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | |
| A9. For a building with an attached garage: | | | | | |
| a) Square footage of attached garage <u>2607.20</u> sq ft | | | | | |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u> | | | | | |
| c) Total net area of flood openings in A9.b <u>0.00</u> sq in | | | | | |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | |
| SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION | | | | | |
| B1. NFIP Community Name & Community Number City of Boston | | | B2. County Name Suffolk | | B3. State Massachusetts |
| B4. Map/Panel Number 25025C0018 | B5. Suffix J | B6. FIRM Index Date 03-16-2016 | B7. FIRM Panel Effective/ Revised Date 03-16-2016 | B8. Flood Zone(s) AE | B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.0 |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: <u>Stillwater Elev page 37 FIS Report</u> | | | | | |
| B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ | | | | | |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA | | | | | |

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

| | | | |
|--|------------------------|-------------------|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 237 Condor Street | | | Policy Number: |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Leica Smartnet RTK Network Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>12.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>22.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>12.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>12.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>12.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>13.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

| | | | |
|--|-------------------------|-----------------------------|-------------------|
| Certifier's Name Richard W. Reid Jr. | License Number 46861 | | |
| Title Professional Land Surveyor | | | |
| Company Name Lighthouse Land Surveying, LLC | | | |
| Address 27 Jefferson Street | | | |
| City Taunton | State Massachusetts | | ZIP Code 02780 |
| Signature | Date 03-02-2022 | Telephone (508) 824-6609 | Ext. |

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

B9. Elevation obtained from transect #21 found on Pg 37 of FIS Report.

C2e. Utilities room located on ground level plan in easterly side of proposed building (per plan by Choo & Co. dated 11-7-2019, revised 11-18-2021)

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

| | | | |
|--|------------------------|-------------------|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 237 Condor Street | | | Policy Number: |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

| | | | |
|--|----------------------------------|-------------------|---------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | FOR INSURANCE COMPANY USE | | |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 237 Condor Street | Policy Number: | | |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

| | | |
|-------------------|------------------------|---|
| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate of Compliance/Occupancy Issued |
|-------------------|------------------------|---|

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

| | | | |
|--|----------------------------------|-------------------|---------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | FOR INSURANCE COMPANY USE | | |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 237 Condor Street | Policy Number: | | |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption

Clear Photo One

Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

| | | | |
|--|------------------------|-------------------|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 237 Condor Street | | | Policy Number: |
| City Boston | State Massachusetts | ZIP Code 02128 | Company NAIC Number |

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four



Architecture and Engineering

March 8, 2022

Boston Conservation Commission
1 CITY HALL SQUARE, ROOM 709
BOSTON, MA 02201

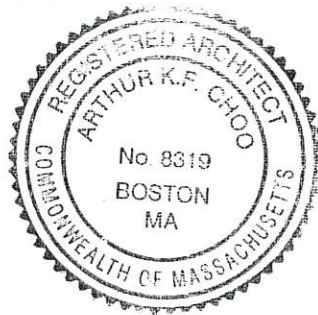
RE: 235 Condor Street, East Boston
Pro No 2021336

To whom it may concern:

In reference to the project 235 Condor Street, in East Boston, this affidavit serves to confirm that the construction documents will be in compliance with the flood-resistant construction sections of the Massachusetts State Building Code 780 CMR, 9th Edition.

Very truly yours,
Choo & Company, Inc.

Arthur Choo Jr., A.I.A.





City of Boston
Environment



City of Boston
Mayor Michelle Wu

January 21, 2022

Brian J. Hosker
Michael Patrick
2 Nepute Rd, Suite 222
Boston, MA 02128
michael@velkor.com

NOTICE OF DETERMINATION

**Re: Application #22.0765D2920
Review of proposed demolition of the existing residences at 235-237 Condor Street in
East Boston, MA 02128**

Dear Mr. Hosker and Mr. Patrick,

The Boston Landmarks Commission staff have determined **the existing residences at 235-237 Condor Street in East Boston, MA 02128** are not significant under the criteria for determining significance in Section 85-5.3 (a-e) of the Demolition Delay Ordinance (Article 85, Chapter 665 of the Acts of 1956 as amended). No further review by the Boston Landmarks Commission under Article 85 is required. If you have any questions regarding this decision, please contact staff at blc@boston.gov.

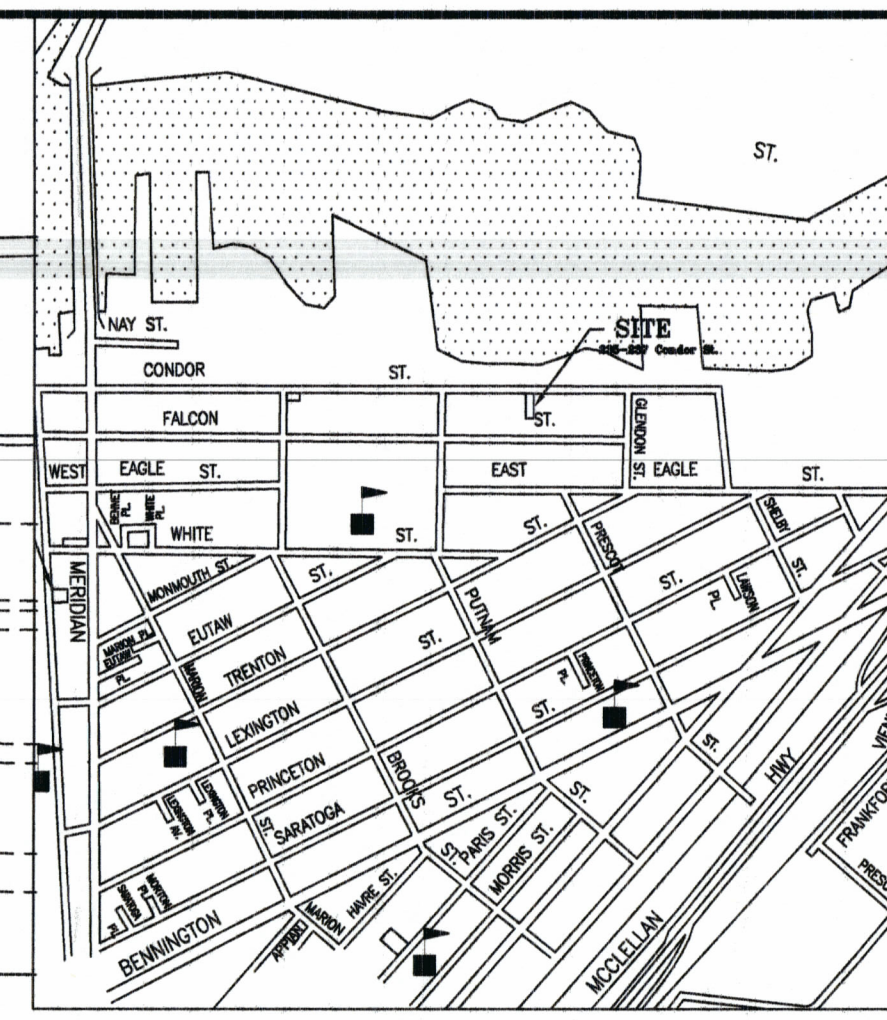
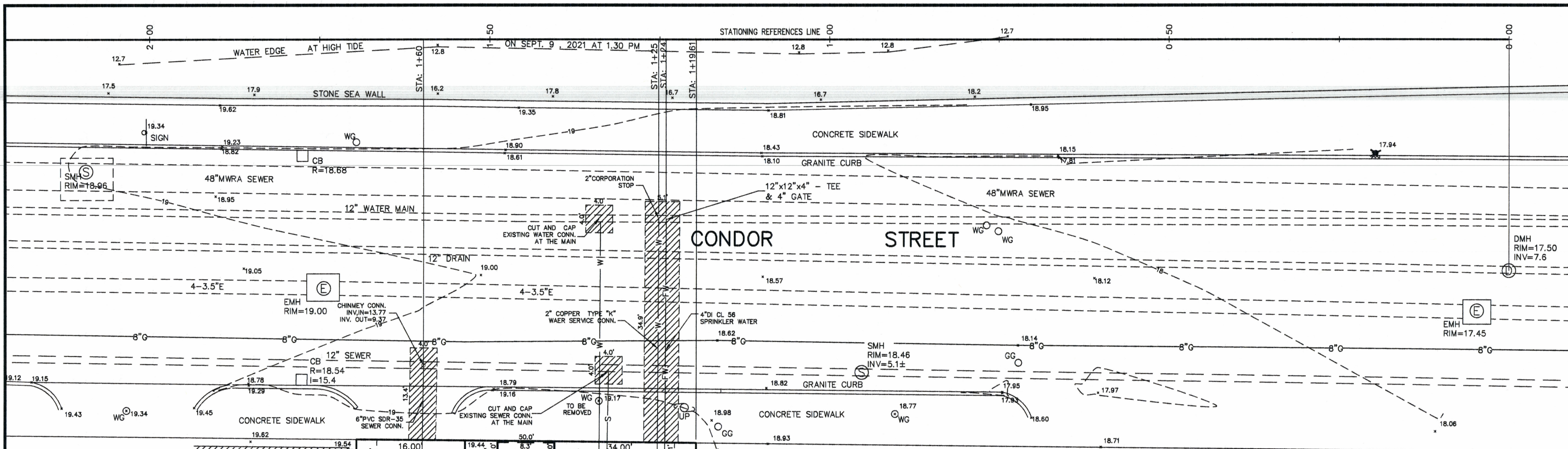
Please provide a copy of this determination to the Inspectional Services Department when applying for a demolition permit. Thank you for your cooperation in this matter.

Sincerely,

Rosanne Foley
Executive Director
Boston Landmarks Commission

cc: Commissioner of Inspectional Services
Mayor's Office of Neighborhood Services

SECTION 5.0 - SITE DEVELOPMENT PLANS



WARD: 1
 PARCEL No.: 3325-10, 3325-20
 ASSESSORS MAP No.: 1061

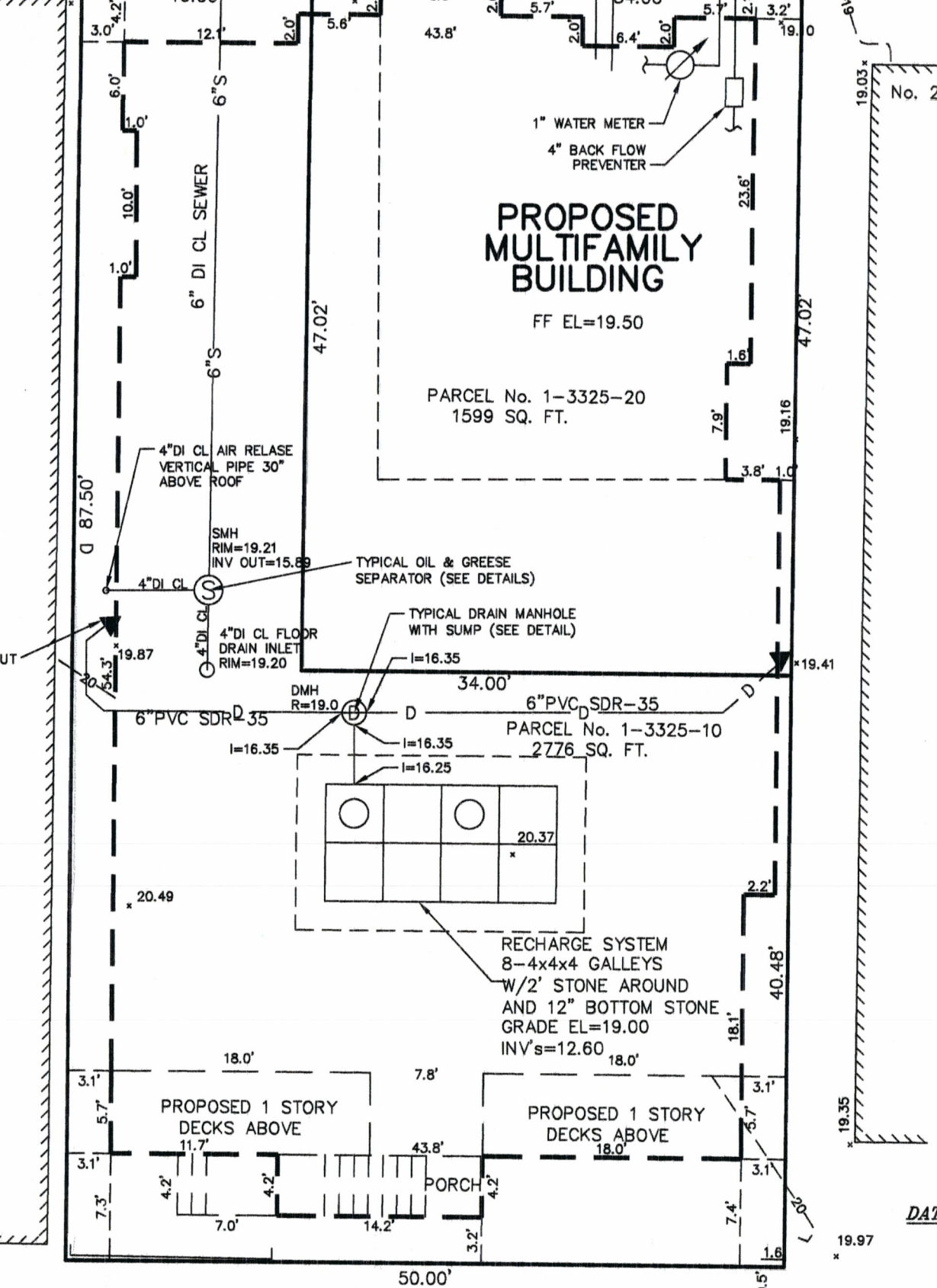
RESERVED FOR BWSC USE

| LEGEND | |
|---------------|-----|
| SEWER | S |
| WATER | W |
| DRAIN | D |
| GAS | G |
| ELECTRIC | E |
| UTILITY POLE | U |
| WATER GATE | WG |
| DRAIN MANHOLE | DMH |
| SEWER MANHOLE | SMH |
| CATCH BASIN | CB |
| GAS GATE | GG |

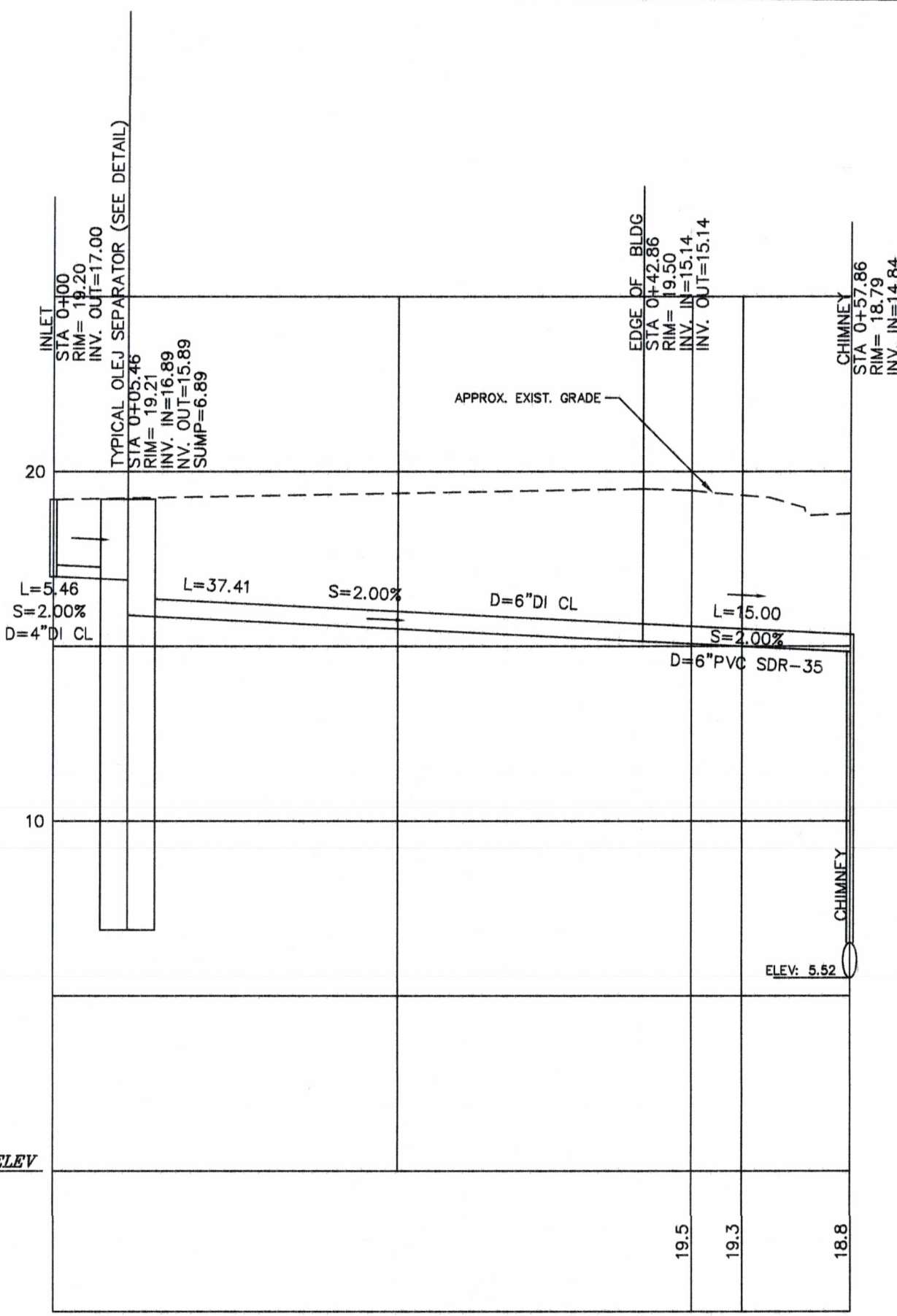
PUBLIC WAY EXCAVATION

SEWER: 14'x4' = 56 SqFt
 WATER SRVCE 35'x5' = 175 SqFt
 CUT AND CAP 4'x4' = 16 SqFt

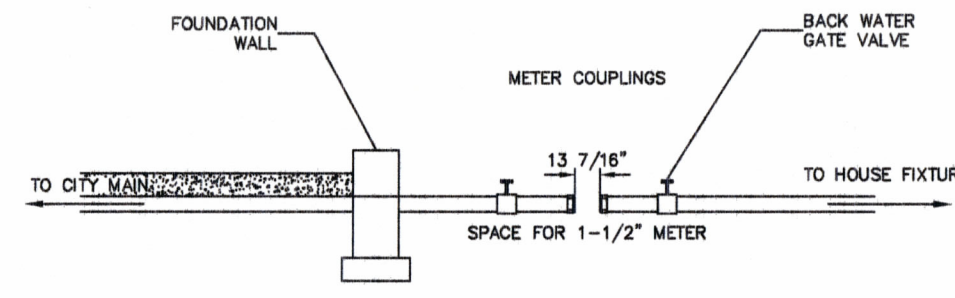
TOTAL = 247 SqFt



SITE PLAN
SCALE 1" = 10'



SEWER PROFILE
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=4'



WATER METER CONN. DETAIL
NTS

- INSPECTION SIGN OFFS :**
- A) 6" PVC SDR 35 SEWER: Inspector _____ Date _____
 - B) 2" CU TYPE K WATER: Inspector _____ Date _____
 - C) DYE TEST (SEWER): Inspector _____ Date _____
 - D) 4" DI CL WATER: Inspector _____ Date _____
 - E) DRAIN MANHOLE: Inspector _____ Date _____
 - F) INFILTRATION SYSTEM: Inspector _____ Date _____
 - G) OIL SEPARATOR: Inspector _____ Date _____
 - H) AS-BUILT PREPARATION FEE: Inspector _____ Date _____
 - I) DOWNSPOUT OVERFLOW: Inspector _____ Date _____
 - J) CUT AND CAP EXISTING SEWER: Inspector _____ Date _____
 - K) CUT AND CAP EXISTING WATER: Inspector _____ Date _____

PROJECT INFORMATION / GENERAL NOTES
 Project Location: 235-237 CONDOR ST, Boston,
 Neighborhood: EAST BOSTON
 Land Use Code: R1

Water Account Number: 1324701
 Proposed: Multi family building. Total of 12 Bedrooms
 Estimated sewage Flow:
 12 Bedrooms/Bldg x 110 gpd/ BR = 1320 gpd
 1. New water; 2" Copper type K w 1 1/2" water meter.
 2. New fire sprinklers 4" DI CL Water with 4" backflow preventer.
 3. New 6" PVC SDR 35 pipe, sewer connection.
 4. Drainage: On-site, roof-downspouts to Leaching Galleys.

Owner/Applicant:
 MICHAEL PATRICK
 CONDORHOSDAV 237 TRUST
 2 NEPTUNE ROAD
 BOSTON, MA 02128, TEL (617)418-7468

NOTES:
 1. ELEVATIONS REFER TO BOSTON CITY BASE.

DRAINAGE CALCULATION
 RECHARGE VOLUME CALCULATIONS; 1" RUNOFF OVER THE PROPERTY
 Volume required:
 [3496 SqFt (roof)] x 1"/12 = 291.3 Cu. Ft.
 Storage Proposed:
 Liquid volume in the galleys: 4'x4'x3.25x8 = 416.0 CuFt
 Bottom Stone: 12'x20'x1' = 240.0 CuFt
 Vertical Stone, 1' around: (12'x20'-8'x16')x3.25' = 364 CuFt
 Total Stone volume: 240 CuFt + 364 CuFt = 604.0 CuFt
 Available volume in stone: 604 CuFt x 30% voids = 181.2 CuFt
 TOTAL VOLUME PROPOSED: 208.0 CuFt + 121.2 CuFt = 529.2 CuFt, ok

GENERAL NOTES:

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATION OF THE BOSTON WATER AND SEWER COMMISSION (BWSC), BOSTON TRAFFIC AND PARKING DEPARTMENT (BTP) OR ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

NEW WATER LINE SHALL BE INSTALLED WITH A MINIMUM OF TEN (10) FEET AWAY FROM ALL SEWER LINES, EXISTING OR PROPOSED.

WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM COVER OF FIVE (5) FEET THROUGHOUT.

SEWER AND WATER SERVICE CROSSING SHALL BE INSTALLED WITH A MINIMUM 18 INCHES VERTICAL SEPARATION. IT IS RECOMMENDED THAT DIGGING WITHIN ONE FOOT OF THE MAIN BE DONE WITH HAND TOOLS ONLY. THE CONTRACTOR SHALL SUPPLY COPPER SERVICE AND SHALL PERFORM THE TAPPING AS PART OF HIS CONTRACT.

EXISTING UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM RECORD INFORMATION AND APPROXIMATE FIELD LOCATION AND THEREFORE, ARE NOT CERTIFIED FOR CONSTRUCTION. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE CONTRACTOR MUST NOTIFY "DIG SAVE" SEVENTY TWO HOURS BEFORE COMMENCING WORK. CALL 1-888-344-7233.

IF ANY BATHROOM FIXTURES ARE PLANNED FOR THE BASEMENT A BACKWATER VALVE MUST BE USED. THE CONTRACTOR'S ATTENTION IS DIRECTED TO OVERHEAD UTILITY LINES.

FIRE CONNECTIONS SIZES AND BACK FLOW PREVENTION DEVICES ARE NOT INTENDED TO DEPICT THE ACTUAL SIZE PIPE OR TYPE OF BACK FLOW DEVICE NECESSARY FOR THE SYSTEM TO MEET BUILDING OR FIRE CODES. A LICENSED FIRE PROTECTION ENGINEER MUST BE RETAINED FOR DESIGN OF THE ENTIRE FIRE SUPPRESSION SYSTEM.

ALL WORK IN THE CITY OF BOSTON MUST BE PERFORMED BY A LICENSED DRAIN LAYER APPROVED BY THE BOSTON WATER AND SEWER COMMISSION AND MUST MAINTAIN A BOND WITH BWSC.

THE CONTRACTOR BEARS THE RESPONSIBILITY FOR CONFORMING THE EXACT LOCATION OF UTILITIES SHOWN ON THIS PLAN AND OTHERS THAT MAY EXIST BUT ARE NOT SHOWN HERE.

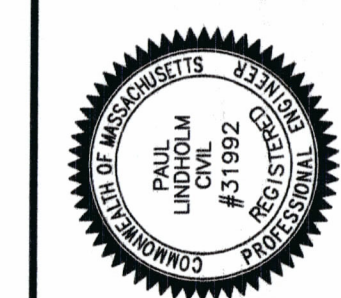
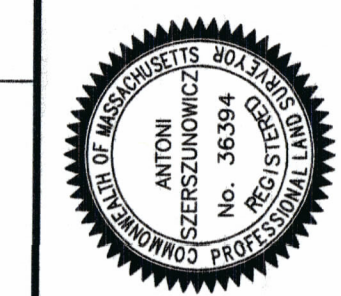
THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF WATER SEWER AND DRAIN CONNECTIONS TO BWSC FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER AND DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE OWNER. IT IS UNDERSTOOD THAT THE WATER CONNECTION ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS IS ALSO RESPONSIBILITY OF THE OWNER.

IF CONNECTION CROSS OR CLOSELY ADJUT PROPERTY LINE, PROVISION MUST BE MADE TO ALLOW FOR FUTURE MAINTENANCE OR RECONSTRUCTION PROVISION MUST BE INCORPORATED INTO THE DEED AND PURCHASE AND SALE AGREEMENT FOR THE CONVEYANCE OF THIS AND THE ADJUTING PROPERTY.

ANY WORK NEEDED WITHIN 30 FT OF MWRA FACILITIES, OBTAIN PERMIT FROM MWRA.

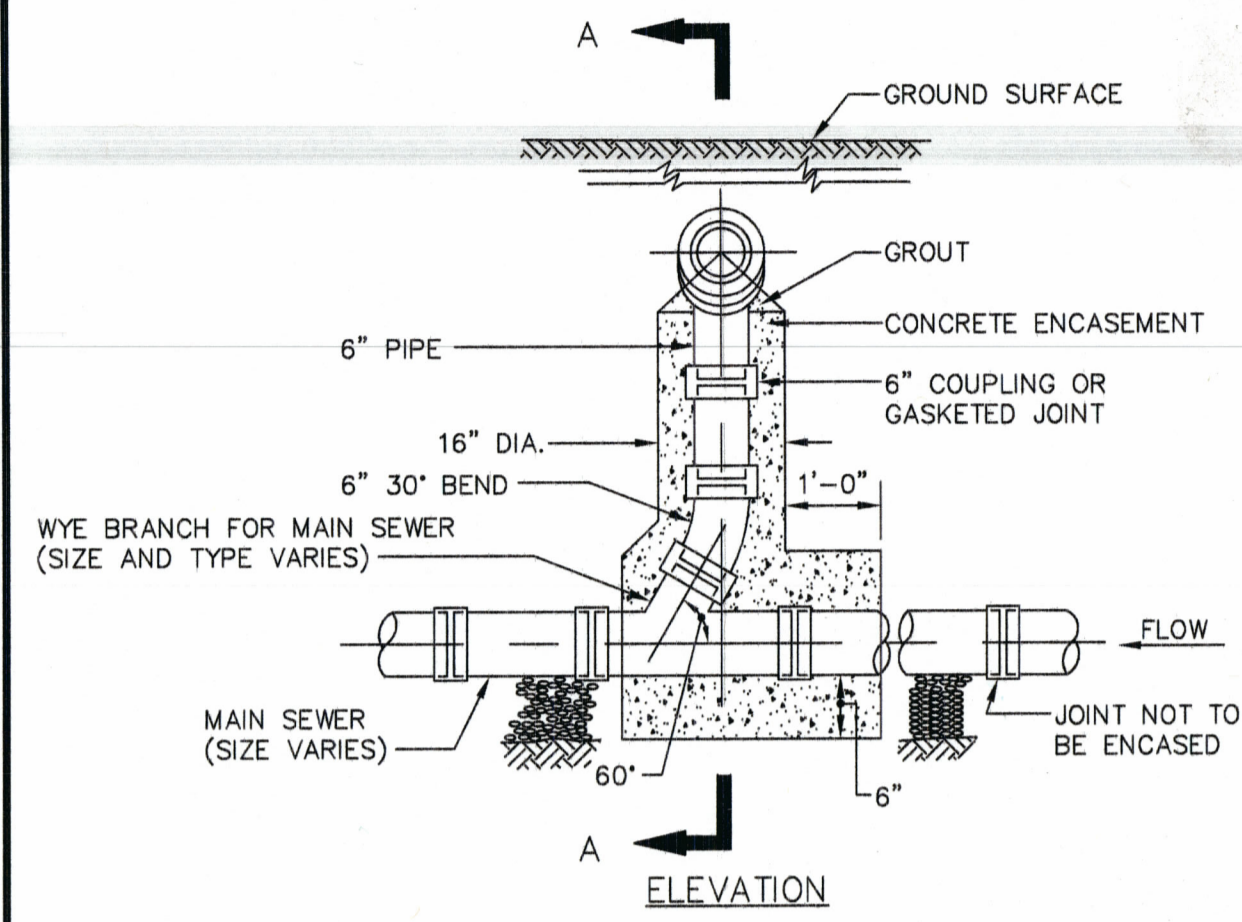
A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTIONS IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTION SERVICES DEPARTMENT.

AGH ENGINEERING
 166 WATER STREET
 STOUGHTON, MA 02072
 (781) 344-2386



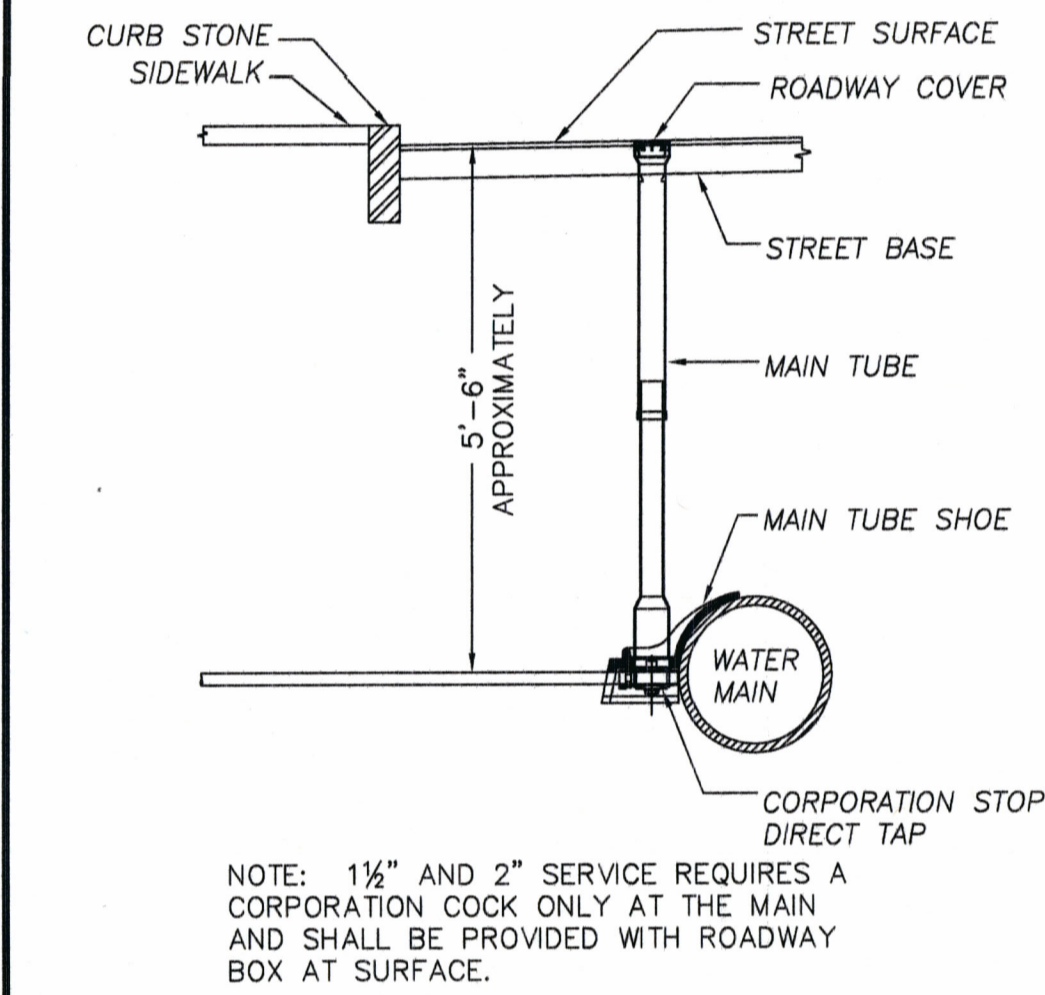
| Scale | Date | Job No. | Designed by | Drawn by | Checked by | Sheet |
|-------|----------|---------|-------------|----------|------------|--------|
| SCALE | 9/9/2021 | | AGH | AZG | AGH | 1 of 2 |

SITE PLAN #
 235-237 CONDOR STREET
 BOSTON, (E. B.) MASS. 02128
 OWNER/APPLICANT: MICHAEL PATRICK
 CONDORHOSDAV 237 TRUST
 2 NEPTUNE ROAD
 BOSTON, MA 02128, TEL (617)418-7468



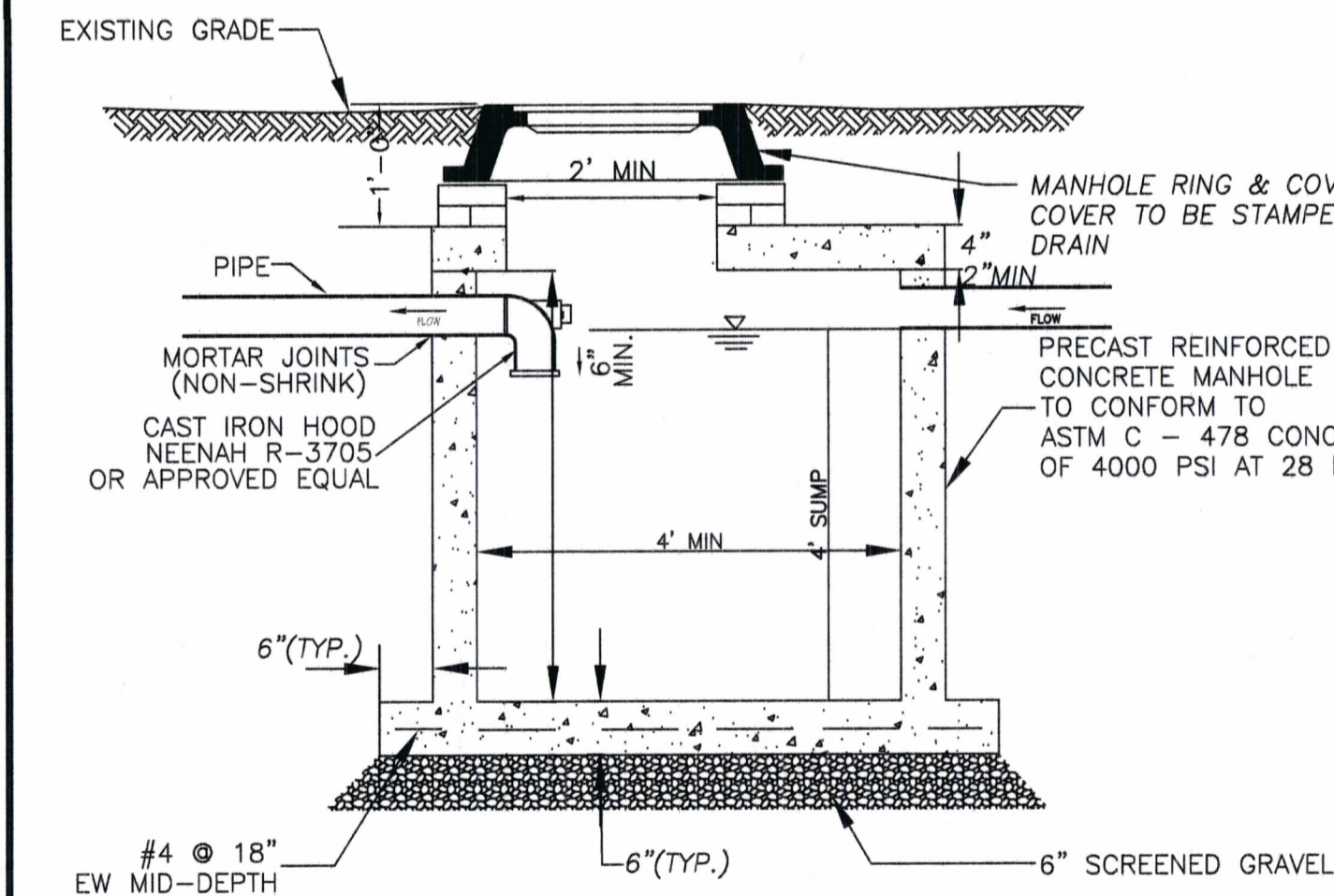
TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL

(FOR MAIN SEWER OVER 8'-0" DEEP)
NOT TO SCALE



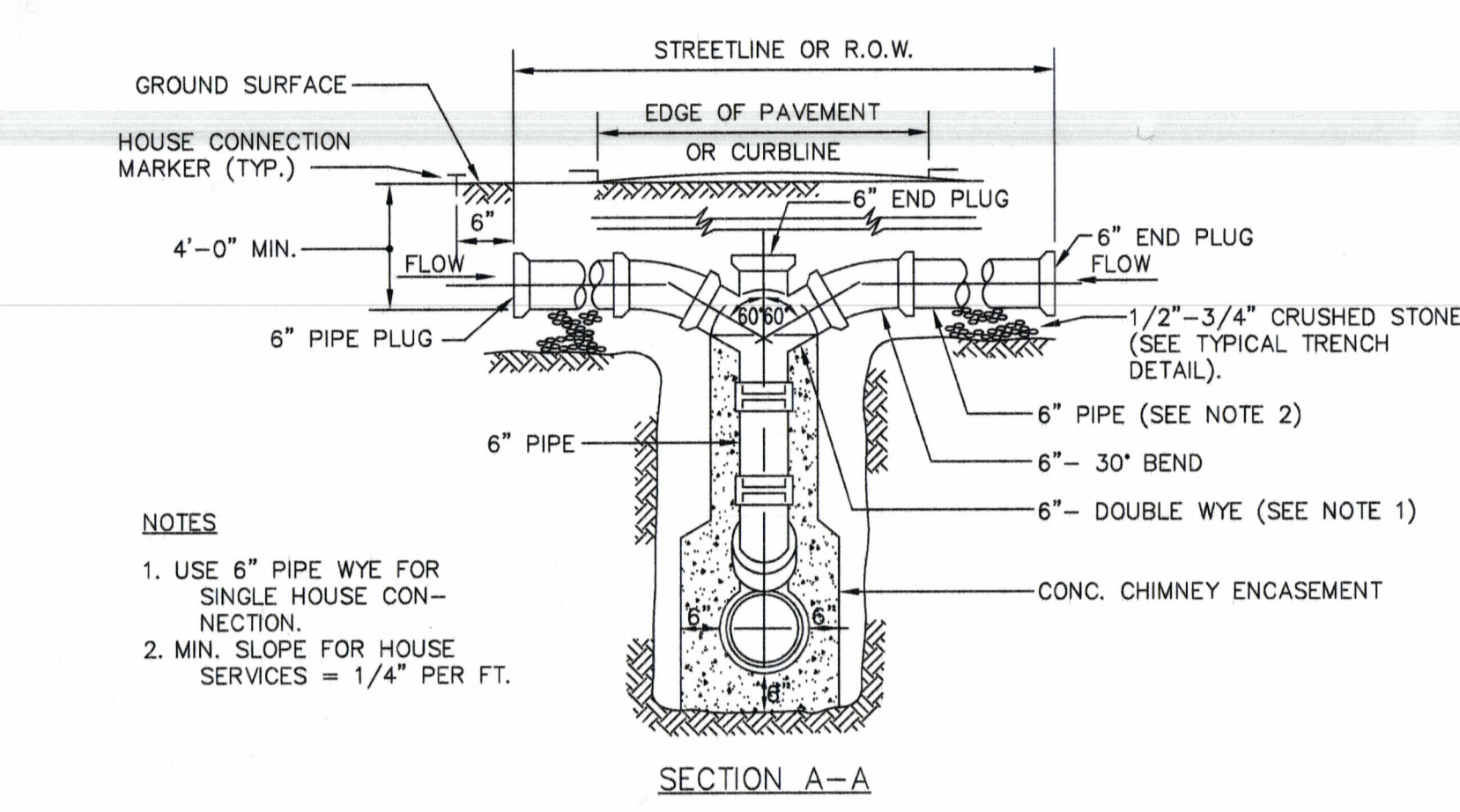
TYPICAL WATER CONNECTION

FOR 1 1/2" AND 2" SERVICES PIPES
NOT TO SCALE



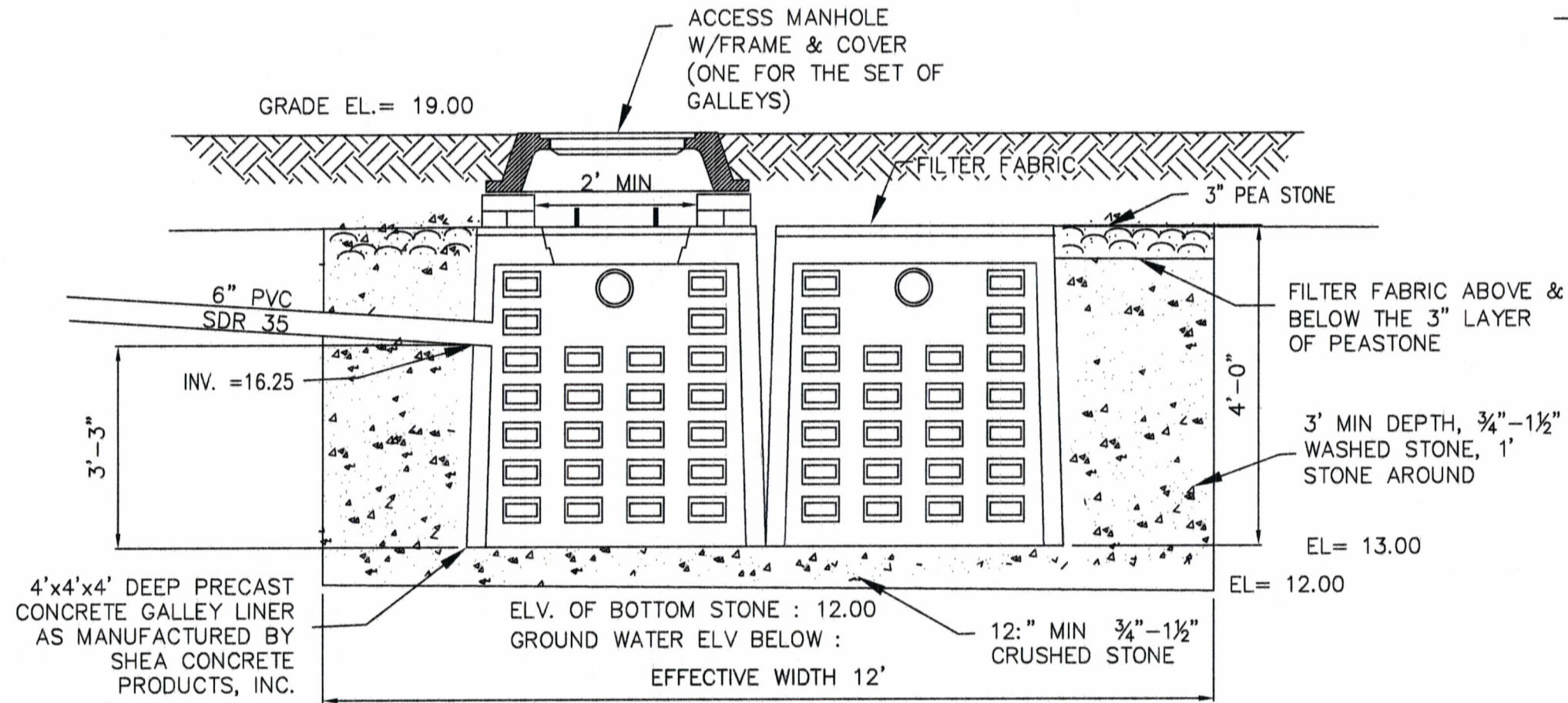
MANHOLE W/SUMP DETAIL

(NO SCALE)



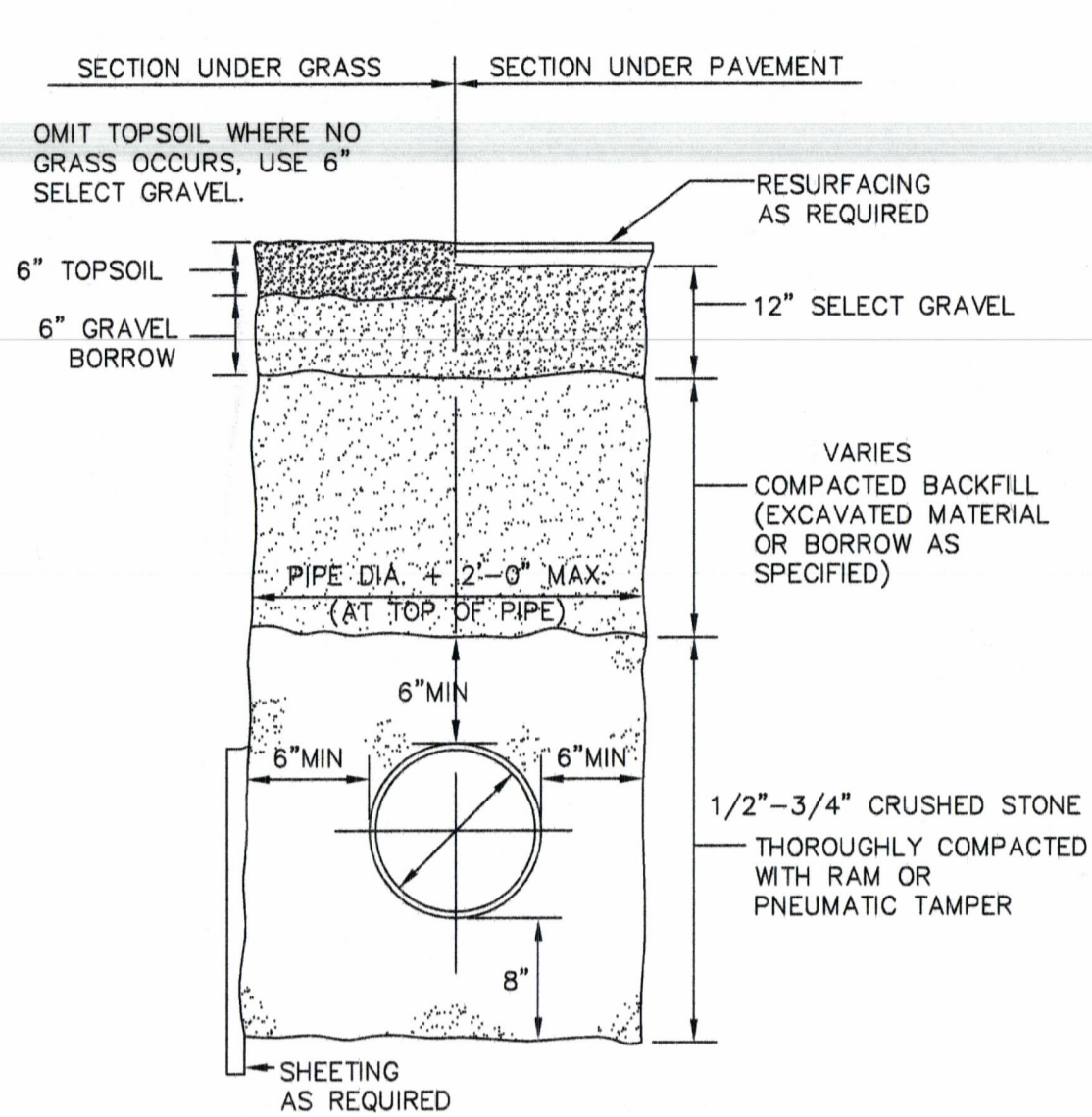
- NOTES**
1. USE 6" PIPE WYE FOR SINGLE HOUSE CONNECTION.
 2. MIN. SLOPE FOR HOUSE SERVICES = 1/4" PER FT.

SECTION A-A



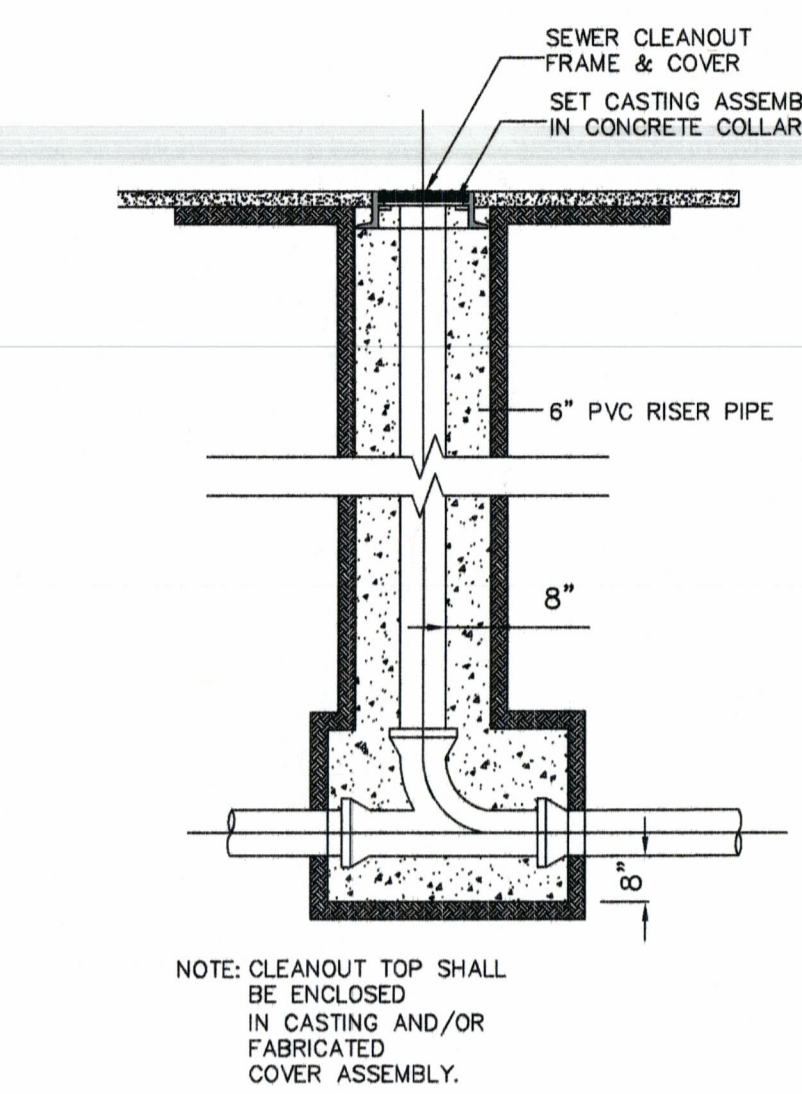
GALLEY DETAIL

NOT TO SCALE



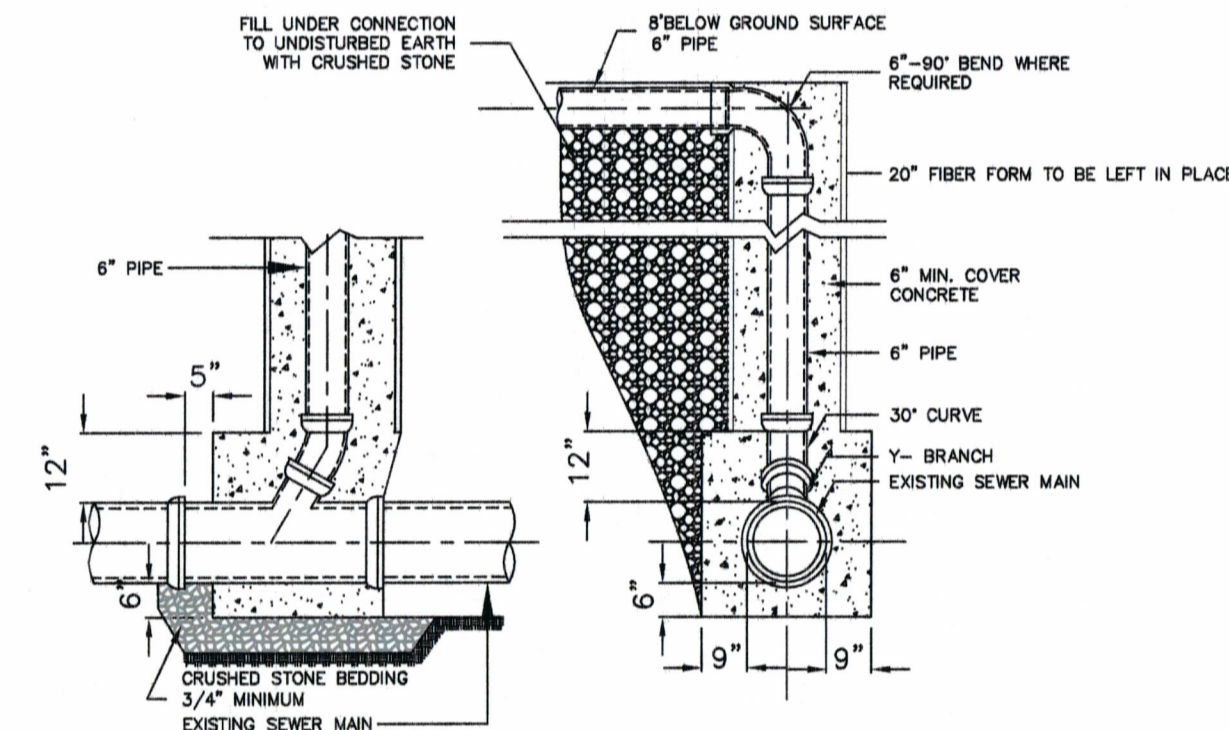
TYPICAL TRENCH DETAIL

NOT TO SCALE



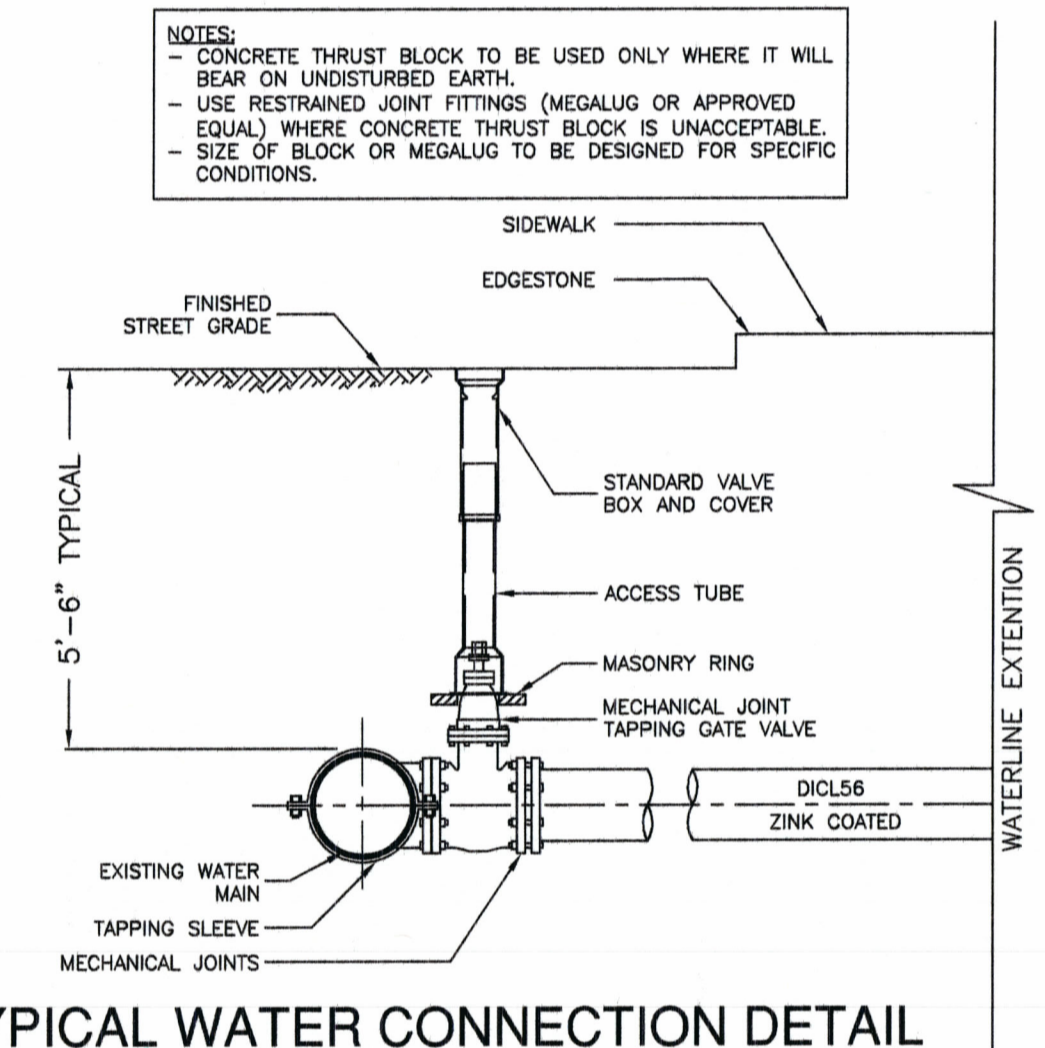
IN LINE CLEANOUT

NOT TO SCALE



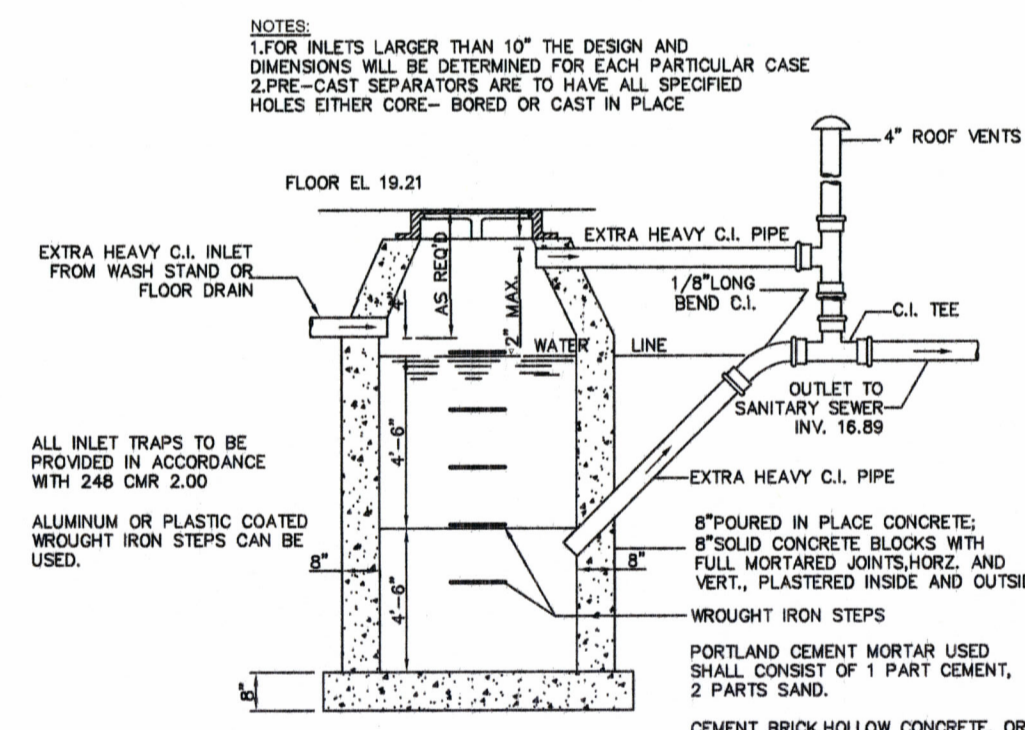
TYPICAL CHIMNEY DETAIL

NOT TO SCALE



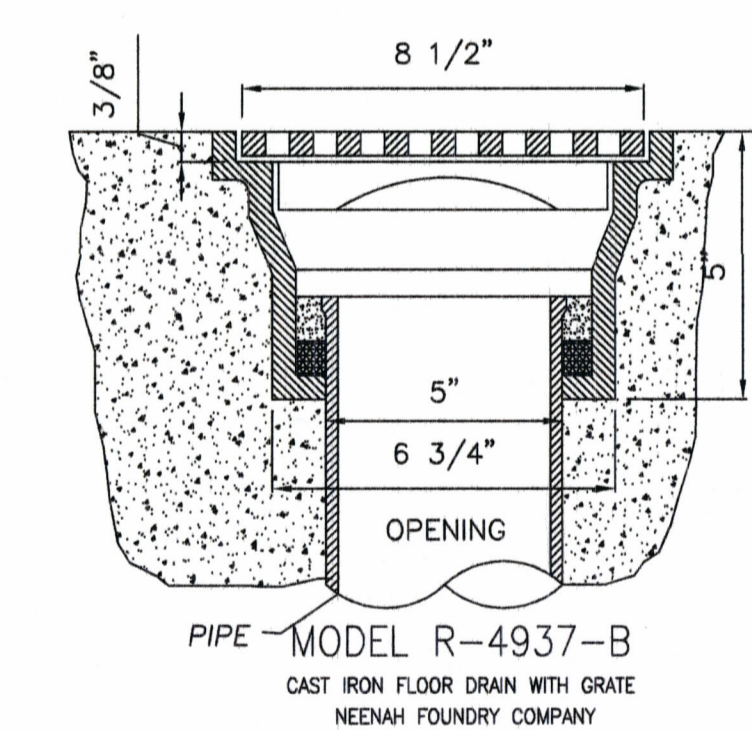
TYPICAL WATER CONNECTION DETAIL FOR 4" AND LARGER

NOT TO SCALE



TYPICAL OIL SEPARATOR

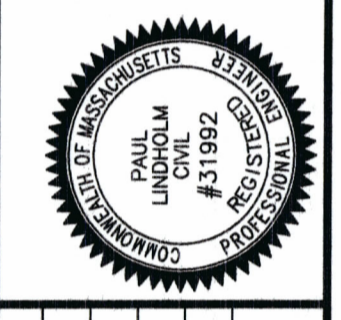
NOT TO SCALE



TYPICAL FLOOR INLET DETAIL

NOT TO SCALE

AGH ENGINEERING
166 WATER STREET
STOUGHTON, MA 02072
(781) 344-2366



| Revisions | Approved by |
|-----------|-------------|
| | |
| | |
| | |

Scale: 1"=10'
Date: 7/2/2021
Job No.
Designed by AGH
Drawn by AZG
Checked by AGH
Sheet 1 of 2

SITE PLAN #
235-237 CONDOR STREET
BOSTON, (E. B.) MASS. 02128
OWNER/APPLICANT: MICHAEL PATRICK
CONDORHOSDAV 237 TRUST
2 NEPTUNE ROAD
BOSTON, MA 02128 TEL (617)418-7468

GENERAL NOTES:

**CONTRACTOR RESPONSIBILITY-
CONTRACTOR IS SOLELY RESPONSIBLE FOR:**

1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
3. OBTAINING AND PAYING FOR ALL PERMITS.
4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
5. CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
6. SCHEDULING AND SEQUENCING.
7. CONSTRUCTION MEANS, METHODS AND TECHNIQUES.
8. MAINTAINING DRAWINGS AND PERMITS ON SITE.
9. JOB SITE SAFETY
10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.
11. PROVIDE SCHEDULE TO OWNER AND ARCHITECT.
12. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
14. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
16. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

17. POURING CONCRETE
18. INSULATING
19. INSTALLING DRYWALL
20. FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS. UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

PROPOSED MULTIFAMILY

235-237 CONDOR STREET EAST BOSTON, MASSACHUSETTS



ZONING CODE ANALYSIS 235-237 CONDOR

Governing Article: 53
Subdistrict: 2F-2000

| Use Regulations: Section Table | |
|--------------------------------|--------------|
| Existing | Proposed |
| | MULTI FAMILY |

A = Allowed F = Forbidden C = Conditional

| Dimensional Regulations: Table | | | | | |
|-------------------------------------|------------------|---------------|--------------------|------------------|-------|
| | Code Requirement | | Existing Condition | Proposed Project | Notes |
| | Use 1 | Any Other Use | | | |
| Lot Area Minimum | | 2000 | | | |
| Min Lot Area for Additional Units | | 0 | | | |
| Total Required Lot Size | | 2000 | 4375 | 4375 | |
| Min Required Lot Width and Frontage | | 25 | 50 | 50 | |
| Max FAR | | 0.8 | | 10356/4375= 2.37 | |
| Max Building Height / Stories | | 2.5/ 35' | | 4/40' | |
| Usable Open Space | | NONE | | 50 PER UNIT | |
| Min Front Yard | | 5 | | 0.67 | |
| Min Side Yard | | 5 | | 1' | |
| Min Rear Yard | | 30 | | 2.67 | |
| Max Use of Rear Yard | | 25% | | 0 | |

| Overlays: |
|-----------|
| |

| Parking: |
|-------------------|
| 4-6 1.5 |
| 7-9 1.75 |
| 6 PROVIDED |

| Other Non-Dimensional Zoning Issues: |
|--------------------------------------|
| PARKING SPACE DIMENSION |

Violations

KEY

- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- ⚡ EMERGENCY LIGHT
- 📢 HORN/ STROBE/ PULL STATION
- 📢 HORN/ STROBE
- ◇ 1 HOUR WALL(SEE W.T.1/A-3.1)
- ◇ 2 HOUR WALL(SEE W.T.2/A-3.1)
- ◇ 3 HOUR WALL(SEE W.T.3/A-3.1)
- ☒ FAN
- ⊙ 45 MIN. DOOR
- ⊙ 1-1/2 HOUR DOOR
- ⚡ FIRE ALARM CONTROL PANEL
- ◇ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- 2 2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- 3 3 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- FIRE EXTINGUISHER

CODE SUMMARY

NEW TYPE 5A CONSTRUCTION
4 STORIES
R-2 USE GROUP
GROUND FLOOR PARKING
UPPER FLOORS 6 RES UNITS
FULLY SPRINKLED
FULLY ALARMED

Location

PROPOSED MULTIFAMILY
235-237 CONDOR STREET
EAST BOSTON, MASS

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

| No. | Revision Date |
|-----|---------------|
| | 08-26-2020 |
| | 11-18-2021 |
| | |
| | |

Project No: 19277
Scale: AS NOTED
Date: 11-07-2019
Drawn By: SL

Drawing Name

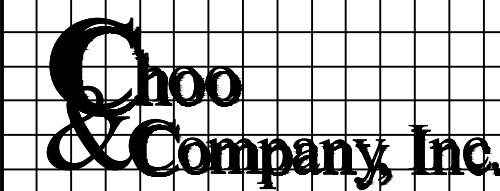
COVER SHEET

Sheet No.

A-0

Location

PROPOSED MULTIFAMILY
235-237 CONDOR STREET
EAST BOSTON, MASS



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

| No. | Revision Date |
|-----|---------------|
| | |
| | |
| | |
| | |
| | |
| | |

Project No: 19277
Scale: AS NOTED
Date: 11-07-2019
Drawn By: SL

Drawing Name
**PROPOSED
FLOOR PLANS**

Sheet No.
A-1.1

CONDOR STREET

EX'G CURB CUT

8'-6 1/16"

SIDEWALK-EXTENSION

SIDEWALK-EXTENSION

LINE OF BUILDING

LINE OF BUILDING ABOVE

**PROPOSED 4 STORY
MULTIFAMILY
BUILDING**

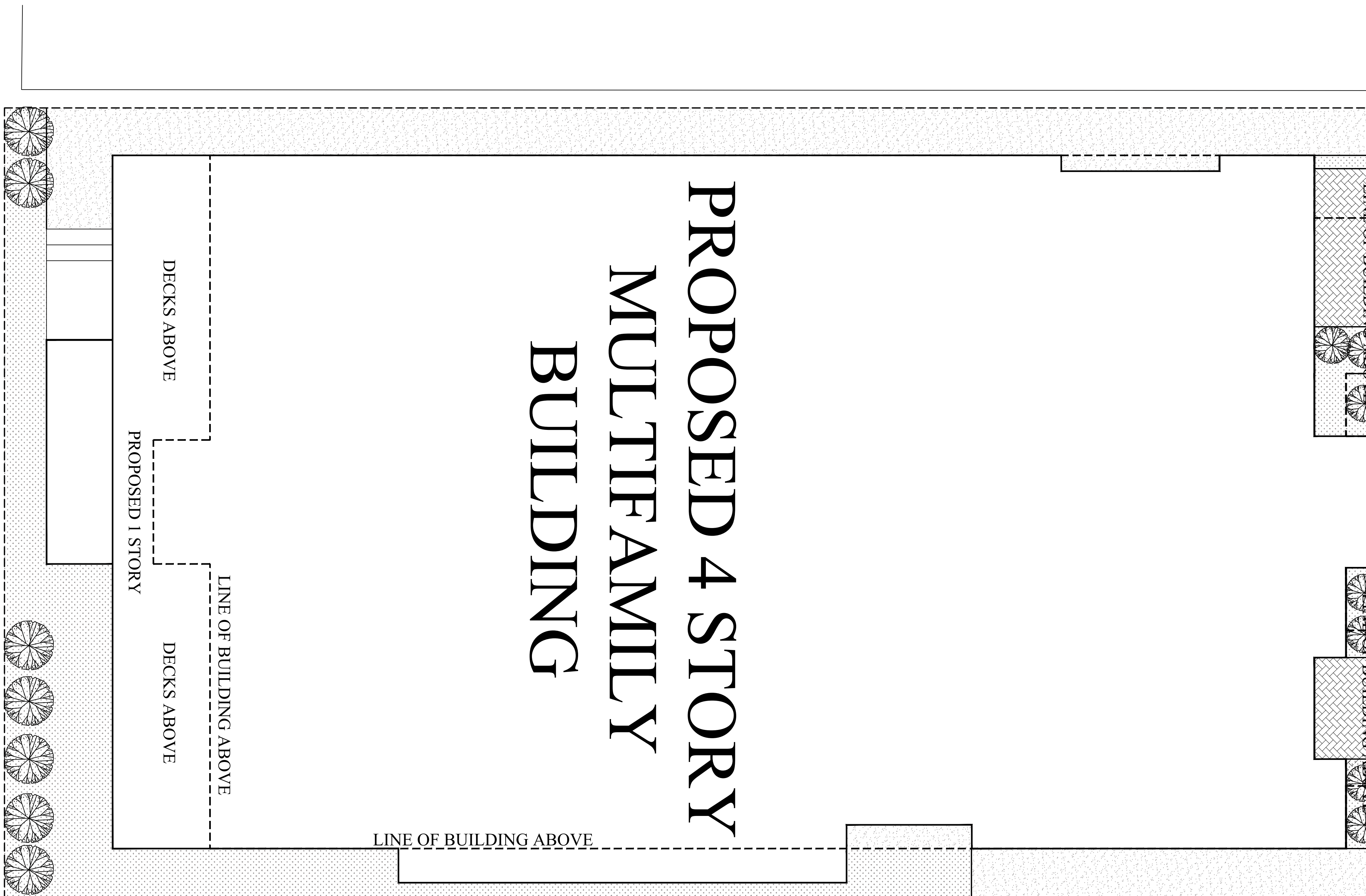
LINE OF BUILDING ABOVE

DECKS ABOVE

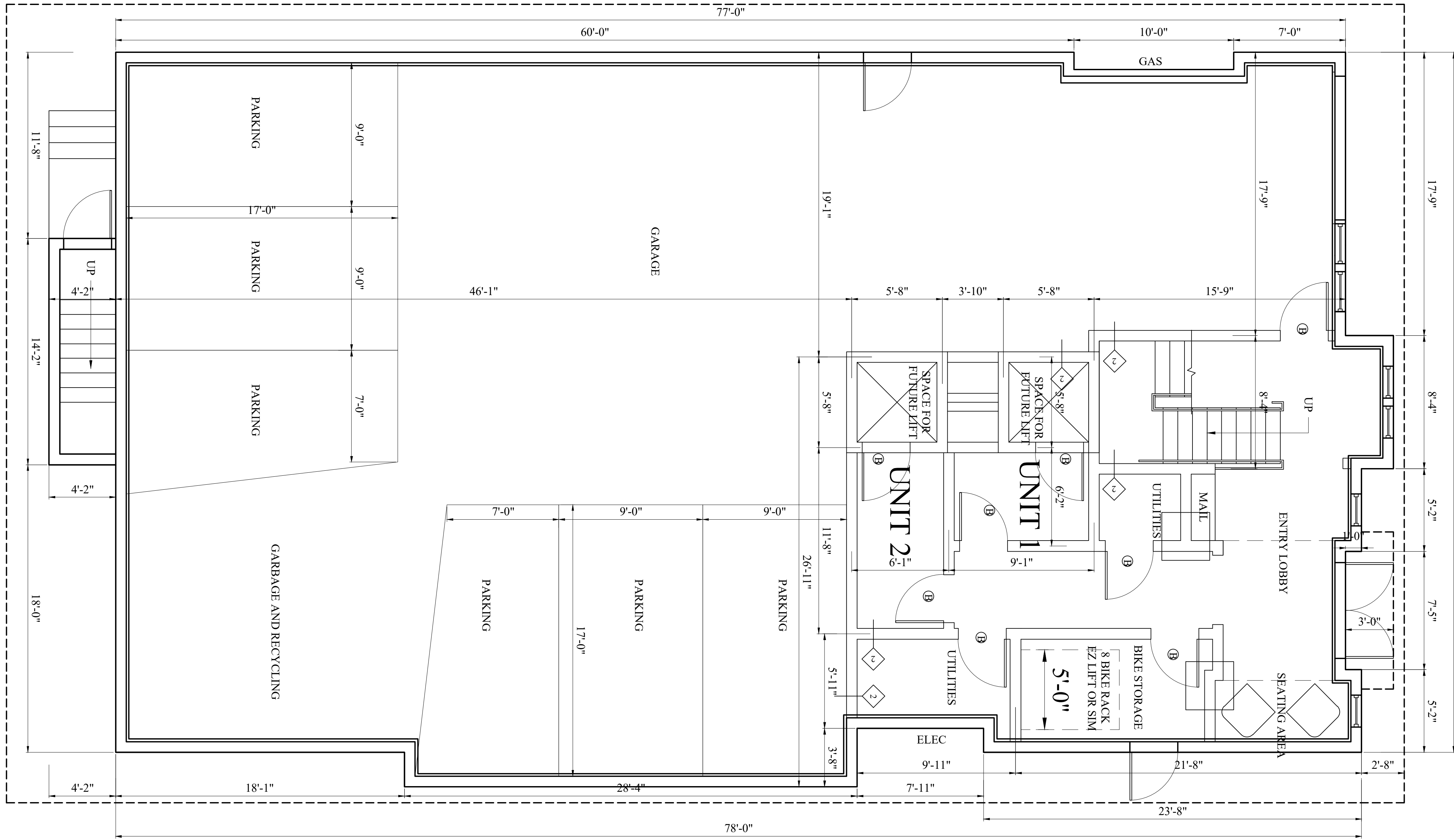
PROPOSED 1 STORY

DECKS ABOVE

LINE OF BUILDING ABOVE



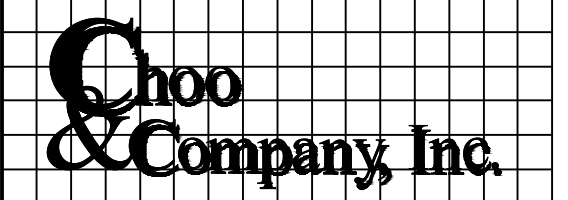
1 PROPOSED ARCH SITE PLAN
1/4"=1'-0"



CONDOR STREET
43'-10"

Location

PROPOSED MULTIFAMILY
235-237 CONDOR STREET
EAST BOSTON, MASS



One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

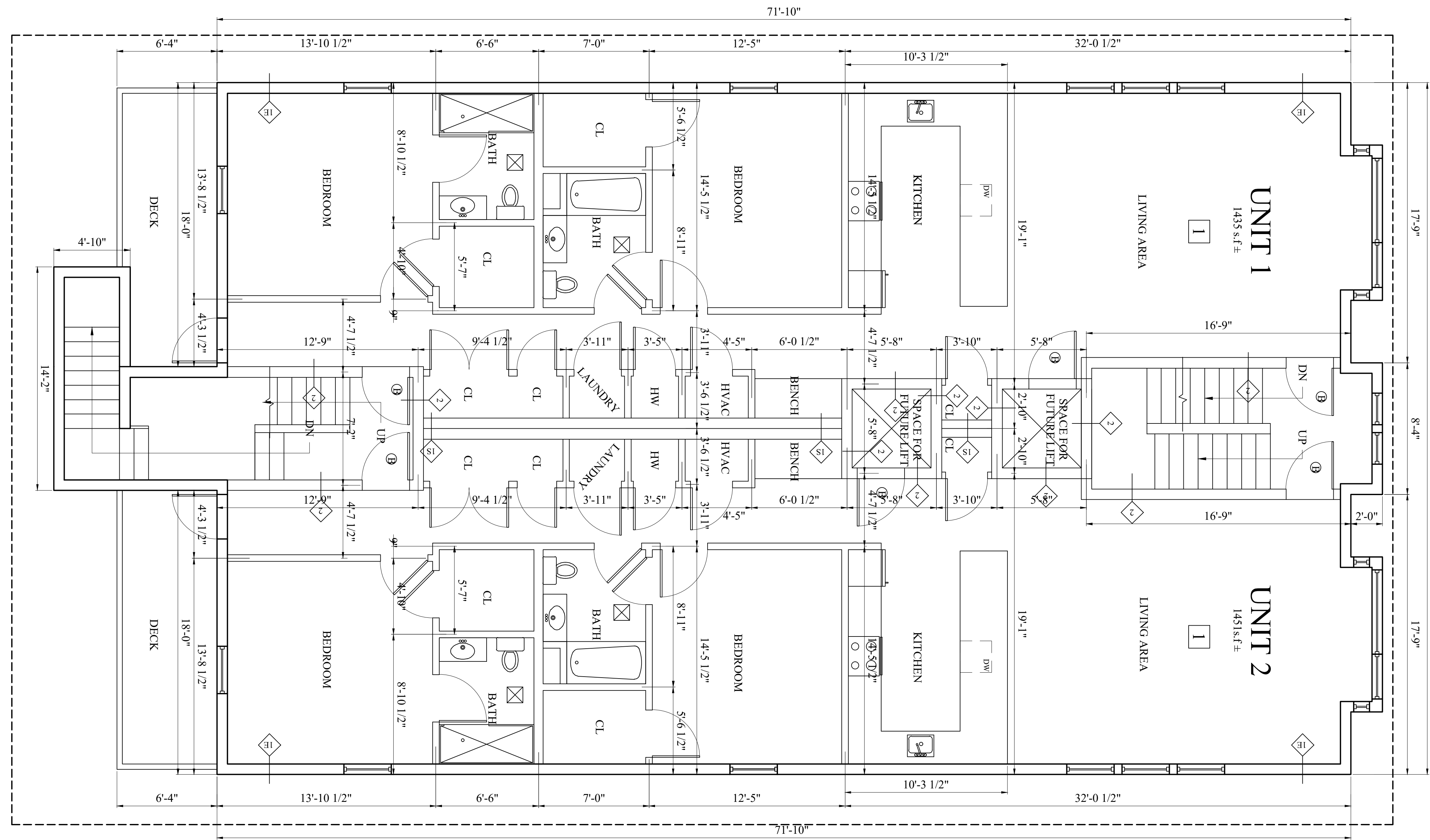
| No. | Revision Date |
|-----|---------------|
| | 11-18-2021 |
| | |
| | |
| | |
| | |

Project No: 19277
 Scale: AS NOTED
 Date: 11-22-2019
 Drawn By: SL

Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.2

1 PROPOSED GROUND LEVEL PLAN
 1/4" = 1'-0"



CONDOR STREET

Location
PROPOSED MULTIFAMILY
235-237 CONDOR STREET
EAST BOSTON, MASS

Choo & Company, Inc.
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

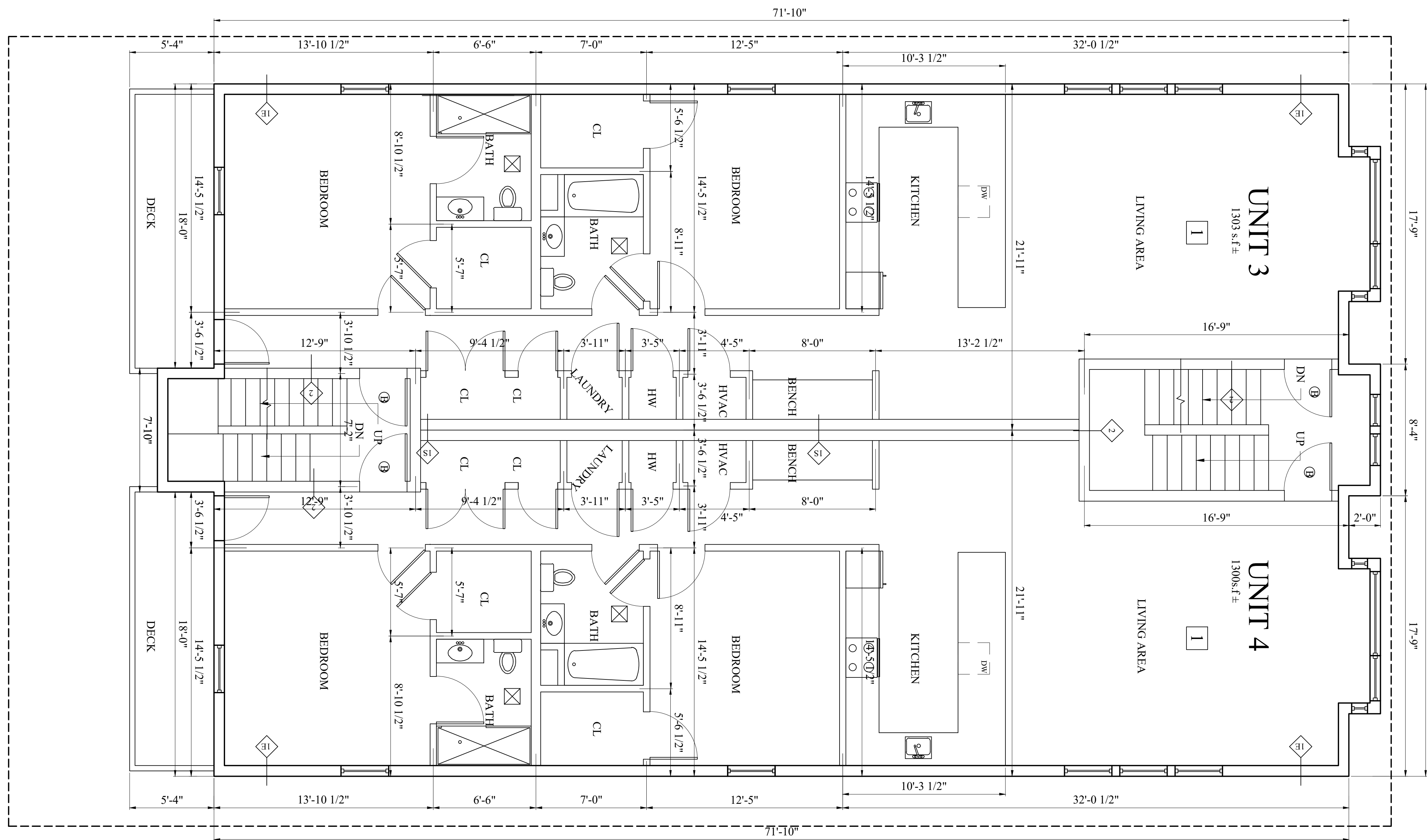
| No. | Revision Date |
|-----|---------------|
| | 11-18-2021 |
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Project No: 19277
 Scale: AS NOTED
 Date: 11-07-2019
 Drawn By: SL

Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.3

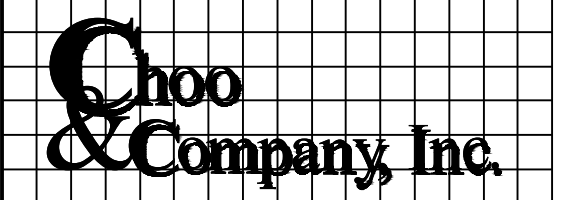
1 PROPOSED 2ND FLOOR PLAN
 1/4" = 1'-0"



CONDOR STREET

Location

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EAST BOSTON, MASS



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|-----|---------------|
| | 08-28-2020 |
| | 11-18-2021 |
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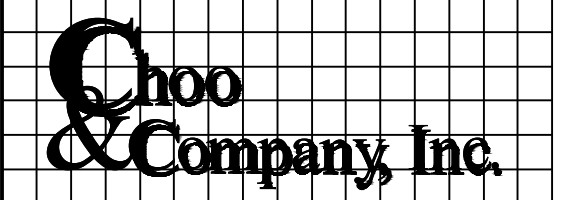
Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.4

1 PROPOSED 3RD FLOOR PLAN
 1/4"=1'-0"

Location

PROPOSED MULTIFAMILY
235-237 CONDOR STREET
EAST BOSTON, MASS



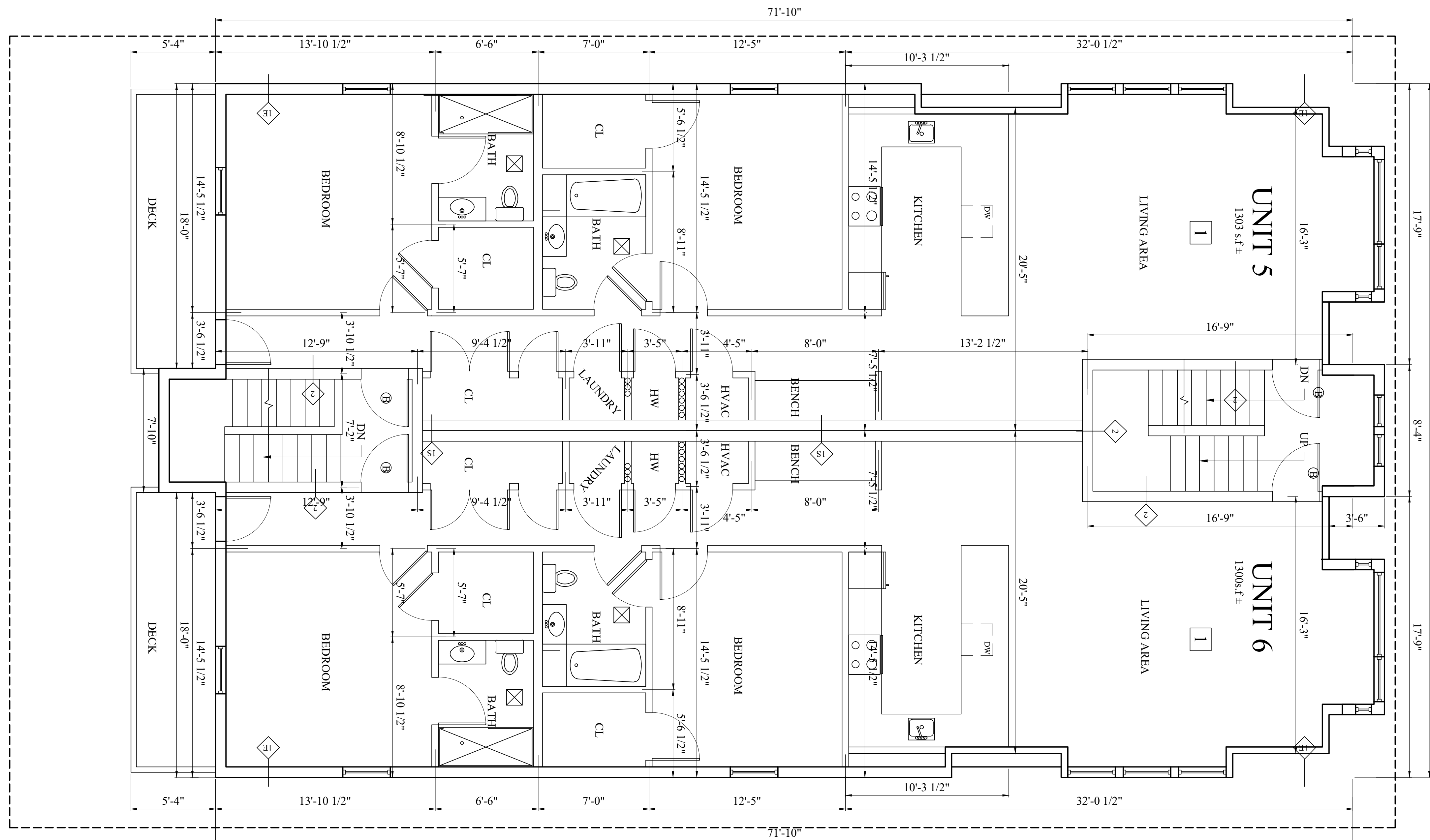
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Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.5



CONDOR STREET

1 PROPOSED 4th FLOOR PLAN
1/4" = 1'-0"

Location

PROPOSED MULTIFAMILY
235-237 CONDOR STREET
EAST BOSTON, MASS

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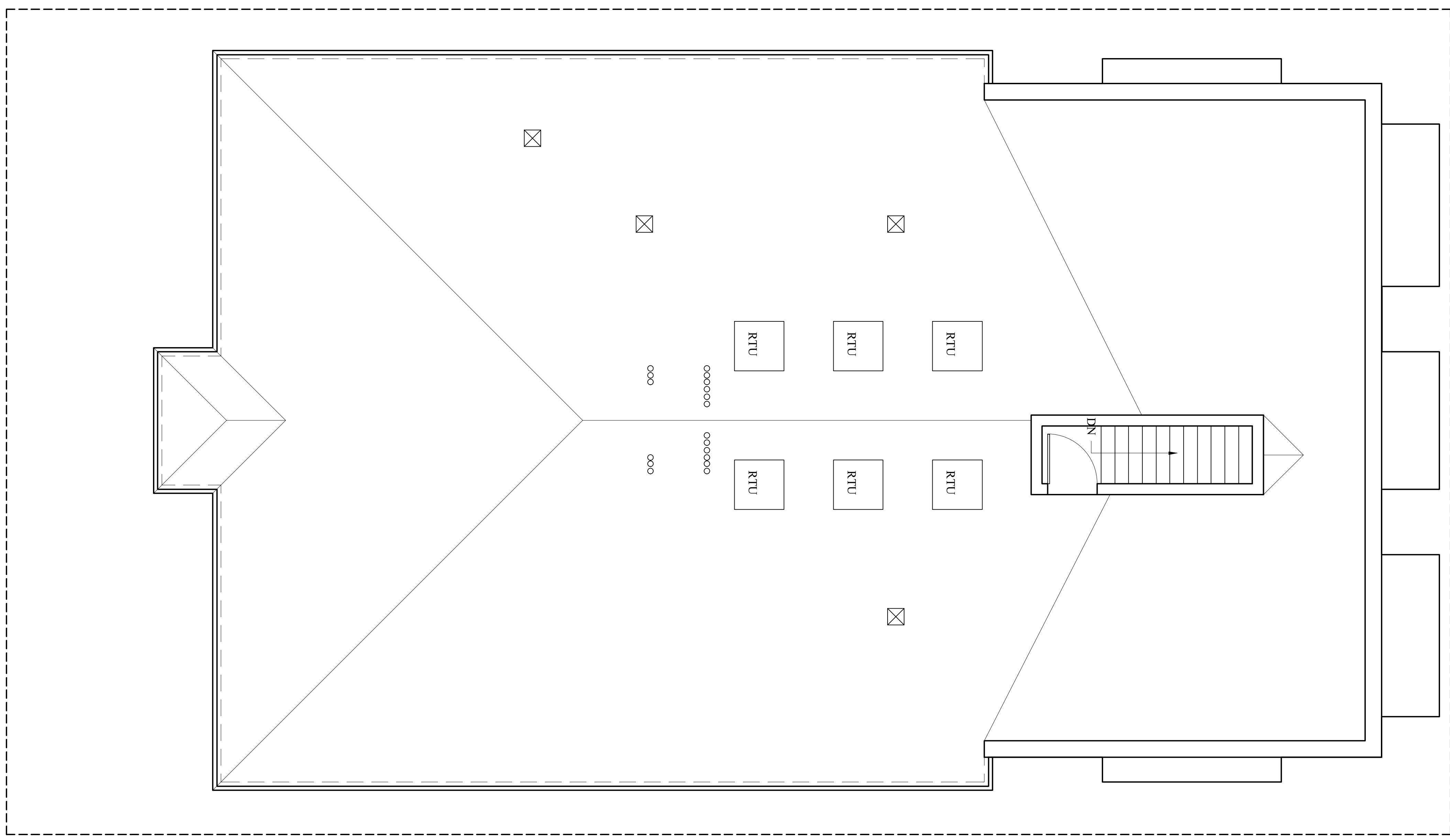
| No. | Revision Date |
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Scale: AS NOTED
Date: 11-07-2019
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Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.5

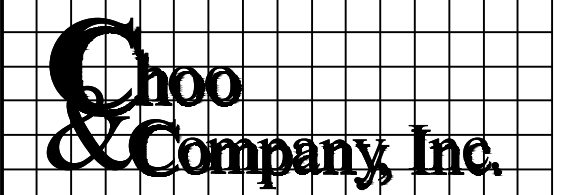
CONDOR STREET



1 PROPOSED ROOF PLAN
1/4"=1'-0"

Location

**PROPOSED MULTIFAMILY
235-237 CONDOR STREET
EAST BOSTON, MASS**



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Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.1



1 FRONT ELEVATION
1/4"=1'-0"

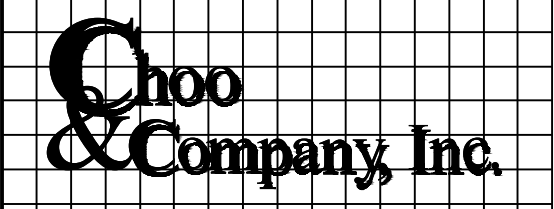
2 REAR ELEVATION
1/4"=1'-0"

| WINDOW & DOOR SCHEDULE | | | | | |
|------------------------|---------------------|-------------|----------|---|--|
| NO. | | | # NEEDED | SIZE | REMARKS |
| A | MARVIN INTEG OR SIM | WINDOWS | 18 UNITS | 36"Wx 72"H 8'-6" HEAD | DOUBLE HUNG FG BLACK OPENING CONTROL DEWSE |
| B | MARVIN INTEG OR SIM | WINDOWS | 6 UNITS | 30"Wx72"H C-MENT X2 w/ 30"Wx 72"H FIXED W/ 24"H BOT FIXED LIGHT TEMP 8-2 HEAD | CASEMENT FG BLACK -BOT LIGHT TEMPERED |
| C | MARVIN INTEG OR SIM | WINDOWS | 6 UNITS | 24"Wx 72"H FIXED W/ 24"H BOT FIXED LIGHT TEMP 8-2 HEAD | FIXED FG BLACK TEMPERED |
| D | MARVIN INTEG OR SIM | WINDOWS | 12 UNITS | 36"Wx72"H C-MENT W/ 24"H BOT FIXED LIGHT TEMP 8-2 HEAD | CASEMENT FG BLACK -BOT LIGHT TEMPERED |
| E | MARVIN INTEG OR SIM | WINDOWS | 6 UNITS | 36"Wx72"H FIXED 8-2 HEAD | CASEMENT FG BLACK -BOT LIGHT TEMPERED |
| F | MARVIN INTEG OR SIM | WINDOWS | 2 UNITS | 24"Wx 72"H FIXED 8-2 HEAD | FIXED FG BLACK TEMPERED |
| G | | STOREFRONT | 2 UNITS | 30"Wx 72"H 8'-0" HEAD | FIXED ALUM-BLACK TEMPERED |
| H | | STOREFRONT | 1 UNIT | 30"Wx 88"H 8'-0" HEAD | FIXED ALUM-BLACK TEMPERED |
| I | MARVIN INTEG OR SIM | WINDOWS | 4 UNITS | 16"Wx60"H FIXED 8-2 HEAD | CASEMENT FG BLACK -BOT LIGHT TEMPERED |
| J | MARVIN INTEG OR SIM | WINDOWS | 4 UNITS | 16"Wx72"H C-MENT W/ 24"H BOT FIXED LIGHT TEMP 8-2 HEAD | CASEMENT FG BLACK -BOT LIGHT TEMPERED |
| 1 | | ENTRY DOOR | 1 UNIT | 36"Wx 96"H 18"W SIDELIGHTS | METAL ENTRY DOOR |
| 2 | | ENTRY DOOR | 1 UNIT | 96"Wx 96"H | METAL ENTRY DOOR |
| 3 | | GARAGE DOOR | 1 UNITS | 120"Wx 96"H | METAL GARAGE DOOR |
| 4 | | ENTRY DOOR | 1 UNITS | 36"Wx 84"H | METAL ENTRY DOOR |
| 5 | MARVIN INTEG OR SIM | PATIO DOOR | 6 UNITS | 36"Wx 96"H | WOOD PATIO DOOR |
| 6 | MARVIN INTEG OR SIM | PATIO DOOR | 1 UNITS | 36"Wx 80"H | WOOD PATIO DOOR |

NOTE: ANY WINDOWS WITH SILLS LESS THAN 3" ABOVE THE FLOOR & MORE THAN 6" UP FROM THE ADJACENT GRADE SHALL HAVE OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2080

ALL WINDOW MOUNTINGS TO BE SOL & MORE THAN 6" UP FROM THE ADJACENT GRADE SHALL HAVE ALL WINDOWS TO BE LOW E

Location
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Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.2



METAL SHINGLES
10'-0"
METAL PANEL OR FIBER CEMENT WITH GLOSS FINISH
FIBER CEMENT TRIM
FIBERGLASS WINDOWS
VENTS PAINTED TO MATCH SIDING
10'-0"
FIBER CEMENT SIDING-4" REVEAL
39'-6"
FIBER CEMENT SIDING-7" REVEAL
10'-0"
COMPOSITE RAILINGS
FFE=28.5 (BCB)
BRICK VENEER
9'-6"
GROUND=19.0 (BCB)

1 RIGHT SIDE ELEVATION
1/4"=1'-0"

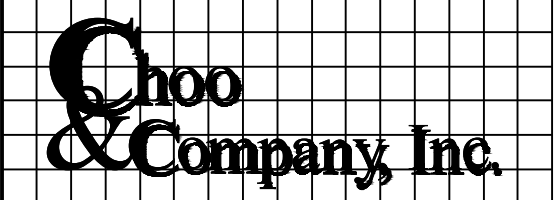


- METAL SHINGLES
- 10'-0"
- METAL PANEL OR FIBER CEMENT WITH GLOSS FINISH
- FIBER CEMENT TRIM
- FIBERGLASS WINDOWS
- 10'-0"
- VENTS PAINTED TO MATCH SIDING
- FIBER CEMENT SIDING-4" REVEAL
- 39'-6"
- FIBER CEMENT SIDING-7" REVEAL
- 10'-0"
- COMPOSITE RAILINGS
- FFE=28.5 (BCB)
- FIBER CEMENT PANEL
- 9'-6"
- BRICK VENEER
- GROUND=19.0 (BSB)

1 LEFT SIDE ELEVATION
1/4"=1'-0"

Location

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Drawing Name
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Sheet No.
A-2.3